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**1998 Annual Report**

**71<sup>st</sup> and Stony Island  
Redevelopment Project Area**



**Pursuant to Mayor's  
Executive Order 97-2**

*JUNE 30, 1999*

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

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Chicago, Illinois 60602  
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June 30, 1999

The Honorable Mayor Richard M. Daley, Members  
of the City Council, and Citizens of the City of Chicago  
City of Chicago  
121 N. LaSalle Street  
Chicago, Illinois 60602

Ladies and Gentlemen:

The attached information for the 71<sup>st</sup> and Stony Island Redevelopment Project Area, along with 63 other individual reports, is presented pursuant to the Mayoral Executive Order 97-2 (Executive Order) regarding annual reporting on the City's tax increment financing (TIF) districts. The City's TIF program has been used to finance neighborhood and downtown improvements, leverage private investment, and create and retain jobs throughout Chicago.

Pursuant to the Executive Order, the Annual Report, presented in the form of the attached, will be filed with the City Clerk for transmittal to the City Council and be distributed in accordance with the Executive Order.

Sincerely,

Christopher R. Hill  
Commissioner  
Department of Planning and Development

Walter K. Knorr  
Chief Financial Officer



June 30, 1999

Mr. Christopher R. Hill  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Commissioner Hill:

Enclosed is the required annual report for the 71<sup>st</sup> and Stony Island Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to the Mayor's Executive Order 97-2. The contents are based on information provided to us by the Chicago Departments of Planning and Development, Finance, and Law Department. We have not audited, verified, or applied agreed upon procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

The report includes the City's data methodology and interpretation of Executive Order 97-2 in addition to required information. The tables in this report use the same lettering system as the Executive Order in order to allow the reader to locate needed information quickly.

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*

Ernst & Young LLP

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## **Purpose of Report:**

The purpose of the Annual Report for the 71<sup>st</sup> and Stony Island Redevelopment Project Area (Report) is to provide information regarding the City of Chicago (City) tax increment financing (TIF) districts in existence on December 31, 1998, as required by the Mayor's Executive Order 97-2 (Executive Order). This Report covers the 71<sup>st</sup> and Stony Island Redevelopment Project Area (Project Area).

## **Methodology:**

In the process of providing information about the Project Area, care was taken to follow the organization of the Executive Order to allow the reader to locate needed information in an efficient manner. The Report reflects only TIF economic activity during 1998, also referred to in this report, as "the previous calendar year." As outlined below, several assumptions were made concerning certain required information.

### **(a) General Description**

The general boundaries of the Project Area are described and illustrated in a map. However, in order to provide ease of reading, only major boundary streets are identified. For exact boundaries, the interested reader should consult the legal description of the Project Area boundaries found in the Redevelopment Plan (Attachment).

### **(b) Date of Designation and Termination**

For purposes of this Report, the date of termination is assumed to occur 23 years from the date of designation, the maximum duration currently allowed under the Tax Increment Allocation Redevelopment Act.

### **(c) Copy of Redevelopment Plan**

The Redevelopment Plan, as amended (if applicable), for the Project Area is provided as the Attachment at the end of the Report.

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### **(d) Description of Intergovernmental and Redevelopment Agreements**

Table D describes agreements related to the Project Area which are either intergovernmental agreements between the City and another public entity or redevelopment agreements between the City and private sector entities interested in redeveloping all or a portion of the Project Area. The date of recording of agreements executed by the City in 1998 and filed with the Cook County Recorder of Deeds is included in Table D (if applicable).

### **(e) Description of TIF Projects**

Table E describes each TIF project in the Project Area that has already received approval by the Community Development Commission, and which received TIF financing during 1998. Those projects in discussion, pre-proposal stage with a developer, or being reviewed by Community Development Commission staff are not "projects" for purposes of the Report. The amount budgeted for project costs and the estimated timetable were obtained from the Project Area's intergovernmental or redevelopment agreements, if such agreements exist. Table E specifically notes:

- 1) the nature of the project;
- 2) the budgeted project cost and the amount of TIF assistance allocated to the project;
- 3) the estimated timetable and a statement of any change in the estimate during the prior calendar year;
- 4) total City tax increment project expenditures during the prior calendar year and total City tax increment project expenditures to date;
- 5) a description of all TIF financing, including type, date, terms, amount, project recipient, and purpose of project financing.

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### (f) Description of all TIF Debt Instruments

Table F describes all TIF debt instruments related to the Project Area in 1998. It should be noted that debt instruments issued without a security pledge of incremental taxes or direct payments from incremental taxes for principal and interest are not included in Table F, as such instruments do not qualify as TIF debt instruments as defined by the Executive Order. Table F includes:

- 1) the principal dollar amount of TIF debt instruments;
- 2) the date, dollar amount, interest rate, and security of each sale of TIF debt instruments and type of instrument sold;
- 3) the underwriters and trustees of each sale;
- 4) the amount of interest paid from tax increment during the prior calendar year (1998);
- 5) the amount of principal paid from tax increment during the prior calendar year (1998).

### (g) Description of City Contracts

Table G provides a description of City contracts related to the Project Area, executed or in effect during 1998 and paid with incremental tax revenues. In addition, the date, names of all contracting parties, purpose, amount of compensation, and percentage of compensation paid is included in the table. Table G does not apply to any contract or contract expenditure reported under (e)(5) of Section 4 of the Executive Order.

City contracts related to the Project Area are defined as those contracts paid from TIF funds, not related to a specific TIF project, and not elsewhere reported. Items include, but are not limited to, payments for work done to acquire, dispose of, or lease property within a Project Area, or payments to appraisers, surveyors, consultants, marketing agents, and other professionals. These services may affect more than one project in a Project Area and are not otherwise reported. Table G does not report such noncontractual cost items as Recorder of Deeds filing fees, postage, telephone service, etc. City contracts include term agreements which are city-wide, multi-year contracts that provide goods or services for various City departments.

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### **(h) Summary of Private and Public Investment Activity**

Table H describes each TIF project in the Project Area that has been executed through an intergovernmental or redevelopment agreement in 1998, or that has been approved by the Community Development Commission in 1998.

To the extent this information is available to the Commissioner of Planning and Development on a completed project basis, the table provides a summary of private investment activity, job creation, and job retention within the Project Area and a summary for each TIF project within the Project Area.

Table H contains the final ratio of private/public investment for each TIF project. The private investment activity reported includes data from the intergovernmental or redevelopment agreement(s) and any additional data available to the Commissioner of Planning and Development. Other private investment activity is estimated based on the best information available to the Commissioner of Planning and Development.

### **(i) Description of Property Transactions**

Information regarding property transactions is provided in Table I to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area. Specifically, the Executive Order requires descriptions of the following property transactions occurring within the Project Area during 1998:

- 1) every property acquisition by the City through expenditure of TIF funds, including the location, type and size of property, name of the transferor, date of transaction, the compensation paid, and a statement whether the property was acquired by purchase or by eminent domain;
- 2) every property transfer by the City as part of the redevelopment plan for the Project Area, including the location, type and size of property, name of the transferee, date of transaction, and the compensation paid;
- 3) every lease of real property to the City if the rental payments are to be made from TIF funds. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount;

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- 4) every lease of real property by the City to any other person as part of the redevelopment plan for the Project Area. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount.

### **(j) Financial Summary Prepared by the City Comptroller**

Section (j) provides a 1998 financial summary for the Project Area audited by an independent certified public accounting firm. These statements were prepared in accordance with generally accepted accounting principles. These statements include:

- 1) the balance in the fund for the Project Area at the beginning of the prior calendar year;
- 2) cash receipts by source and transfers deposited into the fund during the prior calendar year;
- 3) transfer credits into the fund for the Project Area during the prior calendar year;
- 4) expenditures and transfers from the fund, by statutory category, for the Project Area during the prior calendar year;
- 5) the balance in the fund for the Project Area at the conclusion of the prior calendar year.

### **(k) Description of Tax Receipts and Assessment Increments**

Table K provides the required statement of tax receipts and assessment increments for the Project Area as outlined in the Executive Order. The amount of incremental property tax equals the incremental EAV from the prior year multiplied by the applicable property tax rates. Actual receipts may vary due to delinquencies, sale of prior years' taxes, and payment of delinquencies. See the financial report for actual receipts. Table K provides the following information:

- 1) for a sales tax Project Area, the municipal sales tax increment and state sales tax increment deposited in the fund during the prior calendar year;

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- 2) for a utility tax Project Area, the municipal utility tax increment and the net state utility tax increment amount deposited in the special allocation fund during the prior calendar year;
- 3) for a property tax Project Area, (A) the total initial equalized assessed value of property within the Project Area as of the date of designation of the area, and (B) the total equalized assessed value of property within the Project Area as of the most recent property tax year;
- 4) the dollar amount of property taxes on property within the Project Area attributable to the difference between items (3)(A) and (3)(B) above.

All terms used in Table K relating to increment amounts and equalized assessed value (EAV) are construed as in Section 9 of the Illinois Tax Increment Allocation and Redevelopment Act or the Illinois Industrial Jobs Recovery Law. Unless otherwise noted, the EAV and property tax information were obtained from the Cook County Clerk's Office. All sales tax information was obtained from the City of Chicago.

### **(l) Certain Contracts of TIF Consultants**

Table L provides information about contracts, if any, between the TIF consultant who was paid by the City for assisting to establish the Project Area and paid by any entity that has received or is currently receiving payments financed by tax increment revenues from the Project Area. The contents of Table L are based on responses to a mail survey. This survey was sent to every consultant who has prepared at least one redevelopment plan for the establishment of a redevelopment project area within the City in 1998. The Executive Order specifically applies to contracts that the City's tax increment advisors or consultants, if any, have entered into with any entity that has received or is receiving payments financed by tax revenues produced by the same Project Area.

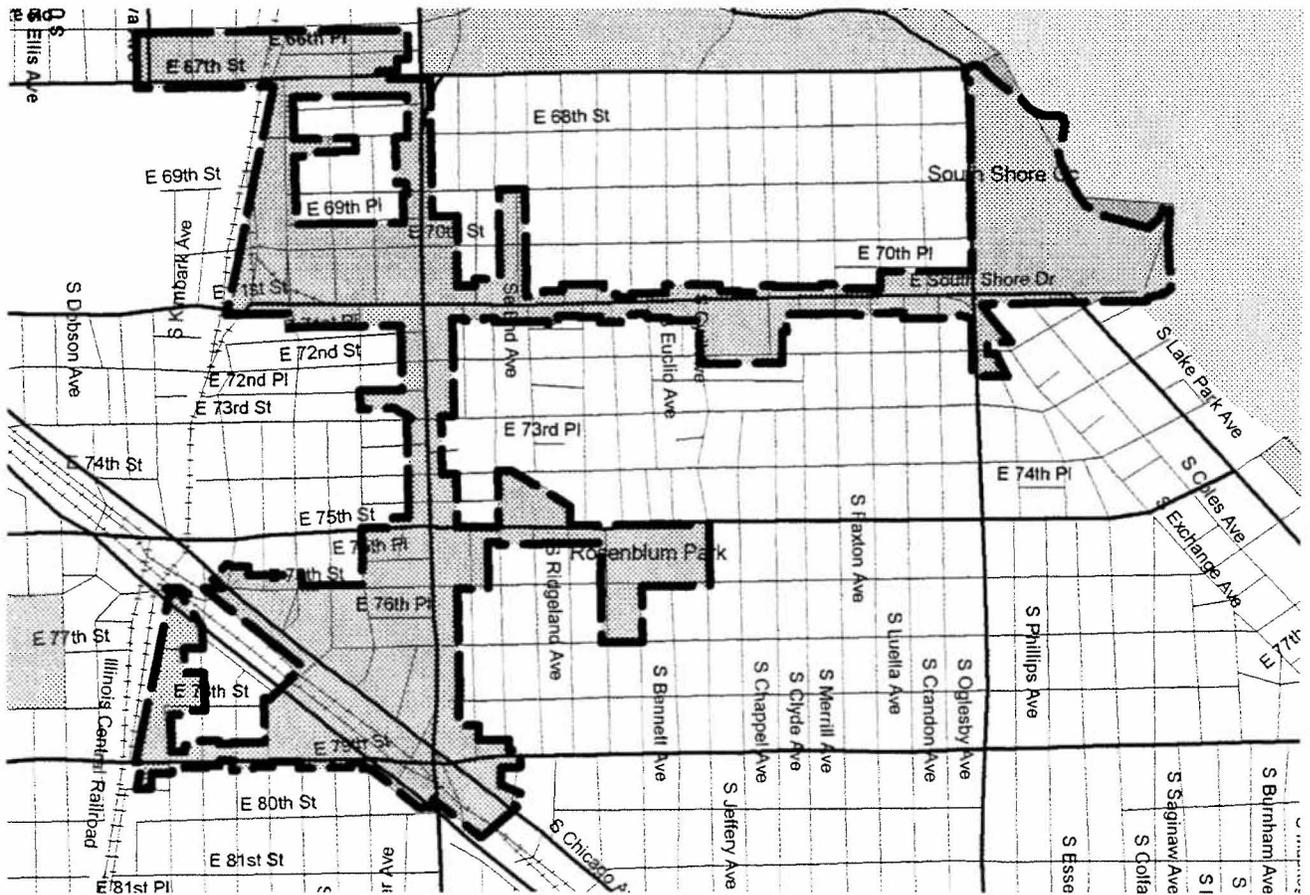
### **(m) Compliance Statement Prepared by an Independent Public Accountant**

As part of the audit procedures performed by independent accountants, certain compliance tests were performed related to the Project Area. Included in the Annual Report is an audit opinion indicating compliance or non-compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate. Section (m) provides this statement.

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## (a) GENERAL DESCRIPTION

The Project Area is irregularly shaped and is generally bounded by Marquette on the north; the north-south alley east of Stony Island on the east; 80th Street on the south; and the Illinois Central Railroad right-of-way on the west. The Project Area also includes the properties between Marquette and 67th Street between the alley west of Woodlawn and said railroad; both sides of 71st Street between said railroad and South Shore Drive, including the South Shore Cultural Center; parts of the north and south sides of 75th Street between Blackstone Street and Jeffrey Blvd., including all of South Shore High School. The Area excludes most of the residential property west of Blackstone Street to the railroad, between 71st Place and 75th Street. 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 (Attachment).



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**(b) DATE OF DESIGNATION AND TERMINATION**

The Project Area was designated by the Chicago City Council on October 7, 1998. The Project Area may be terminated no later than October 7, 2021.

**(c) COPY OF REDEVELOPMENT PLAN**

The Redevelopment Plan for the Project Area, as amended (if applicable), is contained in this Report (Attachment).

**(d) DESCRIPTION OF INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS**

During 1998, no new agreements were executed in the Project Area.

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**(e) DESCRIPTION OF TIF PROJECT(S)**

During 1998, there were no tax increment project expenditures within the Project Area.

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**(f) DESCRIPTION OF TIF DEBT INSTRUMENTS**

During 1998, there were no TIF debt instruments outstanding for the Project Area.

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**(g) DESCRIPTION OF CITY CONTRACTS**

During 1998, there were no City contracts relating to the Project Area.

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**(b) SUMMARY OF PRIVATE AND PUBLIC INVESTMENT ACTIVITY**

During 1998, there was no information available regarding public or private investment activity in the Project Area.

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**(i) DESCRIPTION OF PROPERTY TRANSACTIONS**

During 1998, the City did not take or divest title to real property within the Project Area. Additionally, the City was not a lessor or lessee of real property within the Project Area during 1998.

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**(j) FINANCIAL SUMMARY PREPARED BY THE CITY COMPTROLLER**

During 1998, no financial activity occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

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**(k) DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS**

**TABLE K  
DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS**

<u>YEAR</u>	<u>MUNICIPAL SALES TAX INCREMENT</u>	<u>STATE SALES TAX INCREMENT</u>	<u>MUNICIPAL UTILITY TAX INCREMENT</u>	<u>NET STATE UTILITY TAX INCREMENT</u>	<u>INITIAL EAV</u>	<u>TOTAL 1997 EAV</u>	<u>TOTAL INCREMENTAL PROPERTY TAXES 1997</u>
1998	N.A. (1)	N.A. (1)	N.A. (1)	N.A. (1)	\$ 53,000,000 (2)	N.A. (3)	N.A. (3)

(1) N.A. - not applicable.

(2) Source - 71st and Stony Island Redevelopment Plan and Project.

(3) N.A. - not available. As of December 31, 1998, the certified EAV had not been established. Therefore, incremental property taxes could not be calculated.

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**(I) CERTAIN CONTRACTS OF TIF CONSULTANTS**

During 1998, no TIF consultant was paid by the City for assisting to establish the Project Area and paid by any entity that has received or is currently receiving payments financed by tax increment revenues from the Project Area.

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**(m) COMPLIANCE STATEMENT PREPARED BY AN INDEPENDENT PUBLIC  
ACCOUNTANT**

During 1998, there were no tax increment expenditures within the Project Area. Therefore, no compliance statement was provided for this section.

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**ATTACHMENT  
REDEVELOPMENT PLAN**

71<sup>st</sup> & Stony Island Tax Increment Financing  
Eligibility Study & Redevelopment Project and Plan

June 1998

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

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Appendix 1. Boundary and Legal Description

Appendix 2. Summary of EAV

*S. B. Friedman & Company*  
Suite 1007, 221 N. LaSalle St.  
Chicago, IL 60601  
312/424-4250, fax 312/424-4262

## *1. Executive Summary*

### *Background*

In January 1998, *S. B. Friedman & Company* was engaged by the City of Chicago (the "City") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Project and Plan (the "Redevelopment Plan") for a Redevelopment Project Area in the South Shore and Avalon Park communities. This report details the eligibility factors found within the 71<sup>st</sup> & Stony Island Avenue Redevelopment Project Area (the "71<sup>st</sup> & Stony Island RPA" or "RPA") Tax Increment Financing (TIF) District at the time of designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3 et seq., as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the RPA.

The RPA is located within the South Shore and Avalon Park communities. Each community is closely linked to the early industrial history of the City, and has benefitted from the tremendous growth that accompanied the City's rise as an industrial and distribution center, and the subsequent decline that was brought about by regional deindustrialization and local community disinvestment. The impacts of deindustrialization and disinvestment affected the social and economic health of both communities, but particularly South Shore. Property values decreased, and new private investment diminished significantly.

The impacts of this property devaluation and lack of new private investment have been most severe along the traditional commercial corridors in both communities, specifically 71<sup>st</sup> Street and Stony Island Avenue. Residual impacts can be found along secondary commercial corridors within each community, including South Chicago Boulevard, 79<sup>th</sup> Street and 67<sup>th</sup> Street.

This TIF Redevelopment Project and Plan is a coordinated strategy designed to address these community disinvestment trends in a comprehensive manner and facilitate the implementation of a recently completed master plan for 71<sup>st</sup> Street (the "71<sup>st</sup> Street Commercial Corridor Master Plan," dated May 7, 1997). Encouraging and facilitating new private investment, particularly along the primary and secondary commercial corridors, will benefit the surrounding residential neighborhoods of the 71<sup>st</sup> & Stony Island RPA.

### *Determination of Eligibility*

The RPA has been found to be eligible for TIF designation as a "conservation area" based upon the following eligibility factors which have been found to be present to a meaningful extent:

- Age;
- Deterioration;
- Presence of structures below minimum code; and
- Depreciation of physical maintenance.

Additionally, three other factors were found to be present to a minor extent; they demonstrate that the RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions

could accelerate the decline of the community and, combined with those factors that have been documented to be present to a meaningful extent, could lead to more widespread and intensive commercial and residential disinvestment. These factors are:

- Obsolescence;
- Excessive vacancies; and
- Lack of community planning.

### ***Redevelopment Plan Goal, Objectives, and Strategies***

The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the revitalization of the 71<sup>st</sup> & Stony Island RPA in a manner that complements and enhances redevelopment opportunities in the surrounding residential neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that utilizes public resources to stimulate additional private investment.

In order to facilitate the redevelopment of the RPA, 10 broad objectives that support the broader overall goal of area-wide revitalization of the RPA and the surrounding South Shore and Avalon Park neighborhoods have been identified. These objectives are:

- Reduce or eliminate conditions that qualify the RPA as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for large-scale commercial, retail, and limited residential redevelopment, as well as supporting off-street parking areas.
- Facilitate the implementation of the 71<sup>st</sup> Street Commercial Corridor Master Plan (dated May 7, 1997) to support a wide range of area-wide physical improvements and area-wide marketing initiatives reflected in an ongoing community master planning effort.
- Eliminate blighting influences and remediate environmental problems to provide additional land for commercial development and/or residential redevelopment, as appropriate.
- Replace or repair infrastructure including sidewalks, streets, curbs, gutters, and underground water and sanitary systems (where needed) to facilitate the construction of new commercial, institutional and residential properties within the RPA.
- Rehabilitate and upgrade existing structures in accordance with land uses in the 71<sup>st</sup> & Stony Island RPA to support the retention of population and commercial, public and institutional employment within the neighborhood, and create the opportunity for the addition of new commercial, public and institutional employers.
- Facilitate the enhancement or improvement of area mass transit facilities.
- Increase the value of taxable parcels within the RPA.

- Establish job readiness and job training programs to provide residents within and surrounding the RPA with the skills necessary to secure jobs in the RPA and in adjacent RPAs. Secure commitments from employers within the RPA and adjacent RPAs to interview graduates of the RPA's job readiness and training programs.
- Provide opportunities for women and minority businesses to share in the redevelopment of the RPA.

These objectives will be implemented through five specific and integrated strategies. These are:

**1. Implement Public Improvements.** A series of public improvements throughout the 71<sup>st</sup> & Stony Island RPA may be designed and implemented to help define and create an identity for the area, as well as prepare sites in the 71<sup>st</sup> & Stony Island RPA for anticipated private investment.

**2. Develop Opportunity Sites.** The redevelopment of key opportunity sites within the 71<sup>st</sup> & Stony Island RPA is expected to stimulate both physical and economic private investment and enhance the 71<sup>st</sup> & Stony Island RPA and its surrounding area. Because of their size, location and prominence, the redevelopment of these sites is anticipated to have a positive impact beyond the individual parcels.

**3. Encourage Private Sector Activities.** Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects, and other improvements that are consistent with the goals of the community as collected from community stakeholders and leaders in creating this Redevelopment Plan, and through the community process related to the creation of the 71<sup>st</sup> Street Commercial Corridor Master Plan.

**4. Facilitate Property Assembly, Demolition, and Site Preparation.** Vacant and improved sites throughout the 71<sup>st</sup> & Stony Island RPA may be acquired and assembled (if necessary) to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential community developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain and may for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

**5. Facilitate/Support New Development.** In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goal, objectives and strategies of this Redevelopment Plan.

### *Required Findings*

The required findings for the adoption of this Redevelopment Plan and Project are present within the 71st & Stony Island RPA.

First, most of the properties within the 71<sup>st</sup> & Stony Island RPA have not experienced significant value increases. Of the 1,270 PINs within the RPA, only 28 experienced value increases resulting from new construction or major rehabilitation between 1992 and 1996; this is 2.2% of all parcels within the RPA. In addition, equalized assessed value (EAV) for the 1,242 PINs that have not experienced value increases rose at a compound annual growth rate of just 0.80% per year between 1992 and 1996, solely due to increases in the state multiplier. Without the multiplier change, assessed valuation (AV) for the 1,242 PINs remained relatively flat between 1992 and 1996, increasing only 0.06% per year over that period time. This is lower than the city-wide increase in EAV of 2.42% with the multiplier change, and 1.67% without the multiplier change during that same time period (1992-1996).

Of the 176 building permits issued for the 71<sup>st</sup> & Stony Island RPA between January 1993 and February 1998, 118 property addresses were subject to structural repairs totaling \$2,204,071. This represents 31% of all permit work performed (\$7,186,968) within the 71<sup>st</sup> & Stony Island RPA over this period of time. Many of these structural repairs for these 118 property addresses were either mandated by code violation citations or fire damage, and indicates that a high level of property deterioration is prevalent within the 71<sup>st</sup> & Stony Island RPA.

The limited improvements detailed above have not stimulated widespread new private investment in or around the 71st & Stony Island RPA. Therefore, viewing this data together with the eligibility factors found in the RPA, it can reasonably be concluded that the 71st & Stony Island RPA on the whole has not been subject to growth and investment through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

Second, public infrastructure investments, land assembly, structural improvements, site preparation and area-wide marketing programs will help facilitate the revitalization of the 71<sup>st</sup> Street and Stony Island Avenue commercial districts. These redevelopment efforts are anticipated to provide substantial benefits for the 71st & Stony Island RPA, and the areas immediately surrounding it. However, without the adoption of the Redevelopment Plan and the support of TIF funds, the RPA would not reasonably be anticipated to be developed.

Third, the 71st & Stony Island RPA includes only those contiguous parcels of real property that are expected to substantially benefit from the proposed Redevelopment Plan improvements.

Finally, the proposed land uses described in this Redevelopment Plan have been, or will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

The opportunities presented by recently completed planning initiatives, as well as other development initiatives proposed for the South Shore and Avalon Park communities, will be substantially

supported and their implementation facilitated through the creation of the Redevelopment Plan.

## 2. Introduction

### *The Study Area*

This document serves as the eligibility study and redevelopment project and plan for the area located within the South Shore and Avalon Park communities of the City of Chicago, in Cook County (the "County"). In January 1998, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The 71st & Stony Island RPA consists of approximately 497.2 acres and generally include all of the properties on:

- The east and west sides of Stony Island Avenue between 67<sup>th</sup> and 80<sup>th</sup> Streets;
- The north and south sides of Marquette and 67<sup>th</sup> Street between Stony Island and the alley immediately west of Woodlawn;
- The north and south sides of 68<sup>th</sup> Street between the Illinois Central right-of-way and Dorchester, and the south side of 68<sup>th</sup> Street between Dorchester and Blackstone;
- The north and south sides of 70<sup>th</sup> Street between the Illinois Central right-of-way and alley immediately east of Stony Island Avenue;
- The north and south sides of 71<sup>st</sup> Street between the Illinois Central right-of-way and South Shore Drive/Yates Avenue, except those properties on the south side of 71<sup>st</sup> Street between the Illinois Central right-of-way and Dorchester;
- The north side of East South Shore Drive, between 67<sup>th</sup> Street, the Lake Michigan shoreline and South Shore Drive, fully encompassing the South Shore Cultural Center;
- The east side of Yates between 71<sup>st</sup> Street/East South Shore Drive to one property south of 72<sup>nd</sup> Street;
- The south side of 72<sup>nd</sup> Place between Stony Island and Blackstone;
- The east and west sides of Kenwood and Dorchester between 67<sup>th</sup> Street and 71<sup>st</sup> Street, except those properties on the east side of Dorchester between the alley immediately south of 67<sup>th</sup> Street and 69<sup>th</sup> Street;
- The east and west sides of Dante and Harper between 69<sup>th</sup> Street and 71<sup>st</sup> Street;
- The west side of East End between 69<sup>th</sup> Street and 71<sup>st</sup> Street;
- The east and west sides of Dorchester, Blackstone, and Harper between 76<sup>th</sup> Street and South Chicago; and Dante between 76<sup>th</sup> Street and 78<sup>th</sup> Street, except those properties on the west

side of Dante between the Conrail right-of-way and the alley immediately north of 78<sup>th</sup> Street;

- The east and west sides of Kenwood Avenue between 78<sup>th</sup> and 79<sup>th</sup> Streets, except those properties on the west side of Kenwood between 78<sup>th</sup> Street and the alley immediately north of 79<sup>th</sup> Street;
- The east and west sides of Woodlawn Avenue between 78<sup>th</sup> and 79<sup>th</sup> Streets, except those properties on the east side of Woodlawn Avenue between one property south of 78<sup>th</sup> Street to one property north of 79<sup>th</sup> Street;
- The west side of Avalon between the Conrail right-of-way and one parcel south of 78<sup>th</sup> Street, except those properties on the west side of Avalon between 77<sup>th</sup> Street and approximately midway between 77<sup>th</sup> Street and 78<sup>th</sup> Street;
- The properties on the north and south sides of 75<sup>th</sup> street between Blackstone and Jeffery, including South Shore High School generally bounded by 75<sup>th</sup> Street on the north, Jeffery on the east, 77<sup>th</sup> Street on the south, and Constance on the west, except those properties on the north side of 75<sup>th</sup> Street between Blackstone and approximately midway to Stony Island, between the alley just east of Stony Island and an alley just west of East End, and between Cregier and Jeffery;
- The north and south sides of 76<sup>th</sup> Street between the alley just west of Cornell to Kimbark Avenue, except for those properties on the north side of 76<sup>th</sup> Street east of Dorchester to Blackstone, and on the south side of 76<sup>th</sup> Street from the alley just west of Cornell to the alley just east of Cornell;
- The north and south sides of 76<sup>th</sup> Place and 77<sup>th</sup> Street between South Chicago and Stony Island;
- The north and south sides of South Chicago between 76<sup>th</sup> Street and East End;
- The north and south sides of 79<sup>th</sup> Street between the Illinois Central right-of-way and East End; except those properties on the south side of 79<sup>th</sup> Street between Kimbark Avenue and the alley immediately west, and those properties on the north side of 79<sup>th</sup> Street on the northeast corner of East End and 79<sup>th</sup> Street; and
- The north side of Anthony between Stony Island and 79<sup>th</sup> Street.

The community context and location are detailed on Map 1. The boundary of the 71st & Stony Island RPA is detailed on Map 2.

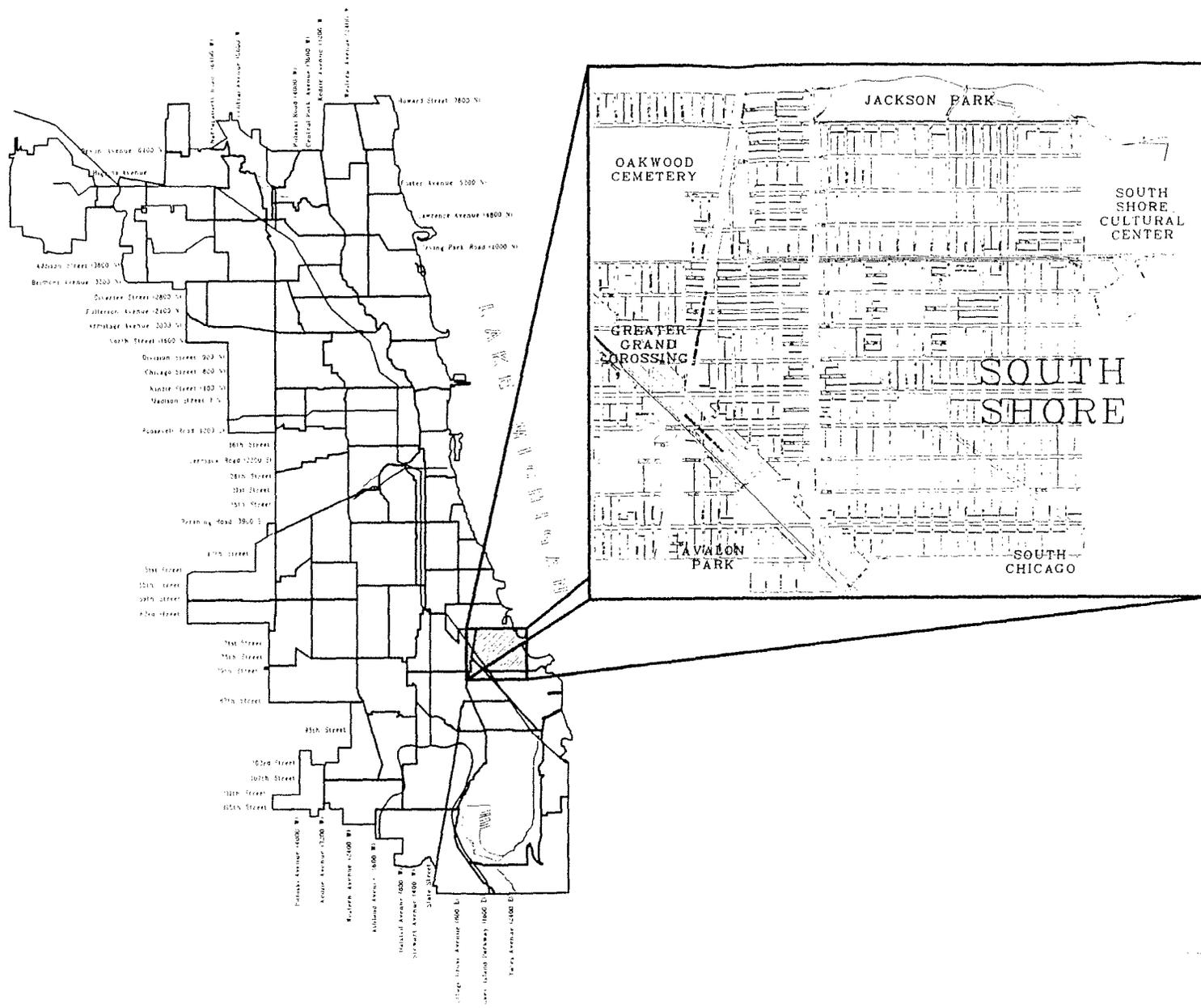
The 71st & Stony Island RPA includes residential, institutional and commercial properties, including a section of the Chicago Skyway and Conrail right-of-way between East End and Dante Avenue.

# CITY OF CHICAGO

## 71ST STREET/ STONY ISLAND TAX INCREMENT FINANCING DISTRICT

JUNE 1998

### MAP 1 COMMUNITY CONTEXT & LOCATION MAP



**S. B. Friedman & Company**  
Real Estate Services and Development Consultants

**CTC** Campbell, Tull, Campbell, Inc.  
Professional Services and Development Consultants

These income demographics of the area are the primary reason why the commercial corridors within the community have not been aggressively revitalized. Retailers are disinclined to invest in areas where there is a perception of social and economic decline. Another critical factor that has contributed to commercial disinvestment and lack of substantial reinvestment is that South Shore has lost more of its population than all but two other community areas within the City between 1980 and 1990. In 1990, the population in South Shore was 25% less than it was in 1960. Housing vacancy rates have averaged about 15%, which can be attributed to the highly-mobile renter population.

In spite of continuing socio-economic problems, South Shore has become the primary location on the South Side for artists and other performers. The community is home to the Regal Theater and ETA Theater. Other community facilities include the South Shore Country Club (operated by the Chicago Park District since 1975), which has several community meeting areas.

These community institutions provide a certain level of stability within parts of the community, but they are removed from the primary commercial districts. Seventy-first Street and Stony Island Avenue both evidence substantial disinvestment, with several properties, particularly along 71<sup>st</sup> Street, boarded up and vacant. Stony Island Avenue has seen some scattered new development, but this has occurred in an uncoordinated fashion and at the expense of reinvestment in existing commercial properties. In order to become reestablished as primary commercial centers on the South Side, both 71<sup>st</sup> Street and Stony Island Avenue need to be addressed in a coordinated and intensive fashion, implementing recently completed master plans and focusing rehabilitation resources to stabilize and increase the marketability of existing commercial properties.

**Avalon Park.** Prior to 1888, Avalon Park was an isolated settlement of scattered homes, garbage dumps, and a contagious-disease hospital. In 1888, Jonathan Pierce purchased a large tract of undeveloped property from Joseph Faulkner and quickly subdivided the land for residential development. The City annexed the area in 1889 and made public improvements to facilitate development.

In 1893, the Columbian Exposition provided a major boost for the area's development. Avalon Park quickly became a popular community for people who worked at the Pullman Works and Illinois Central Railroad. Public improvements continued to be made in the area which eventually led to the draining of the area swamps and opened more tracts for residential development.

Between 1900 and 1910, home building rapidly expanded the population of the community. Many of the new residents were employed in various skilled trades. Homes built in the area were constructed with brick and were either bungalow or workman cottages. By 1930, Avalon Park reached residential maturity when its population totaled 10,000, up from 2,911 in 1920.

Community growth continued through World War II, so that by 1950 the population of Avalon Park was 11,000. Starting in the 1950s, the demographic make-up of the community began to change. However, the demographic shift did not lead to disinvestment patterns that plagued surrounding communities. Instead, Avalon Park maintained a population base that was mostly made up of professionals and service employees. Additionally, unlike other communities such as Chatham,

South Shore, South Chicago, and Calumet Heights, Avalon Park's population continued to increase throughout this period of time. By 1970, Avalon Park had a population of 14,000 persons.

Community stability has been the hallmark of Avalon Park's characteristics in the 1990s. However, between 1980 and 1990, the community's population decreased by 18%. Nonetheless, several indicators of community stability are present. Almost 80% of the population has resided in their homes for five or more years, and home values are among the most stable on the South Side. However, the northwest corner (north of 79<sup>th</sup> Street) of the community has shown signs of socio-economic distress. Within this subarea of the community, according to 1990 Census data, the median household income is \$16,000. In contrast, the median household income in the remainder of the community is \$40,000 (10% above the city-wide median). The age of the population of Avalon Park also is slightly older than that of many other communities in the City; 26% of the population is between 45 and 64 years old, and another 36% are between 20 and 44 years old. Age and employment demographics presage continued stability for Avalon Park.

In spite of this community stability, the commercial districts within the Avalon Park community mirror conditions found farther north in the South Shore community. Disinvestment, obsolete floor lay-outs, vacancies and ill-conceived redevelopment have left Avalon Park's commercial districts along 79<sup>th</sup> Street and South Chicago Avenue with an indistinguishable mix of uses that neither promote, nor stabilize these areas. Without a program to address the appearance and functionality of these commercial districts and resources to clear blighted and obsolete structures, Avalon Park's commercial areas will continue to languish.

### 3. Eligibility Analysis

#### *Provisions of the Illinois Tax Increment Allocation Redevelopment Act*

Based upon the conditions found within the 71st & Stony Island RPA at the completion of *S. B. Friedman & Company's* research, the 71st & Stony Island RPA has been determined to meet the eligibility requirements of the Act as a conservation area. It is important to understand the provisions of the Act to establish eligibility and the following outlines these provisions.

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

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

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

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

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

**Age of Structure.** Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use, and value.

**Deterioration.** The process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. (The primary components include exterior walls, foundations, roof structure, etc. and secondary components include window and door units, porches, exterior surfaces, etc). Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that of normal maintenance.

**Dilapidation.** The advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

**Obsolescence.** The condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for is evidenced by such factors as insufficient width and size, irregular shape, and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

**Illegal Use.** The presence of uses or activities which are contrary to law and/or not permitted by municipal ordinances.

**Structure Below Minimum Code.** A structure containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building, or other governmental codes applicable to the property.

**Excessive Vacancy/Abandonment.** Conditions evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area. Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

**Overcrowding of Structures and Community Facilities.** Over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

**Lack of Ventilation, Light and Sanitary Facilities.** Substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

**Inadequate Utilities.** Deficiencies and inadequacies in the capacity of utilities which service a property or area.

**Excessive Land Coverage.** The over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

**Deleterious Land Use or Layout.** Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land use, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

**Depreciation of Physical Maintenance.** Lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and

landscaping.

**Lack of Community Planning.** The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community.

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

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

**Obsolete Platting of Vacant Land.** Arrangements of parcels of land not conducive to supporting contemporary uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

**Diversity of Ownership.** Multiple ownership of adjacent properties which complicates assembly of smaller parcels to a size suitable for development.

**Tax and Special Assessment Delinquencies.** Evidence of delinquent tax payment.

**Flooding on All or Part of the Vacant Land.** Presence of standing water on site after rain or snowfalls which indicates poor drainage and absorption rates.

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

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as “Blighted Immediately Prior to Becoming Vacant.” Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 14 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes five other tests for establishing eligibility, but none of these are relevant to the conditions within the 71st & Stony Island RPA.

### ***Methodology Overview and Determination of Eligibility***

Analysis of eligibility factors was done through an extensive exterior survey of all properties within the 71st & Stony Island RPA. Building record and structure analysis documentation also were reviewed for parcels with existing improvements.

The area surrounding the 71st & Stony Island RPA is characterized by the presence of several prominent community and institutional structures, including the Nation of Islam Mosque, the Regal Theater, and the ETA Theater, as well as stable residential districts and suburban-style, single-user commercial development. The areas within the 71st & Stony Island RPA are characterized by deteriorated commercial areas and isolated residential tracts with varying degrees of deterioration, particularly along the Conrail Right-of-Way and Chicago Skyway. There are also tracts of vacant land in the area that once accommodated commercial and residential structures.

All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the properties within the 71<sup>st</sup> & Stony Island RPA have been deemed suitable for designation as a TIF Redevelopment Project Area under a “conservation” area analysis.

To arrive at this designation, *S. B. Friedman & Company* analyzed the distribution of eligibility factors on a building-by-building basis. The analysis of the distribution of eligibility factors enabled *S. B. Friedman & Company* to determine which factors were present to a meaningful extent, and those that were present to a minor extent. The distinction between whether a factor is present to a meaningful extent, or present to a minor extent identifies which factors will be used to establish eligibility, and those that will be used as supporting factors. Supporting factors are those factors present in the 71st & Stony Island RPA which, while not present to a meaningful extent, are present to an extent which suggests the area is at risk of more extensive deterioration and disinvestment.

*S. B. Friedman & Company* correlated eligibility factors to buildings, relying on Sanborn Maps and our property files created for the eligibility study. This information was then graphically plotted on a block map of the 71<sup>st</sup> & Stony Island RPA to establish the distribution of eligibility factors, and whether a factor was present to a meaningful or minor extent.

Based upon the provisions of the Act, and the neighborhood conditions currently found in the South Shore and Avalon Park neighborhoods, we have concluded that the 71st & Stony Island RPA qualifies as a “conservation area.”

### ***Conservation Area Findings***

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the 14 other eligibility factors must be found present to a meaningful extent within the 71<sup>st</sup> & Stony Island RPA.

Our research has revealed that within the 71st & Stony Island RPA, age, plus the following factors are present to a meaningful extent:

- Depreciation of Physical Maintenance;
- Structures Below Minimum Code; and
- Deterioration.

The presence of both depreciation of physical maintenance and deterioration of both buildings and

public infrastructure characterizes the level of structural deficiencies within the 71<sup>st</sup> & Stony Island RPA. Fully 75% of all buildings exhibited either one or both of these factors; this is three out of every four buildings throughout the area. In addition, 164 buildings (26% of all buildings within the 71<sup>st</sup> & Stony Island RPA) were cited with building code violations, which further emphasizes the extent of structural issues that are prevalent throughout the 71<sup>st</sup> & Stony Island RPA.

Other factors found within the 71<sup>st</sup> & Stony Island RPA, and present to a minor extent were:

- Excessive Vacancies;
- Obsolescence; and
- Lack of community planning.

While these factors may not be present to the same extent as the other documented factors, these factors do suggest that the 71<sup>st</sup> & Stony Island RPA is declining into a greater and more extensive state of decay.

Table 1 details the conservation eligibility factors by block within the 71<sup>st</sup> & Stony Island RPA. Maps 3a through 3d illustrate the distribution of each conservation eligibility factor, found to be present to a meaningful extent, documented on each block within the 71<sup>st</sup> & Stony Island RPA.

The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the 71<sup>st</sup> & Stony Island RPA to a meaningful extent.

**Age.** Taking into account information obtained from historical aerial photographs, architectural characteristics, building configurations, and the historic development patterns within the community, we have established that of the 619 buildings, 517 within the 71<sup>st</sup> & Stony Island RPA are 35 years of age or older; this constitutes 84% of the buildings within the 71<sup>st</sup> & Stony Island RPA.

This eligibility factor is meaningfully present on 85% of the blocks within the 71<sup>st</sup> & Stony Island RPA. As a result, the 71<sup>st</sup> & Stony Island RPA has been deemed to meet the age criteria as specified in the Act for a Conservation Area.

### **1. Depreciation of Physical Maintenance**

Four-hundred and sixty-four (464) of the 619 buildings within the 71<sup>st</sup> & Stony Island RPA exhibit some deferred maintenance of building components, including peeling paint or unfinished surfaces, missing roof materials, rotted window and door frames, loose gutters and downspouts, and missing brick mortar in exterior walls. This constitutes 75% of all buildings within the 71<sup>st</sup> & Stony Island RPA. Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into deterioration and poses the risk that it will become blighted.

In addition, some alleys, sidewalks, curbs and gutters, and street pavement are in poor condition with irregular, cracked, rutted, and patched surfaces.

This eligibility factor is meaningfully present on 81% of the blocks within the 71<sup>st</sup> & Stony Island



Table 1: Block by Block Distribution of Eligibility Factors

Sidewalk Block No	Age	Diapidation	Obsolescence	Deterioration	Illegal Use	Below Min. Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent., Light, or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use or Layout	Depreciation	Lack of Comm. Ping.
20-24-324	xx		x	xx		xx		x						xx	x
20-25-324	xx		x	xx		xx		x						xx	x
20-24-325	xx													xx	x
20-25-325	xx													xx	x
20-24-326	xx					xx								xx	x
20-24-327	xx					xx								xx	x
20-24-328	xx					xx								xx	x
20-24-329	xx					xx								xx	x
20-23-401	xx		x	xx		xx								xx	x
20-26-401	xx		x	xx				x						xx	x
20-23-402	xx			xx										xx	x
20-26-402	xx		x	xx										xx	x
20-23-403	xx					xx		x						xx	x
20-23-405	xx		x	xx		xx		x						xx	x
20-26-405	xx													xx	x
20-23-406	xx		x	xx		xx		x						xx	x
20-23-407	xx		x	xx		xx		x						xx	x
20-26-407	xx													xx	x
20-23-408	xx		x	xx		xx		x						xx	x
20-26-410	xx		x	xx				x						xx	x
20-23-411	xx		x	xx				x						xx	x
20-26-411	xx													xx	x
20-23-412	xx		x	xx		xx								xx	x
20-26-412	xx		x	xx		xx								xx	x
20-26-413	xx		x			xx								xx	x
20-26-414	xx													xx	x
20-23-415	xx					xx								xx	x
20-26-415	xx		x	xx										xx	x
20-23-416	xx			xx										xx	x
20-26-416	xx		x			xx								xx	x
20-23-417	xx					xx								xx	x
20-23-418	xx					xx								xx	x
20-23-420	xx													xx	x
20-23-421	xx					xx								xx	x
20-24-421	xx					xx								xx	x
20-26-421	xx		x											xx	x
20-23-422	xx													xx	x
20-24-422	xx							x						xx	x
20-26-422	xx		x											xx	x
20-23-423	xx			xx				x						xx	x
20-24-423	xx					xx								xx	x
20-26-423	xx		x	xx										xx	x
20-23-424	xx		x	xx		xx		x						xx	x
20-24-424	xx		x	xx		xx		x						xx	x
20-26-424	xx			xx										xx	x
20-26-425	xx		x	xx										xx	x
20-26-426	xx		x	xx				x						xx	x
20-26-427	xx													xx	x
20-24-428	xx		x	xx		xx		x						xx	x
20-26-428	xx		x	xx		xx		x						xx	x
20-24-429	xx		x	xx		xx		x						xx	x

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

# CITY OF CHICAGO

## 71ST STREET/ STONY ISLAND TAX INCREMENT FINANCING DISTRICT

JUNE 1998

MAP 3d  
DISTRIBUTION OF  
CONSERVATION  
FACTORS

DEPRECIATION

LEGEND:

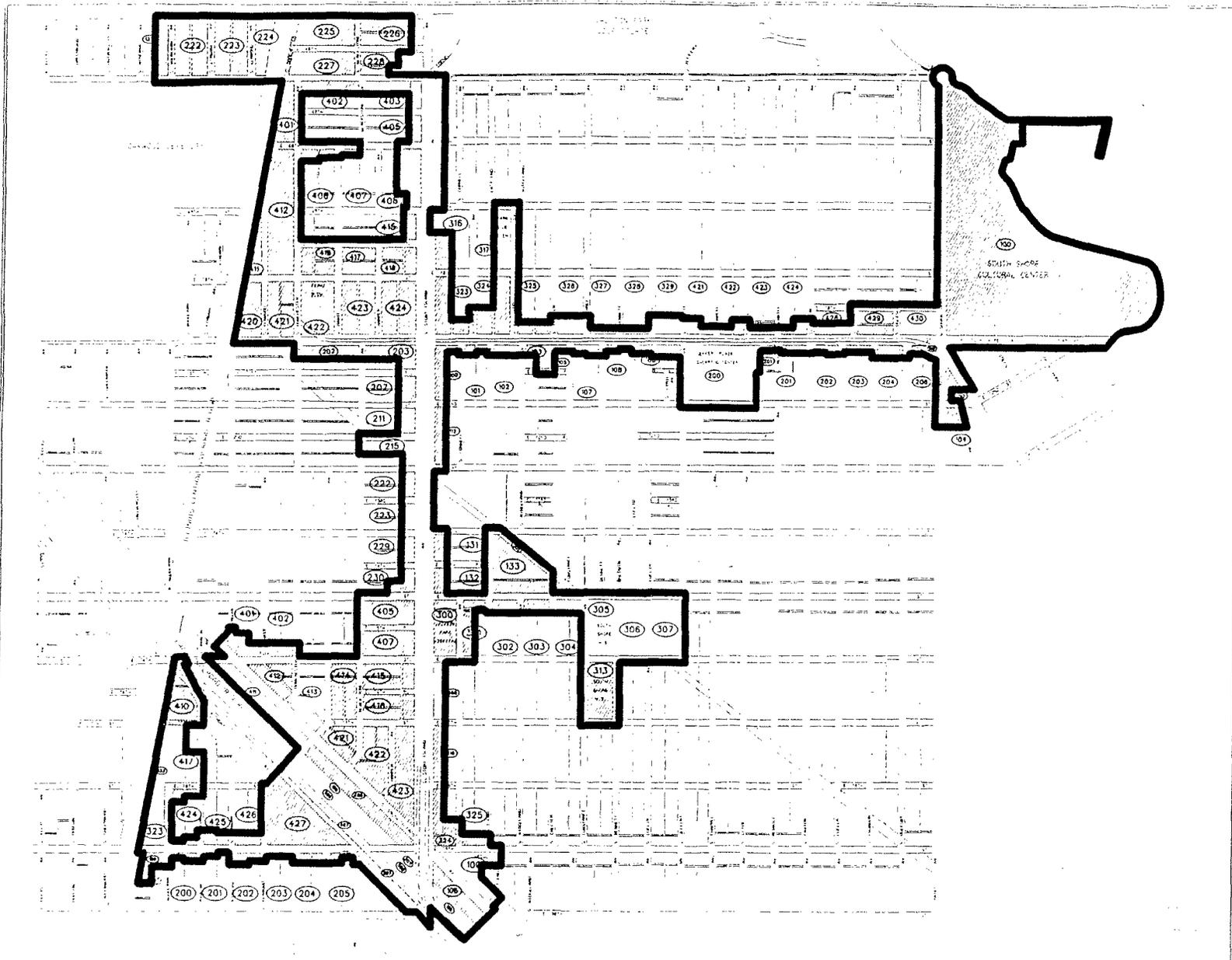
— TIF AREA

(407) BLOCK NUMBER  
PRESENT TO A MEANINGFUL  
EXTENT

DEPRECIATION OF  
PHYSICAL  
MAINTENANCE

S. B. Friedman & Company  
Real Estate Appraisers and Tax Consultants

Campbell T. Campbell, Inc.  
Engineers and Architects



CITY  
OF  
CHICAGO

71ST STREET/  
STONY ISLAND  
TAX  
INCREMENT  
FINANCING  
DISTRICT

JUNE 1998

MAP 3c  
DISTRIBUTION OF  
CONSERVATION  
FACTORS  
STRUCTURES BELOW  
MINIMUM CODE

LEGEND:

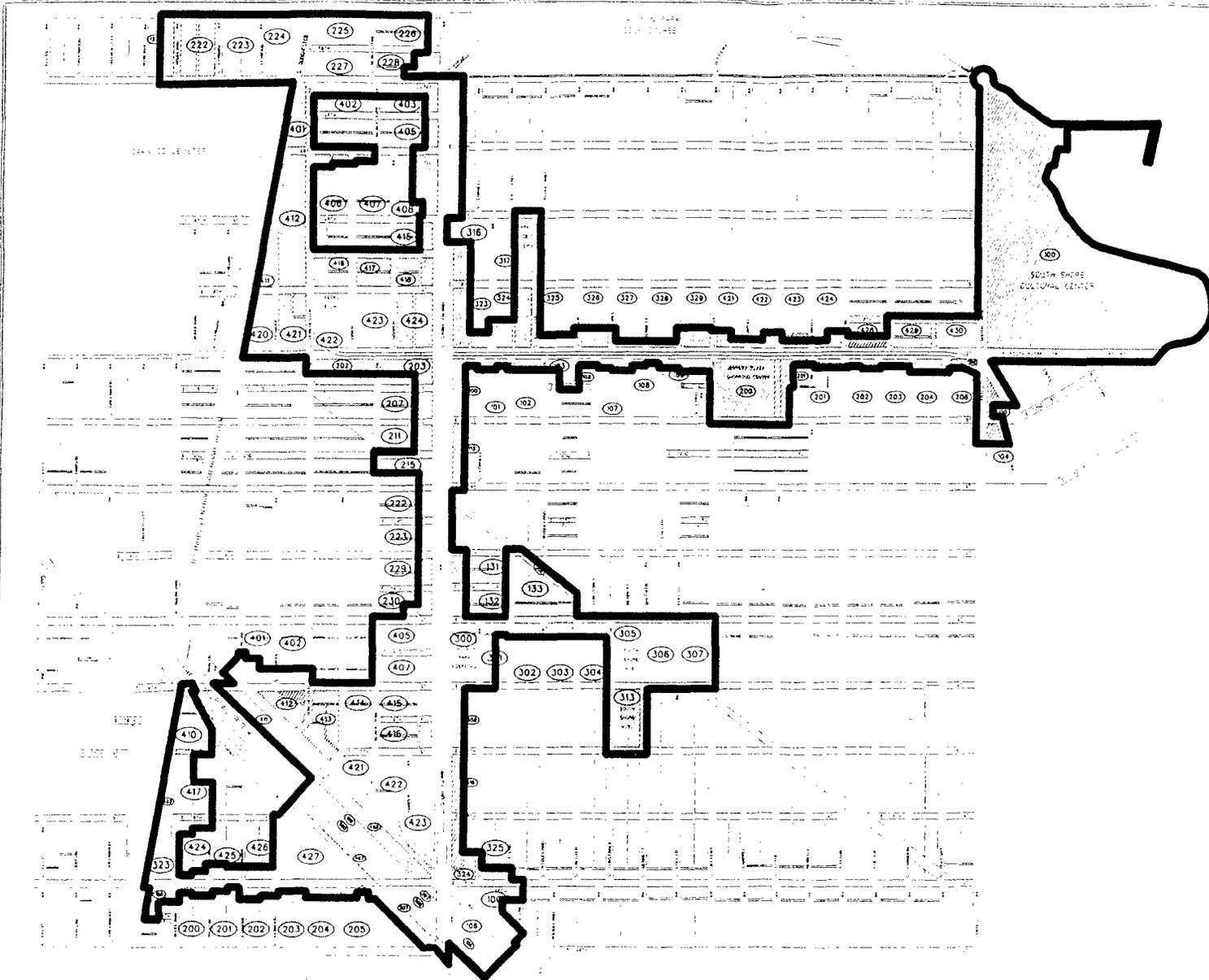
 TIF AREA

 BLOCK NUMBER  
PRESENT TO A MEANINGFUL  
EXTENT

 STRUCTURES BELOW  
MINIMUM CODE

 S. B. Friedman Company  
Map Design, Printing and Distribution Services

 Campbell Tiu Campbell, Inc.  
Engineering and Surveying Services



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71ST STREET/  
STONY ISLAND  
TAX  
INCREMENT  
FINANCING  
DISTRICT

JUNE 1998

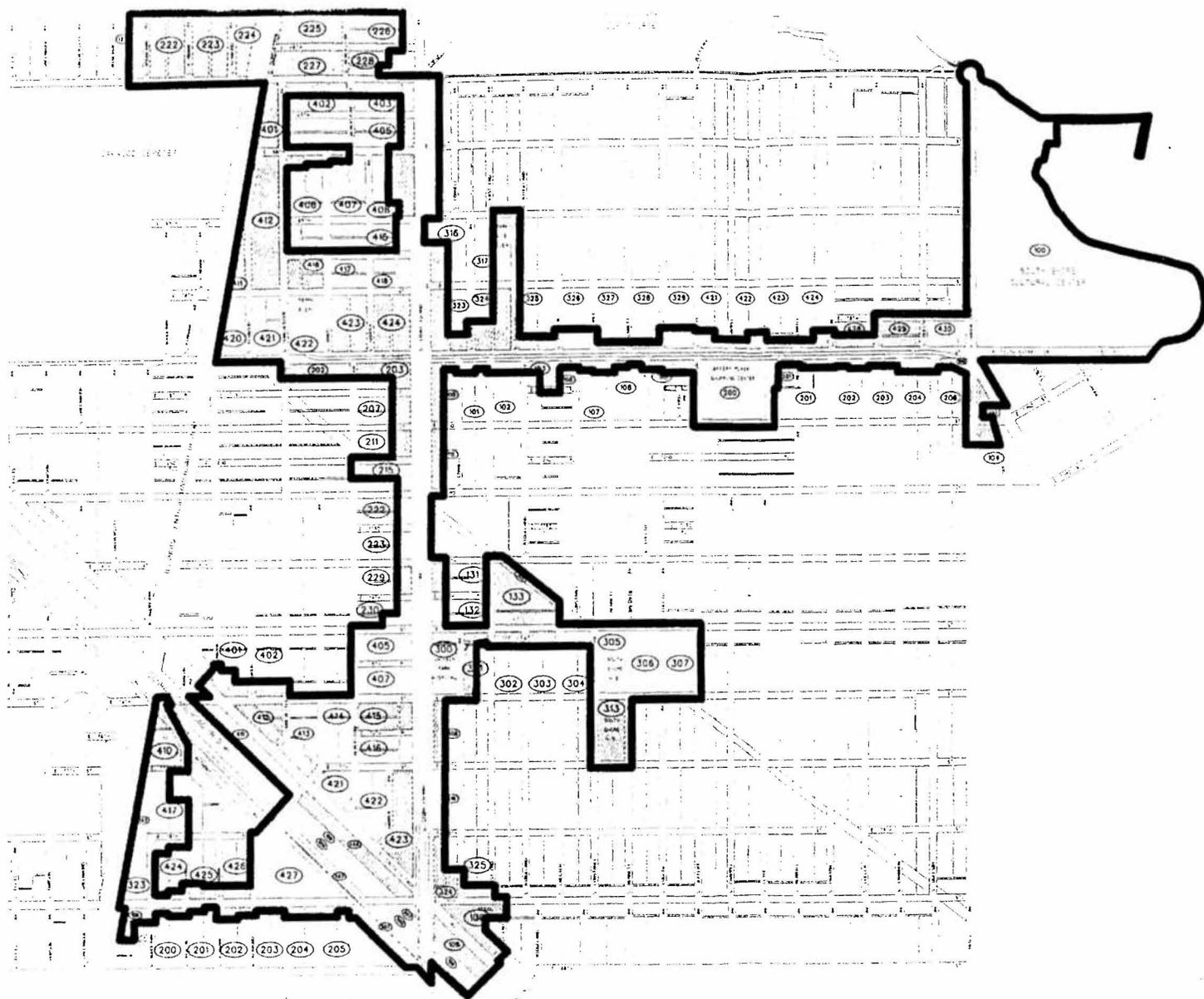
MAP 3b  
DISTRIBUTION OF  
CONSERVATION  
FACTORS:  
DETERIORATION

LEGEND:

— TIF AREA

(407) BLOCK NUMBER  
PRESENT TO A MEANINGFUL  
EXTENT

□ DETERIORATION



Map 3b is a part of the City of Chicago's Official Code of Ordinances, Chapter 422, Section 1-10.

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CHICAGO

71ST STREET/  
STONY ISLAND  
TAX  
INCREMENT  
FINANCING  
DISTRICT

JUNE 1998

MAP 3a  
DISTRIBUTION OF  
CONSERVATION  
FACTORS  
AGE

LEGEND:

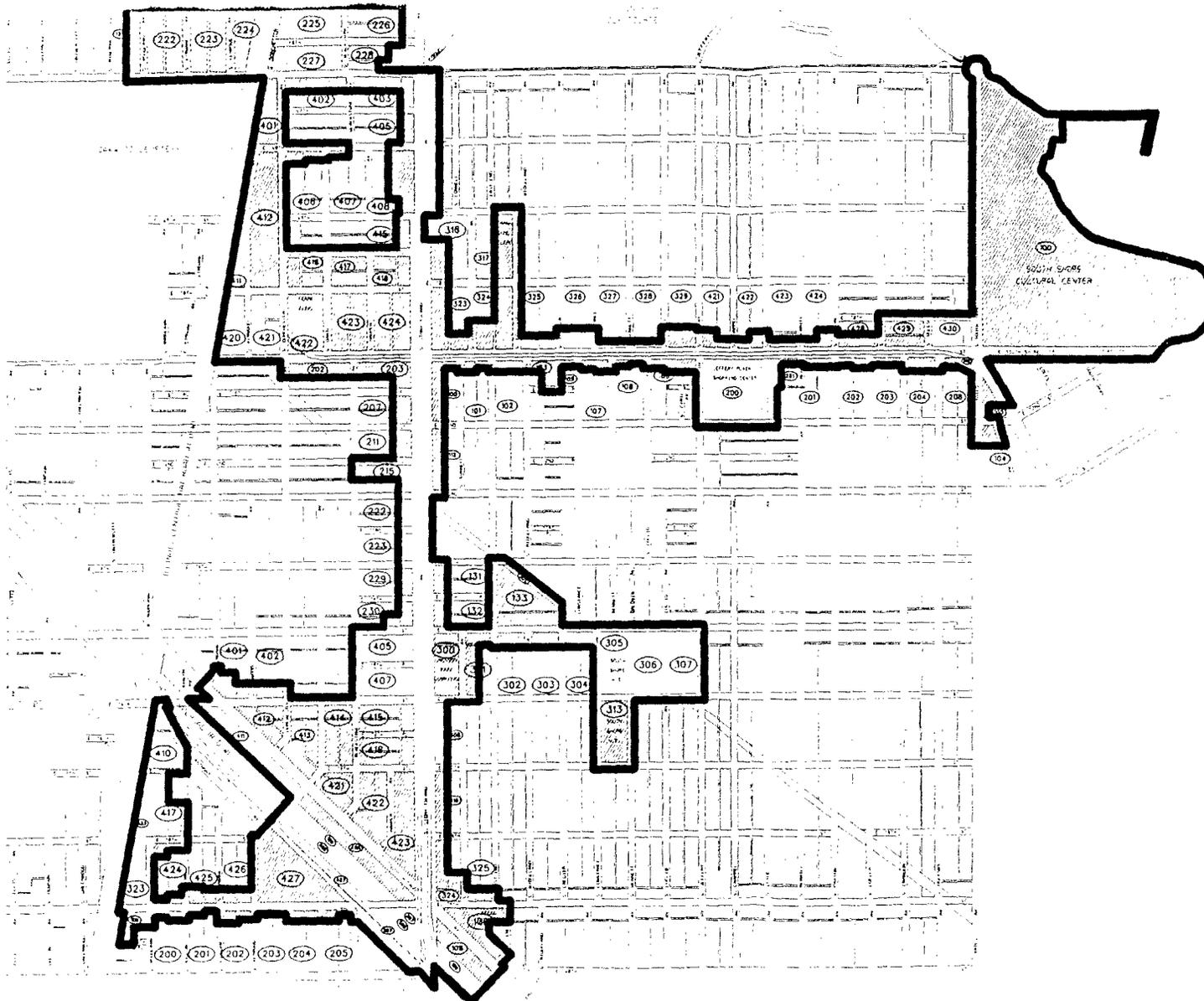
— TIF AREA

(407) BLOCK NUMBER  
PRESENT TO A MEANINGFUL  
EXTENT

□ AGE

*B. Friedman & Company*  
Real Estate Services and Development Consultants

Campanelli, Inc.  
CTC



RPA.

## 2. Structures Below Minimum Code

Relying upon data provided by the City's Building Department on building code violations within the 71st & Stony Island RPA, 164 of the 619 buildings have been cited for various building code violations. This constitutes 26% of all buildings within the 71st & Stony Island RPA.

This eligibility factor is meaningfully present on 50% of the blocks within the RPA.

## 3. Deterioration

Two hundred and nine (209) of the 619 buildings within the 71st & Stony Island RPA demonstrate some level of deterioration. This constitutes 34% of all buildings within the 71st & Stony Island RPA. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and downspouts, cracked or broken windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Widespread structural deterioration, coupled with widespread depreciation of physical maintenance, is indicative of an area that is at serious risk of becoming blighted without direct intervention.

In addition to structural deterioration, deterioration was documented along public and railroad right-of-ways. This deterioration typically included potholed, cracked and uneven pavement on streets, alleyways and sidewalks, as well as crumbling curbs and roadway overpasses. Public and private infrastructure deterioration was scattered throughout the 71st & Stony Island RPA.

This eligibility factor is meaningfully present on 54% of the blocks within the 71st & Stony Island RPA.

### *Minor Supporting Factors*

In addition to the factors that have been documented as being present to a meaningful extent within the 71st & Stony Island RPA, two additional factors have been documented that, while not present to a meaningful extent, do demonstrate that the 71st & Stony Island RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been documented to be present to a meaningful extent, could lead to more widespread and intensive commercial and residential disinvestment. In addition, a third area-wide eligibility factor has been found that does not describe physical conditions of area properties, but does describe the physical appearance of the community.

#### 1. Excessive Vacancies

Ninety-one (91) of the 619 buildings within the 71st & Stony Island RPA were documented as vacant. This is 15% of all buildings within the 71st & Stony Island RPA. A vacancy rate of 15%, while significant in a defined area, is not necessarily at a level to suggest that the market has

completely abandoned an area. However, a vacancy rate at this documented level does suggest that a significant number of structures within the 71st & Stony Island RPA are no longer attractive investments or lease options for modern commercial uses.

This eligibility factor is present to a minor extent on 32% of the blocks within the 71st & Stony Island RPA.

## **2.     Obsolence**

An appreciable amount of functional obsolescence exists within the 71st & Stony Island RPA. A majority of the buildings within the 71st & Stony Island RPA were built at least 35 years ago and the floor lay-out of these buildings was designed for business operations that have become outmoded. The reconfiguration of these floor lay-outs would result in substantial cost to any future user and the existing lay-outs are only useful for certain types of users. This functional obsolescence directly inhibits the redevelopment of the properties since any potential new users are faced with enormous practical disadvantages brought on by the existing configuration of the buildings.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space.

Often, the economic disadvantage of an area's buildings is a direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically, obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Obsolescence, either functional, economic, or some combination of both, has been documented for 87 of the 619 buildings within the 71st & Stony Island RPA. This is 14% of all buildings within the 71st & Stony Island RPA.

This eligibility factor is present to a minor extent on 24% of the blocks within the 71st & Stony Island RPA.

## **3.     Lack of Community Planning**

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. Throughout the 71st & Stony Island RPA, there is evidence that community plans for the area have not been implemented. The area developed in a "ribbon" pattern along Stony Island Avenue, which is the primary north-south arterial roadway in the South Shore and Avalon Park communities. This has led to underutilization of various parcels, and a corresponding proliferation of automobile-oriented businesses and fast food restaurants. Along 71<sup>st</sup> Street, development did occur in a very dense, pedestrian-oriented fashion inserted without regard to area scale or design. The 71<sup>st</sup> Street Commercial Corridor Master Plan, completed in May 1997, outlines redevelopment strategies for

71<sup>st</sup> Street from South Shore to Stony Island Avenue. Implementation of these strategies is dependent upon the adoption of the 71<sup>st</sup> & Stony Island RPA.

This eligibility factor is present throughout the 71st & Stony Island RPA.

## 4. *Redevelopment Project & Plan*

### *Existing Land Use*

Based upon *S. B. Friedman & Company's* research, six distinct land use patterns have been identified within the 71st & Stony Island RPA:

- residential;
- institutional;
- commercial;
- warehouse, distribution and industrial;
- vacant land; and
- public and rail right-of-way.

The predominant land use throughout the 71st & Stony Island RPA is general commercial. Many of the commercial structures were built in the early 1900s through the 1940s. After the 1940s, scattered commercial development occurred, most typically in the form of auto-oriented uses, including fast food restaurants and gas stations.

Interspersed with these general commercial districts, in very defined locations, are areas of light industrial, warehousing, and distribution facilities. This mixed land use pattern is most prominent along South Chicago Boulevard, east of Stony Island Avenue. Most of the structures within this mixed-use district were built in the 1930s through the 1950s and are unremarkable in appearance; they are typically designed for functional use only.

Residential areas are found immediately off of the main arterial roads, which also are the primary commercial corridors within the 71st & Stony Island RPA. These residential districts are typically made up of brick single-family bungalows and large multi-family apartment buildings. In some areas, the residential districts come up to the commercial streets, particularly along 79<sup>th</sup> Street and the east end of 71<sup>st</sup> Street.

Scattered along the main arterial roads are institutional uses, including Jackson Park Hospital on Stony Island Avenue, and various government and social service providers along 71<sup>st</sup> Street. In addition, vacant land is found in isolated parts of the 71st & Stony Island RPA, most typically west of Avalon Avenue alongside the Illinois Central Railroad (ICR) right-of-way.

Public and private right-of-way are found intersecting the 71st & Stony Island RPA, particularly on the south-end, where the Skyway and Conrail right-of-way are found. In addition, the ICR right-of-way defines the western boundary of the RPA.

Map 4 details the existing land use patterns within the 71st & Stony Island RPA.

### *Future Land Use*

The future land use of the 71st & Stony Island RPA reflects the focus of the Redevelopment Plan,

CITY  
OF  
CHICAGO

71ST STREET/  
STONY ISLAND  
TAX  
INCREMENT  
FINANCING  
DISTRICT

JUNE 1998

MAP 4  
EXISTING  
LAND USE  
MAP

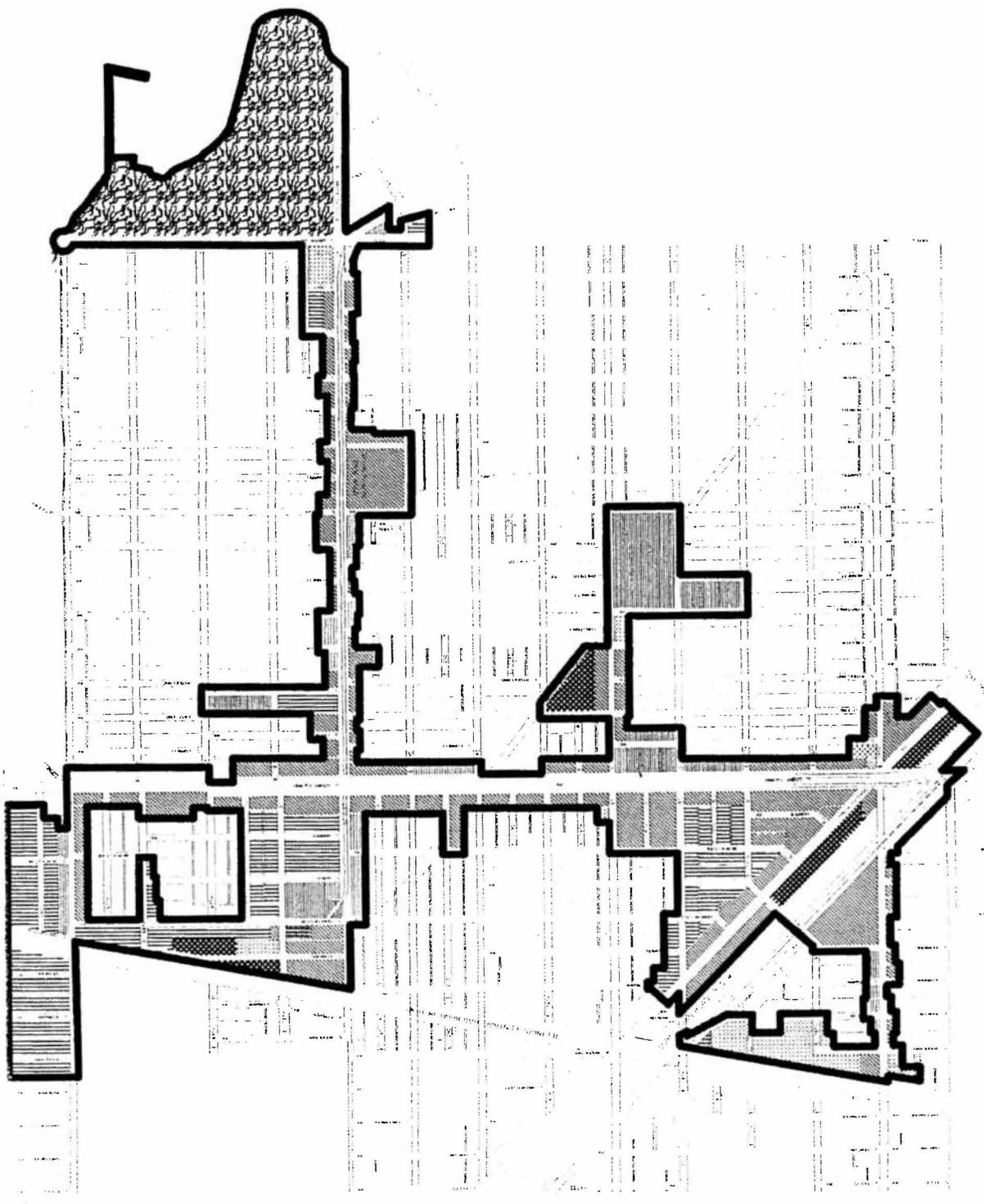
LEGEND:

T-F AREA

- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- INSTITUTIONAL
- INDUSTRIAL
- VACANT
- PUBLIC PARK

S. B. Friedman & Company  
The Best Interest and Highest Feasibility

Compeau & Campbell, Inc.



which is to revitalize the 71st & Stony Island RPA as a primary commercial district within the South Shore and Avalon Park communities. Therefore, along Stony Island Avenue and 71<sup>st</sup> Street, the primary land use will be commercial.

Complementary land uses also will be preserved, and better defined in some instances, throughout the 71st & Stony Island RPA. Existing institutional uses will be preserved in their current location. Mixed-use districts will be found along South Chicago Boulevard, and will include light industrial, warehousing, and distribution facilities. Finally, residential development will be focused in areas that have traditionally been residential: south of 79<sup>th</sup> Street, north of 67<sup>th</sup> Street, and toward the east end of 71<sup>st</sup> Street.

The future land use patterns throughout the 71st & Stony Island RPA illustrate the completed redevelopment objectives of this Redevelopment Plan, and rationalize the relationship between land use patterns into well-defined and complementary districts. These future land uses are detailed on Map 5.

### ***Redevelopment Needs of the 71st & Stony Island RPA***

The land use, existing conditions, and future plans for the area suggest four redevelopment needs for the 71st & Stony Island RPA:

- demolition
- land assembly
- infrastructure and streetscape improvements
- rehabilitation resources

The Redevelopment Plan provides tools for the City to support the redevelopment of the 71st & Stony Island RPA as a primary commercial district supporting the residential populations within the South Shore and Avalon Park communities, as well as other improvements that serve the redevelopment interests of the local community and City.

Currently, the 71st & Stony Island RPA is characterized by many underutilized parcels, structural deterioration, and buildings that are no longer attractive for modern commercial uses. These area and building conditions are minimizing the value of commercial properties in the area, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the 71st & Stony Island RPA.

The Redevelopment Plan is designed to take advantage of, and facilitate the maximum redevelopment potential of the 71st & Stony Island RPA by identifying redevelopment opportunity sites which can accommodate modern commercial users, provide funds to rehabilitate and retrofit older commercial structures for modern commercial uses, and implement urban design strategies that can better unite the entire area with common streetscape and urban design themes.

The public improvements outlined in the Redevelopment Plan will create a more conducive private investment environment which will lead to the revitalization of the 71<sup>st</sup> Street and Stony Island

Avenue commercial corridors. An integrated implementation strategy has been developed to address these needs and facilitate the sustainable redevelopment of the 71st & Stony Island RPA. To support these specific projects and encourage future investment in the 71st & Stony Island RPA, public resources including tax increment financing, may be used to repair and modernize RPA infrastructure and make other improvements, create an identity for the community, prepare sites for redevelopment, and support building rehabilitation. Land assembly activity may occur to consolidate vacant or blighted sites for future private sector redevelopment activities and/or to assist private developers with acquisition.

Ultimately, the goals, objectives and strategies are designed to reposition Stony Island Avenue as a major modern commercial district, servicing both the South Shore and Avalon Park communities, as well as servicing a wider consumer market on the south side of the City. In addition, the Redevelopment Plan is designed to implement the recommendations of the 71<sup>st</sup> Street Commercial Corridor Master Plan and reestablish 71<sup>st</sup> Street as a major pedestrian-oriented commercial district.

### ***Goals, Objectives and Strategies***

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated by the 71st & Stony Island RPA.

**Goal.** The overall goal of the Redevelopment Plan is to provide the direction and mechanisms necessary for the commercial, retail and, to a limited extent, residential redevelopment of the 71st & Stony Island RPA in a manner that complements and enhances redevelopment opportunities in the surrounding commercial districts and residential neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Ten broad objectives support the overall goal of area-wide revitalization of the 71st & Stony Island RPA and the surrounding South Shore and Avalon Park neighborhoods. These include:

- Reduce or eliminate conditions that qualify the 71st & Stony Island RPA as a conservation area.
- Facilitate assembly, preparation, and marketing of improved and vacant sites for large-scale commercial, retail, and limited residential redevelopment, as well as supporting off-street parking areas.
- Facilitate the implementation of the recommendations in the 71<sup>st</sup> Street Commercial Corridor Master Plan (dated May 7, 1997) to support a wide range of area-wide physical improvements and area-wide marketing initiatives.
- Eliminate blighting influences and remediate environmental problems to provide additional land for commercial development and/or residential redevelopment, as appropriate.

- Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new commercial, institutional and residential properties within the 71st & Stony Island RPA.
- Rehabilitate and upgrade existing structures in accordance with land uses in the 71st & Stony Island RPA to support the retention of population and commercial, public and institutional employment within the neighborhood, and create the opportunity for the addition of new commercial, public and institutional employers.
- Facilitate the enhancement or improvement of area mass transit facilities.
- Increase the value of taxable parcels within the 71st & Stony Island RPA.
- Establish job readiness and job training programs to provide residents within and surrounding the 71st & Stony Island RPA with the skills necessary to secure jobs in the 71st & Stony Island RPA and in adjacent RPAs. Secure commitments from employers within the 71st & Stony Island RPA and adjacent RPAs to interview graduates of the 71st & Stony Island RPA's job readiness and training programs.
- Provide opportunities for women and minority businesses to share in the redevelopment of the 71st & Stony Island RPA.

**Strategies.** Objectives will be implemented through five specific and integrated strategies. These include:

**Implement Public Improvements.** A series of public improvements throughout the 71st & Stony Island RPA may be designed and implemented to help define and create an identity for the area, as well as to prepare sites in the 71st & Stony Island RPA for anticipated private investment.

**Develop Opportunity Sites.** The redevelopment of key opportunity sites within the 71st & Stony Island RPA is expected to stimulate both physical and economic private investment and enhance the RPA and its surrounding area. Because of their size, location and prominence, these improvements and projects are anticipated to have a positive impact on other properties beyond the individual project sites and the 71st & Stony Island RPA.

**Encourage Private Sector Activities.** Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects, and other improvements that are consistent with the goals of the community as collected from community stakeholders and leaders in creating this Redevelopment Plan, and through the community process related to the creation of the 71<sup>st</sup> Street Commercial Corridor Master Plan.

**Facilitate Property Assembly, Demolition, and Site Preparation.** Vacant and improved sites throughout the 71<sup>st</sup> & Stony Island RPA may be acquired and assembled (if necessary)

to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential community developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan. To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, or eminent domain and may for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City.

**Facilitate/Support New Development.** In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan.

### *Redevelopment Plan Elements*

There are three general categories of activities that may be supported by tax increment funds under the provisions of the Act:

- **Development/Redevelopment/Rehabilitation Activities**, including:
  - Site Assembly, Demolition and Site Preparation
  - Interest Subsidies
  - Rehabilitation Costs
  - Relocation Costs
  - Environmental Remediation
  
- **Public Improvements**, including:
  - Provision or Rehabilitation of Public Improvements and Taxing District Facilities
  - Capital Costs
  
- **Administrative Support and Financing**, including:
  - Job Training and Related Educational Programs
  - Analysis, Administration, Studies, Legal, et. al.
  - Financing Costs

The City may enter into redevelopment agreements with public or private entities for the furtherance of these activities. A number of key types of projects, activities and improvements were identified for the 71st & Stony Island RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change,

it is likely that additional projects may be suggested throughout the life of the 71st & Stony Island RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

**Site Assembly, Demolition, and Preparation.** Several parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. In connection with the City exercising its powers to acquire real property in implementing the Redevelopment Plan, including the power of eminent domain under the Act, 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. Business or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

**Marketing.** In conjunction with site assembly activities, the City may market sites to commercial and retail developers, including available site signage, direct mailings, audio/visual marketing materials, and site brochures.

**Public Improvements.** Public improvements within the 71st & Stony Island RPA along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems;
- Streetscaping; and
- Open space

These public improvements should be designed to enhance the area for private commercial and retail investment. The public improvements will also be designed to give a marketable identity to the 71st & Stony Island RPA as a primary retail destination within the Avalon Park and South Shore communities.

**Environmental Remediation of Redevelopment Sites.** Many of the vacant sites within the 71st & Stony Island RPA at one time accommodated either commercial or residential structures, and the possibility exists that these parcels may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

**Commercial, Residential and Institutional Rehabilitation.** Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial districts within the 71st & Stony Island RPA, and provide opportunities for commercial and retail job retention and attraction. Residential properties

may also benefit from TIF assistance to repair structural and/or mechanical elements. Similarly, community institutional resources also may be eligible to receive TIF assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the 71st & Stony Island RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the 71st & Stony Island RPA. To the extent that these projects meet the goals of this Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

Residential developers who use TIF resources pursuant to this Redevelopment Plan for the development of market rate housing must set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

## *5. Financial Plan*

### *Eligible Costs*

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. 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;
9. Payment in lieu of taxes;
10. Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related

to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.

11. Interest costs incurred by a developer or other user 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 thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

### ***Estimated Redevelopment Project Costs***

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

**TABLE 2: ESTIMATED TIF ELIGIBLE COSTS**

Project/Improvements	Estimated Project Costs*
Professional Services	\$2,500,000
Property Assembly: land assembly, demolition, site preparation	\$7,000,000
Rehabilitation Costs: public or private buildings and fixtures	\$7,050,000
Public Works or Improvements (1)	\$14,000,000
Relocation	\$3,250,000
Job Training	\$500,000
Interest Costs	\$5,700,000
<b>TOTAL REDEVELOPMENT COSTS</b>	<b>\$40,000,000 (2) (3)</b>

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the 71<sup>st</sup> and Stony Island RPA. As permitted by the Act, the City may pay or reimburse all, or a portion, of a taxing district's capital costs resulting from the redevelopment project pursuant to a written agreement by the City accepting and approving such costs.

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The total estimated Redevelopment Project Costs do not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a right-of-way, that are permitted under the Act to be paid from incremental property taxes generated in the 71st & Stony Island RPA, but do not include project costs incurred in the 71st & Stony Island RPA which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by public right-of-way.

### ***Phasing and Scheduling of the Redevelopment***

The initiator of each project shall be required to submit a current schedule for implementation, which

shall be revised as necessary. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date for the Redevelopment Plan shall be no later than 23 years from the date of adoption by the ordinance approving the Redevelopment Plan, unless amended pursuant to the Act, as amended from time to time.

### *Sources of Funds to Pay Costs*

Funds necessary to pay for redevelopment project costs and/or municipal obligations which have been issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers.

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

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

The 71<sup>st</sup> & Stony Island RPA may, in the future, become contiguous to, or separated by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property tax revenues received from the 71<sup>st</sup> & Stony Island RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 71<sup>st</sup> & Stony Island RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the 71<sup>st</sup> and Stony Island RPA shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

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

### ***Issuance of Obligations***

To finance project costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the 71st & Stony Island RPA, or the City may permit the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original 71st & Stony Island RPA. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds, or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

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

The purpose of identifying the most recent EAV of the 71st & Stony Island RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the 71st & Stony Island RPA. The 1996 EAV of all taxable parcels in the 71st & Stony Island RPA is approximately \$53,000,000. This total EAV amount, by PIN, is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the 71st & Stony Island RPA will be calculated by the County. If the 1997 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1996 EAV with the 1997 EAV without further City Council action.

### ***Anticipated Equalized Assessed Valuation***

By 2021, the year when the TIF is terminated, the EAV for the 71st & Stony Island RPA will be approximately ***\$123,000,000***. This estimate is based on several key assumptions, including: 1) an inflation factor of 3% per year on the EAV of all properties within the 71st & Stony Island RPA, with its cumulative impact occurring in each triennial reassessment year; 2) a 1996 equalization

factor of 2.1517; and 3) a 1996 tax rate of 9.453% for the duration of the 71st & Stony Island RPA.

## 6. Required Findings and Tests

### *Lack of Growth and Private Investment*

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

While some new investment has occurred in the 71st & Stony Island RPA between 1992 and 1996, this investment has been minimal in scope and is not part of any coordinated redevelopment strategy. Of the 1,270 PINs within the 71st & Stony Island RPA, only 28 have experienced significant value increases resulting from new construction, major rehabilitation, or some unusual circumstance between 1992 and 1996; this is 2.2% of all parcels within the 71st & Stony Island RPA.

Equalized assessed value (EAV) for the 1,242 PINs that have not experienced significant value increases rose at a compound annual growth rate of just 0.80% per year between 1992 and 1996 due solely to increases in the multiplier. Without the multiplier change, (assessed valuation) AV for these 1,242 parcels remained relatively flat between 1992 and 1996, increasing 0.06% per year over that period of time. This is lower than the city-wide increase in EAV between 1992 and 1996 of 2.42% with the multiplier adjustment, and 1.67%, without the multiplier.

An examination of building permit data revealed that between January 1993 and February 1998, 176 property addresses were subject to repairs, modifications or new construction. This new investment totaled \$7,186,968.00 over this period of time. While this represents "new investment," the data are misleading. Specifically, \$555,500.00 of these repairs, modifications or new construction involved publicly owned facilities; \$249,514.00 was for demolition of structures; and \$1,659,070.00 was for interior and/or exterior repairs to existing structures, many of which had been damaged by fire. In addition, 45 of these property addresses had previously been cited for building code violations.

The impact on surrounding properties of the property investment on the 28 PINs with significant value increases and the addresses on which building permits were issued has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the 71st & Stony Island RPA.

*Finding: The Redevelopment Project Area (71st & Stony Island RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.*

### ***But for....***

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the 71st & Stony Island RPA.

Without the support of public resources, the redevelopment objectives of the 71st & Stony Island RPA would most likely not be realized. The scope of area-wide improvements and development

assistance resources needed to reestablish the 71<sup>st</sup> & Stony Island RPA as a major and viable commercial district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Public infrastructure improvements and resources are needed to leverage private investment and facilitate area-wide improvement. TIF will be used to fund infrastructure improvements, commercial improvements, land assembly, site preparation, and marketing programs directly in support of development projects and land uses. Accordingly, but for creation of the 71st & Stony Island RPA, these projects, which would contribute substantially to area-wide revitalization, are unlikely to occur without TIF designation for the 71st & Stony Island RPA.

*Finding: But for the adoption of TIF, critical resources will be lacking that would otherwise support the redevelopment of the 71st & Stony Island RPA.*

### ***Conformance to the Plans of the City***

The 71st & Stony Island RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

### ***Dates of Completion***

This redevelopment project shall be completed and all obligations retired by 2021.

### ***Financial Impact of the Redevelopment Project***

Without the adoption of this Redevelopment Plan and tax increment financing, the 71st & Stony Island RPA is not expected to be redeveloped by private enterprise. There is a genuine prospect that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The possibility of the continued erosion of the assessed value of property resulting from the lack of a concerted effort by the City to stimulate revitalization and redevelopment could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged with various developments taking place over a period of years. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the 71st & Stony Island RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV established at the time

of adoption of this document) may be used to pay eligible redevelopment project costs for the 71st & Stony Island RPA. At the time when the 71st & Stony Island RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the 71st & Stony Island RPA will be distributed to all taxing district levying taxes against property located in the 71st & Stony Island RPA. These revenues will then be available for use by the affected taxing districts.

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

The following major taxing districts presently levy taxes on properties located within the 71st & Stony Island RPA and maintain the listed facilities within the boundaries of the 71st & Stony Island RPA, or within close proximity (three or four blocks) to the 71st & Stony Island RPA boundaries:

#### City of Chicago

##### Chicago Board of Education

- Avalon Park Warren Branch (8045 S. Kenwood Avenue)
- Bryn Mawr (7355 S. Jeffery Boulevard)
- Alexander Dumas (6650 S. Ellis Avenue)
- Enrico Fermi (1415 E. 70<sup>th</sup> Street)
- James Madison (7433 S. Dorchester Avenue)
- Horace Mann (8050 S. Chappel Avenue)
- Isabelle O'Keefe (6940 S. Merrill Avenue)
- Parkside (6938 S. East End Avenue)
- Paul Revere (1010 E. 72<sup>nd</sup> Street)
- South Shore High School (7529 S. Constance Avenue)
- James Wadsworth (6420 S. University Avenue)

##### Chicago School Finance Authority

##### Chicago Park District

- Nash Community Center (1833 E. 71<sup>st</sup> Street)
- South Shore Cultural Center (7059 S. South Shore Drive)
- 467 Park (8050 S. Chappel Avenue)
- Adams Park (7535-59 S. Dobson Avenue)
- Grand Crossing Park (7655 S. Ingleside Avenue)
- Rosenblum Park (7547 S. Euclid Avenue)
- 434 Playlot (7687-99 S. Chicago Avenue)
- Chestnut Playlot (7409 S. Dante Avenue)
- De Bow Playlot (1126 E. 80<sup>th</sup> Street)
- Dobson Playlot (7521-31 Dobson Avenue)
- Hasan Playlot (6851-59 S. Oglesby Avenue)
- Redbud Playlot (8213-17 Euclid Avenue)
- Woodlawn Playlot (7420 S. Woodlawn Avenue)
- Hodes Playground (1601-11 E. 73<sup>rd</sup> Street)
- Woodhull Playground (7340 S. East End Avenue)

##### Chicago Community College District 508

##### Metropolitan Water Reclamation District of Greater Chicago

County of Cook  
Cook County Forest Preserve District

Map 6 illustrates the locations of facilities operated by the above listed taxing districts within close proximity to the 71st & Stony Island RPA.

The Redevelopment Plan involves demolition and site preparation, construction of new commercial and residential buildings, improvement/rehabilitation of existing buildings, provision of new and/or improved public facilities and infrastructure, and may involve the acquisition of vacant land and existing buildings and underutilized parcels and buildings, and other activities as outlined in this document. Both commercial and residential uses will be developed. Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The estimated nature of these increased demands for services on these taxing districts, and the activities to address increased demand are described below.

**City of Chicago.** Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the 71st & Stony Island RPA can adequately be handled by 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. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan may actually result in some cost savings.

**Chicago Board of Education and Associated Agencies.** It is likely that some families who purchase "for sale" housing or rent new apartments in the 71st & Stony Island RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools. In addition, data provided by Giacomo E. Mancuso, Manager of planning & educational programming at the Chicago Public Schools, revealed that the public schools that serve the South Shore and Avalon Park communities operate at less than 57% of designed capacity and are able to absorb more students. Nonetheless, the City intends to monitor development in the 71st & Stony Island RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

**Chicago Park District.** The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the 71st & Stony Island RPA, which may result in additional demand for services from the district and may create the need for more recreational facilities and open space operated by the district. It is expected that the households that may be added to the 71st & Stony Island RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and

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71ST STREET/  
STONY ISLAND  
TAX  
INCREMENT  
FINANCING  
DISTRICT

JUNE 1998

MAP 5  
FUTURE  
LAND USE  
MAP

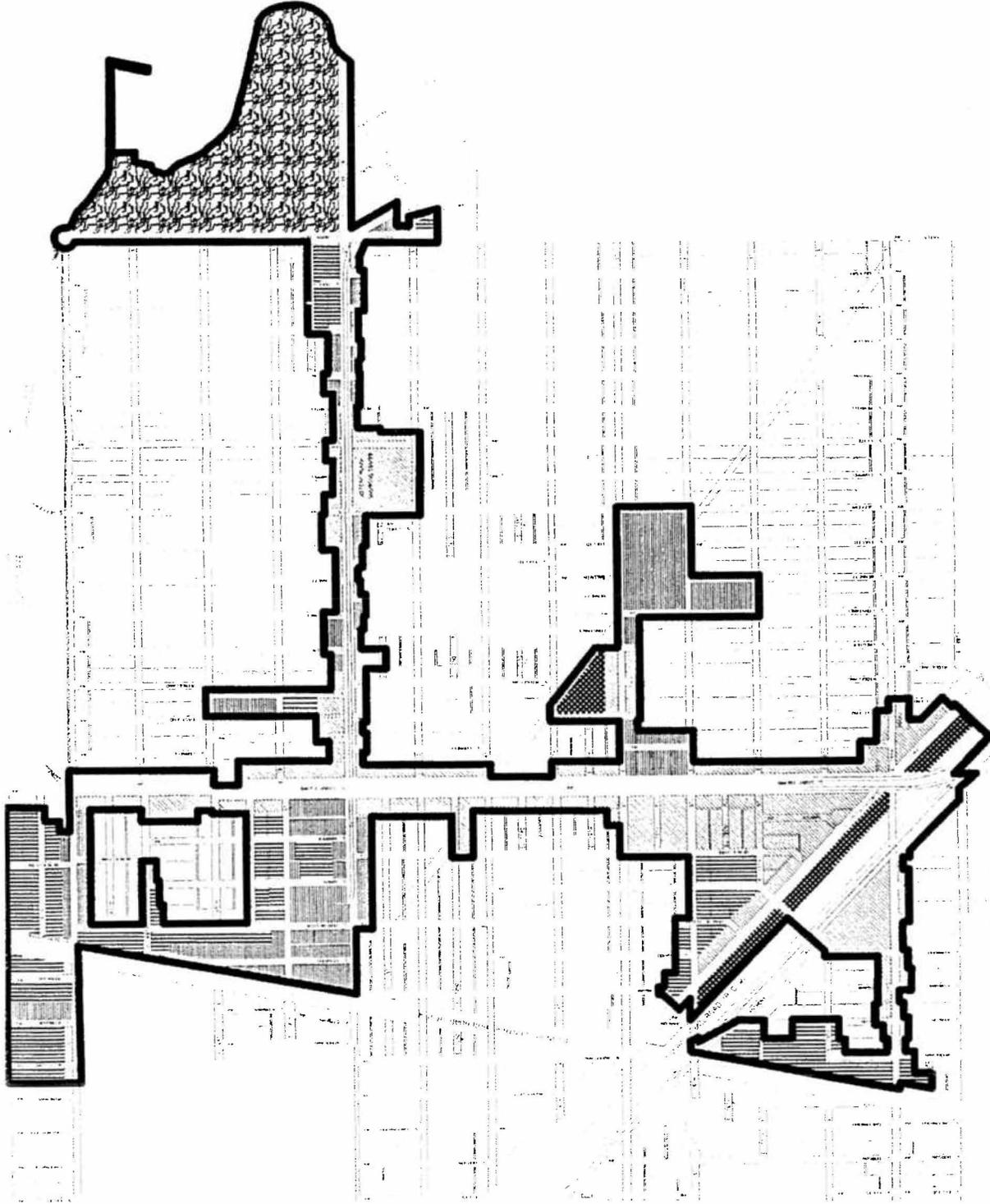
LEGEND:

— TIF AREA

-  RESIDENTIAL
-  COMMERCIAL
-  MIXED USE
-  INSTITUTIONAL
-  INDUSTRIAL
-  PUBLIC PARK

*S. B. Friedman & Company*  
Real Estate Appraisers and Management Consultants

Comptrol-Tu, Campbell, Inc.



recreational facilities operated by the Chicago Park District. The City intends to monitor development in the 71st & Stony Island RPA 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 development.

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

**Metropolitan Water Reclamation District.** It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the 71st & Stony Island RPA can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

**County of Cook.** It is expected that any increase in demand for Cook County and the Cook County Forest Preserve District 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, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

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

## *7. Provisions for Amending Action Plan*

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

## ***8. Commitment to Fair Employment Practices and Affirmative Action Plan***

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

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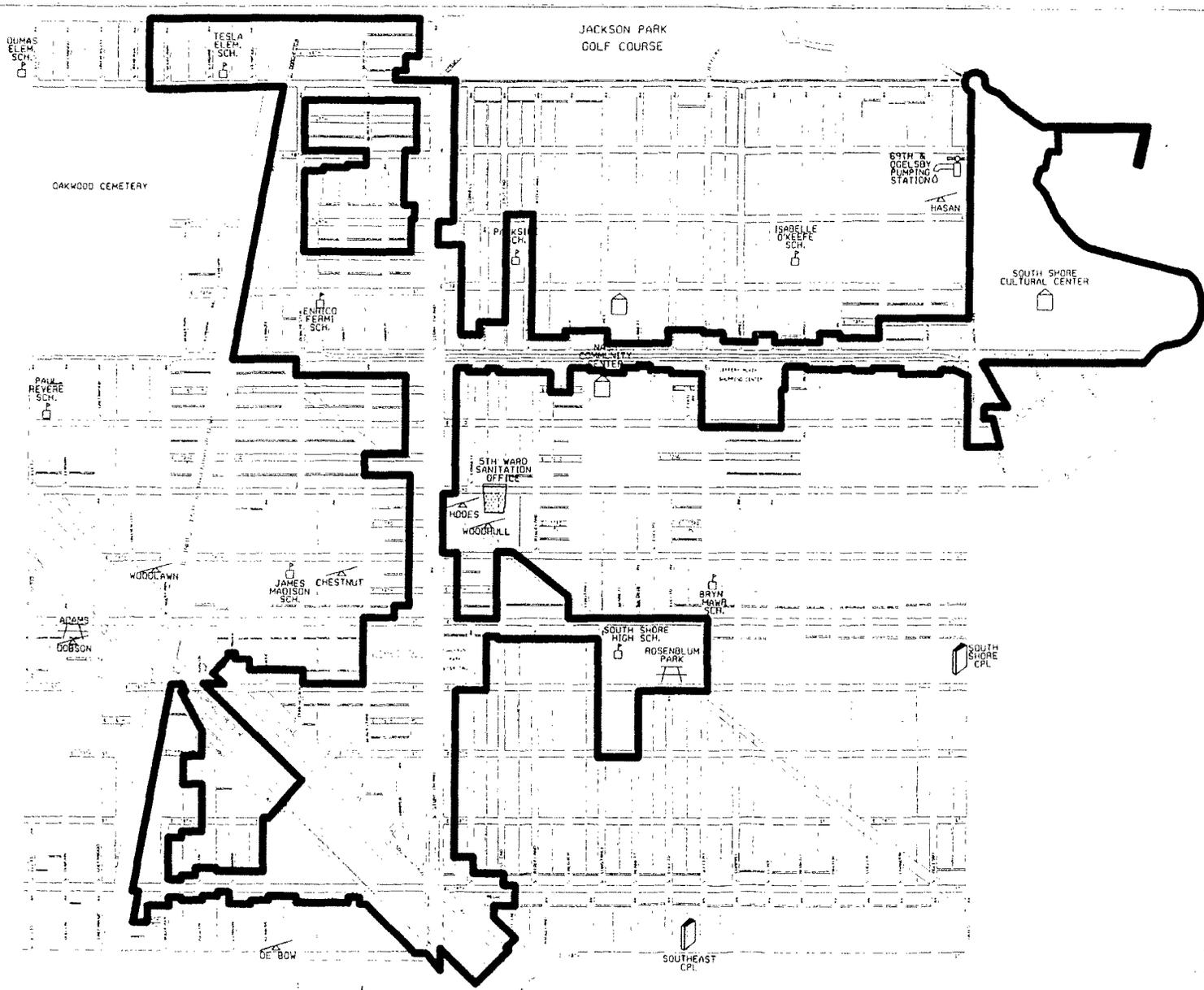
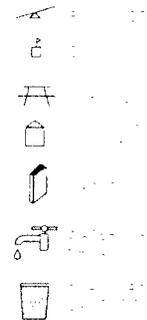
71ST STREET/  
STONY ISLAND  
TAX  
INCREMENT  
FINANCING  
DISTRICT

JUNE 1998

MAP 6  
TIF BOUNDARY  
AND  
SURROUNDING  
PUBLIC FACILITIES

LEGEND:

— TIF BOUNDARY



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Real Estate Advisors and Development Consultants

**CTC** Campbell & Campbell, Inc.  
City of Chicago

**71ST AND STONY ISLAND TIF AREA DESCRIPTION**

THAT PART OF THE WEST HALF OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 15 EAST AND THAT PART OF SECTIONS 23, 24, 25, 26, THE NORTH HALF OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF ANTHONY AVENUE AND THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE: THENCE NORTHWEST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF STONY ISLAND AVENUE WITH THE EAST EXTENSION OF THE NORTH RIGHT OF WAY LINE OF 80TH STREET; THENCE WEST ALONG SAID EXTENSION TO THE SOUTHWEST RIGHT OF WAY LINE OF SAID ANTHONY AVENUE; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF BLACKSTONE AVENUE; THENCE WEST, NORMAL FROM SAID EAST RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SAID BLACKSTONE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 1 IN BLOCK 4 OF CHARLES L. HUTCHINSON'S SUBDIVISION OF PART OF SAID SECTION 35; THENCE WEST ALONG SAID SOUTH LOT LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 44 IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DANTE AVENUE; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 OF SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 45 IN SAID BLOCK; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH 24.36 FEET OF LOT 1 IN BLOCK 104 OF CORNELL SUBDIVISION OF PART OF SAID SECTIONS 26 AND 35; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE WEST TO THE SOUTHEAST CORNER OF THE NORTH 25.3 FEET OF LOT 46 IN SAID BLOCK; THENCE WEST ALONG THE SOUTH LINE OF SAID 25.3 FEET OF SAID LOT TO THE EAST RIGHT OF WAY LINE OF KENWOOD AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 1 IN ODOLPH A. JOHNSON'S RESUBDIVISION OF PART OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST

LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 12.50 FEET OF LOT 42 IN BLOCK 105 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE, AND ITS WESTERLY EXTENSION TO THE WEST RIGHT OF WAY LINE OF KIMBARK AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 79TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 106 OF SAID CORNELL SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 6.00 FEET OF LOT 44 IN SAID BLOCK 106; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF AVALON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 107 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF LOT 45 IN SAID BLOCK; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF WOODLAWN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 5 IN THE RESUBDIVISION OF BLOCK 108 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID RESUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF 79TH PLACE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF SAID 79TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD AS PLATTED NORTH OF SAID 79TH STREET; THENCE NORTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SAID ILLINOIS CENTRAL RAILROAD AS PLATTED NORTH OF SAID 76TH STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF SAID 76TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE SOUTHEAST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO SAID SOUTH RIGHT OF WAY LINE OF SAID 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF SAID ANTHONY AVENUE; THENCE

SOUTHEAST ALONG SAID RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SAID AVALON AVENUE; THENCE SOUTH ALONG SAID RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF 77TH STREET; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 78 OF SAID CORNELL SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF LOT 12 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF AVALON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 2 IN BLOCK 95 OF SAID CORNELL SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF LOT 43 IN SAID BLOCK 95; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF WOODLAWN AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF LOT 24 IN SAID BLOCK 95; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 95; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 20 IN SAID BLOCK 95; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF AVALON AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 29 IN BLOCK 96 OF SAID CORNELL SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF THE SOUTH 6.00 FEET OF LOT 19 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF KIMBARK AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 97 OF SAID SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID PUBLIC ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF KENWOOD AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 78TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHWEST RIGHT OF WAY LINE OF DANTE AVENUE; THENCE NORTHEAST ALONG SAID NORTHWEST RIGHT OF WAY LINE AND ITS NORTHEAST EXTENSION TO THE NORTHEAST RIGHT OF WAY LINE OF SAID PENNSYLVANIA RAILROAD; THENCE NORTHWEST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF SAID 76TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF SOUTH CHICAGO AVENUE; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF

WAY LINE TO THE SOUTHWEST EXTENSION OF THE NORTHWEST RIGHT OF WAY LINE OF KIMBARK AVENUE; THENCE NORTHEAST ALONG SAID NORTHWEST RIGHT OF WAY LINE TO AN ANGLE; THENCE EAST TO THE EAST RIGHT OF WAY LINE OF SAID KIMBARK AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 40 OF SAID CORNELL SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF KENWOOD AVENUE; THENCE EAST TO THE INTERSECTION OF THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 39 OF SAID CORNELL SUBDIVISION WITH THE EAST RIGHT OF WAY LINE OF SAID KENWOOD AVENUE; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 76TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF BLACKSTONE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF LOT 16 IN CARTON & JOHNSTON'S SUBDIVISION OF PART OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST LINE AND ITS NORTH EXTENSION TO THE NORTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 74TH PLACE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 74TH PLACE WITH THE WEST LINE OF A PUBLIC ALLEY IN T.B. KEEFE'S SUBDIVISION OF PART OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST PUBLIC ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 74TH STREET; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 74TH STREET WITH THE WEST LINE OF A PUBLIC ALLEY IN WENTWORTH'S SUBDIVISIONS OF PART OF SAID SECTION 26; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 73RD PLACE; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 73RD PLACE WITH THE WEST LINE OF A PUBLIC ALLEY IN SLAWSON'S SUBDIVISION OF PART OF SAID SECTION AND IN ROBERTSON'S RESUBDIVISION THEREOF; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 73RD STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC

ALLEY IN BLOCK 16 OF JOHN G. SHORTALL TRUSTEE'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF BLACKSTONE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 72ND PLACE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN BLOCKS 9, 8 AND 1 OF SAID TRUSTEE'S SUBDIVISION; THENCE NORTH ALONG SAID WEST ALLEY LINE THROUGH SAID BLOCKS 9, 8 AND 1 TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID BLOCK 1 AND BLOCK 2 OF SAID TRUSTEE'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE THROUGH SAID BLOCKS 1 AND 2 AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 71ST STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 67TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY ABUTTING LOTS 21 THROUGH 40 IN A SUBDIVISION OF BLOCKS 15 AND 16 OF WOODLAWN RIDGE SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH ALONG SAID SOUTH EXTENSION AND SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 66TH STREET; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN WHITE AND COLEMAN'S SUBDIVISION OF BLOCK 4 OF JUNIUS MULVEY'S SUBDIVISION OF PART OF SAID SECTION 23; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 66TH PLACE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST LINE OF THE EAST 16.00 FEET OF LOT 9 IN WHITE AND COLEMAN'S SUBDIVISION OF LOTS 16 TO 25 OF BLOCK 1 OF SAID JUNIUS MULVEY'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE WEST LINE OF LOT 11 IN A SUBDIVISION OF BLOCKS 1 AND 4 OF SAID JUNIUS MULVEY'S SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH RIGHT OF WAY LINE OF 67TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE AS PLATTED SOUTH OF SAID 67TH STREET; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 69TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF BLOCK 3 OF HAMBLETON'S SUBDIVISION OF PART OF THE SUPERIOR COURT PARTITION OF PART

OF SAID SECTION 24; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK AND ALSO IN A. MATTESON'S SUBDIVISION OF PART OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF 70TH STREET; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 70TH STREET WITH THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 3 OF CRONKHITE, CLARKSON AND BOYD'S SUBDIVISION OF PART OF SAID SECTION 24; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF LOT 9 IN SAID BLOCK; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF CORNELL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 18 IN BLOCK 2 OF SAID CRONKHITE, CLARKSON AND BOYD'S SUBDIVISION; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 2; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH RIGHT OF WAY LINE OF 70TH STREET; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 70TH STREET WITH THE WEST LINE OF A PUBLIC ALLEY IN SAID A. MATTESON'S SUBDIVISION AND ALSO IN BLOCK 2 OF SAID HAMBLETON'S SUBDIVISION AND ALSO IN BLOCK 2 OF DICKEY AND BAKER'S SUBDIVISION OF PART OF SAID SECTION 24; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 69TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 15 IN BLOCK 1 OF SAID CRONKHITE, CLARKSON AND BOYD'S SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 1; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOT 10 IN SAID BLOCK 1; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF CREGIER AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOTS 16 AND 9 IN BLOCK 13 OF JACKSON PARK HIGHLANDS SUBDIVISION OF PART OF SAID SECTION 24; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CONSTANCE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO NORTH LINE OF THE SOUTH 28.00 FEET OF LOT 14 IN BLOCK 14 OF SAID JACKSON PARK HIGHLANDS; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 IN SAID BLOCK; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 11; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF

THE SOUTH 42.00 FEET OF LOT 14 IN BLOCK 15 OF SAID JACKSON PARK HIGHLANDS; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF LOT 11 IN SAID BLOCK; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 46.00 FEET OF SAID LOT 11; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF LOTS 14 AND 9 IN BLOCK 16 OF SAID JACKSON PARK HIGHLANDS; THENCE EAST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF JEFFERY AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF THE SOUTH 40.00 FEET OF LOT 9 IN BLOCK 1 OF COMMISSIONER'S PARTITION OF PART OF SAID SECTION 24; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK 1; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH LINE OF THE SOUTH 0.25 FEET OF LOT 15 IN SAID BLOCK 1; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF CHAPPEL AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF CHAPPEL AVENUE WITH THE NORTH LINE OF THE SOUTH 45.00 FEET OF LOT 14 IN BLOCK 2 OF SAID COMMISSIONER'S PARTITION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK 2; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF THE SOUTH 17.75 FEET OF LOT 9 IN SAID BLOCK 2; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CLYDE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 3 OF SAID COMMISSIONER'S PARTITION; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF MERRILL AVENUE; THENCE EAST TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MERRILL AVENUE WITH THE SOUTH LINE OF LOT 10 IN E. L. SUMMER'S SUBDIVISION OF PART OF SAID COMMISSIONER'S PARTITION; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY BETWEEN SAID SUMMER'S SUBDIVISION AND A RESUBDIVISION OF THE EAST HALF OF BLOCK 4 OF SAID COMMISSIONER'S PARTITION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE WEST EXTENSION OF THE NORTH LINE OF THE SOUTH 26.00 FEET OF LOT 9 IN SAID RESUBDIVISION; THENCE EAST ALONG SAID EXTENSION, SAID NORTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF PAXTON AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 6 OF A RESUBDIVISION OF PART OF SOUTH SHORE DIVISION NUMBER 5 OF PART OF SAID SECTION 24; THENCE EAST ALONG SAID NORTH ALLEY LINE TO THE WEST RIGHT OF WAY LINE OF

CRANDON AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 70TH PLACE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SOUTH SHORE DRIVE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO A CUL-DE-SAC AT THE INTERSECTION OF 67TH STREET; THENCE CLOCKWISE ALONG SAID CUL-DE-SAC TO THE WEST SHORE OF LAKE MICHIGAN; THENCE EASTERLY AND SOUTHERLY ALONG SAID WEST SHORE TO THE SOUTH RIGHT OF WAY LINE OF SOUTH SHORE DRIVE; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF EXCHANGE AVENUE; THENCE SOUTHEAST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF THE SOUTH 40.00 FEET OF LOT 3 IN BLOCK 4 OF SOUTH SHORE SUBDIVISION OF PART OF SAID SECTION 30; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 75 FEET OF SAID LOT 3 AND LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH RIGHT OF WAY LINE OF 72ND STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHWEST EXTENSION OF THE NORTHEAST RIGHT OF WAY LINE OF PHILLIPS AVENUE; THENCE SOUTHEAST ALONG SAID EXTENSION AND SAID NORTHEAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 6 IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF YATES AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHWEST RIGHT OF WAY LINE OF 71ST STREET; THENCE NORTHWEST ALONG SAID SOUTHWEST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF LOT 16 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 OF STAVE AND KLEMM'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID EXTENSION AND SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF OGLESBY AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY IN THE RESUBDIVISION OF LOTS 3, 4 AND 5 IN BLOCK 1 OF SAID STAVE AND KLEMM'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF CRANDON AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH 45.00 FEET OF LOT 2 IN BLOCK 1 OF COLUMBIA ADDITION TO SOUTH SHORE SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 23 IN SAID BLOCK; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF LUELLA AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE

OF THE NORTH 20.00 FEET OF LOT 3 IN BLOCK 2 OF SAID COLUMBIA ADDITION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF LOT 23 IN SAID BLOCK 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF PAXTON AVENUE; THENCE WEST TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PAXTON AVENUE WITH THE SOUTH LINE OF THE NORTH 97.00 FEET OF LOT 1 IN BLOCK 2 OF STAVE AND KLEMM'S SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY ABUTTING LOTS 6 THROUGH 10 IN ADOLPH LINDSTROM'S RESUBDIVISION OF PART OF SAID STAVE AND KLEMM'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 5.00 FEET OF LOT 9 IN SAID ADOLPH LINDSTROM'S RESUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF MERRILL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 1 IN SAID ADOLPH LINDSTROM'S RESUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PUBLIC ALLEY ABUTTING SAID RESUBDIVISION; THENCE SOUTH ALONG SAID WEST ALLEY LINE TO THE NORTH LINE OF LOTS 16 AND 17 IN BLOCK 2 OF SAID STAVE AND KLEMM'S SUBDIVISION; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST 124.33 FEET OF SAID LOT 16; THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF 72ND STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF JEFFERY AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ABUTTING FRANK'S RESUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF BLOCK 1 OF SOUTH KENWOOD RESUBDIVISION OF PART OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 3 IN SAID BLOCK 1; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF EUCLID AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 2 IN BLOCK 1 OF SAID SOUTH KENWOOD RESUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH 72.00 FEET OF THE NORTH 3/10 OF BLOCK 3 OF GEO. W. CLARK'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF BELKNAP'S RESUBDIVISION OF PART OF SAID BLOCK 3 OF GEO. W. CLARK'S SUBDIVISION; THENCE WEST ALONG

SAID NORTH LINE TO THE EAST LINE OF LOTS 4, 3 AND 2 IN CHRISTOPHER COLUMBUS ADDITION TO JACKSON PARK SUBDIVISION OF PART OF SAID SECTION 25; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF CONSTANCE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NORTH 32.00 FEET OF LOT 47 IN SAID CHRISTOPHER COLUMBUS ADDITION; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE EAST LINE OF THE WEST 83.43 FEET OF LOT 2 IN MURRAY WOLBACH'S ADDITION TO SOUTH SHORE SUBDIVISION OF PART OF SAID SECTION 25; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH 78.72 FEET OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST LINE OF A PUBLIC ALLEY IN SAID MURRAY WOLBACH'S ADDITION; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 4 IN A RESUBDIVISION OF BLOCK 2 OF CONRAD SELPP'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID RESUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE NORTH LINE OF THE SOUTH 3.00 FEET OF LOT 20 IN SAID RESUBDIVISION; THENCE WEST ALONG SAID EXTENSION, SAID SOUTH LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF CORNELL AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF LOT 28 IN SAID RESUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID RESUBDIVISION, ALSO BEING THE EAST LINE OF A PUBLIC ALLEY IN THE RESUBDIVISION OF BLOCK 3 OF SAID CONRAD SELPP'S SUBDIVISION, ALSO BEING THE EAST LINE OF A PUBLIC ALLEY IN THE ENGERS, COOK AND HOLINGER'S RESUBDIVISION OF LOT 6 IN SAID CONRAD SELPP'S SUBDIVISION, AND ALSO BEING THE EAST LINE OF A PUBLIC ALLEY IN THE RESUBDIVISION OF LOT 7 IN SAID CONRAD SELPP'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF 73RD STREET; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE CENTERLINE OF 74TH STREET; THENCE EAST ALONG SAID CENTERLINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY IN PLATT'S RESUBDIVISION OF LOTS 14 AND 16 IN SAID CONRAD SELPP'S SUBDIVISION; ALSO BEING THE EAST LINE OF A PUBLIC ALLEY IN PIERCE'S THIRD ADDITION TO CHICAGO RESUBDIVISION OF LOT 15 IN SAID CONRAD SELPP'S SUBDIVISION;

THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 74TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO RAILROAD; THENCE SOUTHEAST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF CREGIER AVENUE; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 75TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF JEFFERY BOULEVARD; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF BENNETT AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF 77TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF CONSTANCE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN BLOCKS 4, 5 AND 6 OF JAMES STINSON'S SUBDIVISION OF PART OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH ALLEY LINE AND ITS WEST EXTENSION TO THE WEST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY ABUTTING LOT 82 IN WELLS AND STUART'S RESUBDIVISION OF BLOCKS 7 AND 8 OF SAID JAMES STINSON'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY ABUTTING SAID LOT 82; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH RIGHT OF WAY LINE OF 76TH STREET; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN THE RESUBDIVISION OF BLOCKS 9 AND 10 OF SAID JAMES STINSON'S SUBDIVISION, ALSO BEING THE EAST LINE OF PUBLIC ALLEY IN BLOCKS 24 AND 25 OF SOUTHFIELD RESUBDIVISION OF PART OF SAID JAMES STINSON'S SUBDIVISION; THENCE SOUTH ALONG SAID EAST ALLEY LINE AND ITS SOUTH EXTENSION TO THE SOUTH LINE OF LOT 15 IN BLOCK 25 OF SAID SOUTHFIELD RESUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF CORNELL AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF A PUBLIC ALLEY IN BLOCK 26 OF SAID SOUTHFIELD RESUBDIVISION; THENCE EAST ALONG SAID NORTH ALLEY LINE AND ITS EAST EXTENSION TO THE EAST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF

79TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF EAST END AVENUE AS PLATTED SOUTH OF 79TH STREET; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN THE SUBDIVISION OF THE WEST 1111 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION OF THE WEST 1111 FEET; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE NORTHEAST LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION OF THE WEST 1111 FEET; THENCE SOUTHEAST ALONG SAID NORTHEAST ALLEY LINE AND ITS SOUTHEAST EXTENSION TO THE SOUTHEAST RIGHT OF WAY LINE OF EAST END AVENUE; THENCE SOUTHWEST ALONG SAID SOUTHEAST RIGHT OF WAY LINE TO THE NORTHEAST RIGHT OF WAY LINE OF SOUTH CHICAGO AVENUE; THENCE SOUTHEAST ALONG SAID NORTHEAST RIGHT OF WAY LINE TO THE NORTHEAST EXTENSION OF THE SOUTHEAST LINE OF LOT 16 IN BLOCK 3 OF ANTHONY AND HARVEY'S SUBDIVISION OF PART OF SAID SECTION 36; THENCE SOUTHWEST ALONG SAID EXTENSION, SAID SOUTHEAST LINE AND ITS SOUTHWEST EXTENSION TO THE SOUTHWEST LINE OF A PUBLIC ALLEY ABUTTING THE SOUTHWEST RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE NORTHWEST ALONG SAID SOUTHWEST ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF STONY ISLAND AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO SAID POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING PARCEL:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 69TH PLACE WITH THE WEST LINE OF A PUBLIC ALLEY IN BLOCK 1 OF BASS AND REYNOLD'S SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 69TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN BLOCK 1 OF MARSTON'S SUBDIVISION OF PART OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE SOUTH EXTENSION OF THE WEST LINE OF A PUBLIC ALLEY IN SAID BLOCK AND ALSO IN BLOCK 1 OF PEARCE AND BENJAMIN'S SUBDIVISION OF PART OF SAID SECTION; THENCE NORTH ALONG SAID WEST ALLEY LINE AND ITS NORTH EXTENSION TO THE NORTH RIGHT OF WAY LINE OF 68TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE WEST LINE OF A PUBLIC ALLEY IN BASS AND EDMOND'S SUBDIVISION OF PART

OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST ALLEY LINE TO THE SOUTH LINE OF A PUBLIC ALLEY IN SAID SUBDIVISION AND ALSO IN BLOCKS 1 AND 4 IN BASS SUBDIVISION OF PART OF SAID SECTION 23; THENCE WEST ALONG SAID SOUTH ALLEY LINE TO THE EAST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 68TH STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE NORTH EXTENSION OF THE EAST LINE OF A PUBLIC ALLEY IN BLOCK 2 OF SAID PEARCE AND BENJAMIN'S SUBDIVISION; THENCE SOUTH ALONG SAID EXTENSION AND SAID EAST ALLEY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF LOT 21 IN SAID BLOCK 2; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DANTE AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE EAST EXTENSION OF THE SOUTH LINE OF THE NORTH 12.50 FEET OF LOT 3 IN BLOCK 3 OF SAID PEARCE AND BENJAMIN'S SUBDIVISION; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF A PUBLIC ALLEY IN SAID BLOCK; THENCE SOUTH ALONG SAID EAST ALLEY LINE TO THE SOUTH LINE OF THE NORTH 9.00 FEET OF LOT 18 IN SAID BLOCK 3; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF DORCHESTER AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF 69TH PLACE; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO SAID POINT OF BEGINNING.

## 71st &amp; Stony Island RPA PIN List

PIN Count	PIN #				1996 EAV
1	21	19	100	001	\$0.00
2	20	23	127	019	\$0
3	20	23	127	020	\$0
4	20	23	127	021	\$14,264
5	20	23	127	022	\$1,775
6	20	23	127	023	\$16,267
7	20	23	127	024	\$13,876
8	20	23	127	025	\$13,134
9	20	23	127	026	\$11,647
10	20	23	127	027	\$12,327
11	20	23	127	028	\$13,444
12	20	23	127	029	\$16,732
13	20	23	127	030	\$14,268
14	20	23	127	031	\$10,315
15	20	23	127	032	\$18,289
16	20	23	127	033	\$10,825
17	20	23	127	034	\$11,025
18	20	23	127	035	\$11,025
19	20	23	127	036	\$86,389
20	20	23	222	001	\$1,805
21	20	23	222	002	\$1,805
22	20	23	222	003	\$2,569
23	20	23	222	004	\$2,520
24	20	23	222	005	\$14,107
25	20	23	222	006	\$25,642
26	20	23	222	007	\$15,077
27	20	23	222	008	\$14,182
28	20	23	222	009	\$13,369
29	20	23	222	010	\$21,760
30	20	23	222	011	\$21,760
31	20	23	222	012	\$13,263
32	20	23	222	013	\$966
33	20	23	222	014	\$11,286
34	20	23	222	015	\$11,432
35	20	23	222	016	\$4,704
36	20	23	222	017	\$2,520
37	20	23	222	018	\$0
38	20	23	222	019	\$0
39	20	23	222	020	\$4,854
40	20	23	222	021	\$1,609
41	20	23	222	022	\$9,756
42	20	23	222	023	\$26,135
43	20	23	222	024	\$0
44	20	23	222	025	\$25,551
45	20	23	222	026	\$3,221
46	20	23	222	027	\$7,892
47	20	23	222	028	\$8,874
48	20	23	222	029	\$1,465
49	20	23	222	030	\$8,822
50	20	23	222	031	\$9,140
51	20	23	222	032	\$7,740
52	20	23	223	002	\$3,221
53	20	23	223	003	\$3,221
54	20	23	223	004	\$0
55	20	23	223	016	\$44,026
56	20	23	223	017	\$221,539
57	20	23	223	018	\$12,090
58	20	23	223	019	\$15,228
59	20	23	223	020	\$11,279
60	20	23	223	021	\$8,239
61	20	23	223	022	\$7,419
62	20	23	223	023	\$7,185
63	20	23	223	024	\$7,120
64	20	23	223	026	\$15,142
65	20	23	223	027	\$55,527
66	20	23	223	028	\$21,072
67	20	23	223	029	\$48,106
68	20	23	223	030	\$73,999
69	20	23	223	033	\$3,568
70	20	23	223	034	\$496,548
71	20	23	224	001	\$0
72	20	23	224	002	\$2,229
73	20	23	224	003	\$3,107
74	20	23	224	004	\$2,965
75	20	23	224	005	\$822
76	20	23	224	006	\$0
77	20	23	224	007	\$12,161
78	20	23	224	008	\$14,070
79	20	23	224	009	\$0
80	20	23	224	010	\$21,194
81	20	23	224	011	\$11,193

PIN Count	PIN #				1996 EAV
82	20	23	224	012	\$0
83	20	23	224	013	\$499
84	20	23	224	014	\$93,623
85	20	23	225	001	\$0
86	20	23	225	002	\$0
87	20	23	225	003	\$1,956
88	20	23	225	004	\$2,378
89	20	23	225	005	\$0
90	20	23	225	006	\$0
91	20	23	225	007	\$0
92	20	23	225	008	\$10,130
93	20	23	225	010	\$0
94	20	23	225	011	\$2,971
95	20	23	225	012	\$12,977
96	20	23	225	013	\$14,833
97	20	23	225	014	\$16,641
98	20	23	225	015	\$14,292
99	20	23	225	016	\$2,378
100	20	23	225	017	\$18,599
101	20	23	225	018	\$0
102	20	23	225	019	\$12,430
103	20	23	225	020	\$0
104	20	23	225	021	\$0
105	20	23	225	022	\$0
106	20	23	225	023	\$7,075
107	20	23	226	001	\$0
108	20	23	226	002	\$20,204
109	20	23	226	003	\$2,378
110	20	23	226	004	\$20,639
111	20	23	226	005	\$2,378
112	20	23	226	006	\$13,663
113	20	23	226	007	\$7,583
114	20	23	226	008	\$9,265
115	20	23	226	009	\$7,284
116	20	23	226	010	\$1,663
117	20	23	226	011	\$0
118	20	23	226	012	\$0
119	20	23	226	013	\$0
120	20	23	226	014	\$0
121	20	23	226	015	\$0
122	20	23	226	016	\$0
123	20	23	226	017	\$2,675
124	20	23	226	018	\$0
125	20	23	226	019	\$0
126	20	23	226	020	\$3,963
127	20	23	226	021	\$0
128	20	23	226	022	\$0
129	20	23	227	001	\$2,937
130	20	23	227	002	\$21,132
131	20	23	227	003	\$0
132	20	23	227	006	\$20,217
133	20	23	227	007	\$21,343
134	20	23	227	008	\$20,166
135	20	23	227	009	\$10,799
136	20	23	227	010	\$11,036
137	20	23	227	011	\$20,590
138	20	23	227	012	\$1,782
139	20	23	227	013	\$22,223
140	20	23	227	014	\$16,488
141	20	23	227	015	\$9,394
142	20	23	227	016	\$9,881
143	20	23	227	017	\$9,894
144	20	23	227	018	\$8,022
145	20	23	227	019	\$10,358
146	20	23	227	020	\$10,371
147	20	23	227	021	\$4,022
148	20	23	227	022	\$35,617
149	20	23	227	023	\$30,449
150	20	23	227	024	\$37,125
151	20	23	227	025	\$11,892
152	20	23	227	026	\$20,187
153	20	23	227	027	\$0
154	20	23	227	028	\$0
155	20	23	227	029	\$0
156	20	23	227	030	\$0
157	20	23	227	031	\$4,757
158	20	23	227	032	\$0
159	20	23	227	033	\$25,115
160	20	23	227	034	\$2,427
161	20	23	228	001	\$63,161
162	20	23	228	002	\$0
163	20	23	228	003	\$12,086
164	20	23	228	004	\$12,641
165	20	23	228	005	\$12,198
166	20	23	228	006	\$3,092
167	20	23	228	007	\$11,172

PIN Count	PIN #			1996 EAV
168	20	23	228 010	\$8,678
169	20	23	228 015	\$44,613
170	20	23	228 016	\$87,400
171	20	23	228 017	\$13,082
172	20	23	228 024	\$14,141
173	20	23	228 025	\$7,365
174	20	23	401 001	\$0
175	20	23	401 002	\$0
176	20	23	401 003	\$0
177	20	23	401 004	\$0
178	20	23	401 005	\$7,647
179	20	23	401 006	\$7,359
180	20	23	401 007	\$1,885
181	20	23	401 008	\$1,904
182	20	23	401 009	\$0
183	20	23	401 010	\$0
184	20	23	401 011	\$0
185	20	23	401 012	\$7,509
186	20	23	401 013	\$9,151
187	20	23	401 014	\$2,005
188	20	23	401 015	\$0
189	20	23	402 004	\$11,159
190	20	23	402 005	\$13,390
191	20	23	402 006	\$40,159
192	20	23	402 016	\$5,016
193	20	23	402 018	\$5,024
194	20	23	402 019	\$5,022
195	20	23	402 020	\$100,938
196	20	23	403 001	\$0
197	20	23	403 002	\$21,480
198	20	23	403 016	\$97,752
199	20	23	403 017	\$29,558
200	20	23	403 018	\$25,065
201	20	23	403 019	\$1,091
202	20	23	403 020	\$927
203	20	23	403 021	\$1,011
204	20	23	405 023	\$228,302
205	20	23	405 024	\$145,683
206	20	23	405 025	\$48,925
207	20	23	406 001	\$5,827
208	20	23	406 002	\$20,228
209	20	23	406 003	\$22,356
210	20	23	406 018	\$95,858
211	20	23	406 019	\$32,390
212	20	23	407 001	\$25,820
213	20	23	408 017	\$62,156
214	20	23	408 018	\$23,600
215	20	23	408 019	\$53,709
216	20	23	408 020	\$169,879
217	20	23	408 027	\$21,637
218	20	23	408 029	\$159,611
219	20	23	408 031	\$7,098
220	20	23	408 031	\$7,098
221	20	23	408 031	\$7,098
222	20	23	408 031	\$7,098
223	20	23	408 031	\$7,098
224	20	23	408 031	\$7,098
225	20	23	408 031	\$10,972
226	20	23	408 031	\$6,453
227	20	23	408 031	\$6,453
228	20	23	408 031	\$6,453
229	20	23	408 031	N/A-(PIN Split)
230	20	23	408 031	\$6,459
231	20	23	408 031	\$10,972
232	20	23	408 031	\$6,459
233	20	23	408 031	\$6,453
234	20	23	408 031	\$6,453
235	20	23	408 031	\$6,453
236	20	23	408 031	\$6,453
237	20	23	408 031	\$6,453
238	20	23	411 023	\$0
239	20	23	412 001	\$308,719
240	20	23	412 002	\$21,534
241	20	23	412 003	\$13,676
242	20	23	412 004	\$13,711
243	20	23	412 005	\$13,762
244	20	23	412 006	\$13,797
245	20	23	412 007	\$13,846
246	20	23	412 008	\$4,022
247	20	23	412 009	\$4,054
248	20	23	412 010	\$5,812
249	20	23	412 011	\$4,127
250	20	23	412 012	\$4,471
251	20	23	412 013	\$4,123
252	20	23	412 015	\$1,775
253	20	23	412 016	\$1,775
254	20	23	412 017	\$1,775
255	20	23	412 018	\$1,775

PIN Count	PIN #				1998 EAV
426	20	23	423	040	\$12,349
427	20	23	423	041	\$8,114
428	20	23	423	042	\$0
429	20	23	424	001	\$178,875
430	20	23	424	002	\$7,187
431	20	23	424	003	\$10,926
432	20	23	424	004	\$2,558
433	20	23	424	005	\$2,558
434	20	23	424	006	\$0
435	20	23	424	007	\$7,529
436	20	23	424	008	\$6,999
437	20	23	424	009	\$10,685
438	20	23	424	010	\$2,558
439	20	23	424	011	\$7,070
440	20	23	424	016	\$6,193
441	20	23	424	017	\$6,292
442	20	23	424	018	\$40,549
443	20	23	424	019	\$28,310
444	20	23	424	020	\$71,716
445	20	23	424	021	\$72,857
446	20	23	424	022	\$3,836
447	20	23	424	023	\$135,944
448	20	23	424	024	\$15,092
449	20	23	424	025	\$0
450	20	23	424	026	\$23,197
451	20	23	424	027	\$0
452	20	23	424	028	\$3,836
453	20	23	424	029	\$24,248
454	20	23	424	030	\$22,296
455	20	23	424	031	\$19,589
456	20	23	424	032	\$32,118
457	20	23	424	033	\$32,118
458	20	23	424	034	\$15,858
459	20	23	424	035	\$17,569
460	20	23	424	036	\$28,882
461	20	23	424	037	\$57,336
462	20	23	424	038	\$58,128
463	20	23	424	039	\$0
464	20	23	424	040	\$84,099
465	20	23	424	041	\$9,140
466	20	23	424	042	\$9,128
467	20	23	424	043	\$9,237
468	20	23	424	044	\$9,108
469	20	23	424	045	\$9,115
470	20	23	424	046	\$9,128
471	20	23	424	047	\$9,123
472	20	23	424	048	\$9,201
473	20	24	316	004	\$0
474	20	24	316	005	\$0
475	20	24	316	006	\$0
476	20	24	316	007	\$0
477	20	24	316	008	\$0
478	20	24	316	009	\$0
479	20	24	316	015	\$23,811
480	20	24	316	062	\$91,538
481	20	24	316	063	\$79,374
482	20	24	317	017	\$0
483	20	24	317	018	\$0
484	20	24	317	019	\$0
485	20	24	323	001	\$115,925
486	20	24	323	002	\$57,962
487	20	24	323	004	\$56,811
488	20	24	323	005	\$56,811
489	20	24	323	006	\$53,943
490	20	24	323	007	\$53,943
491	20	24	323	008	\$64,861
492	20	24	323	009	\$89,704
493	20	24	323	012	\$71,871
494	20	24	323	013	\$20,708
495	20	24	323	026	\$81,545
496	20	24	323	027	\$9,485
497	20	24	323	028	\$9,485
498	20	24	323	029	\$18,972
499	20	24	323	030	\$10,623
500	20	24	323	031	\$114,481
501	20	24	323	032	\$70,027
502	20	24	323	035	\$0
503	20	24	323	036	\$89,080
504	20	24	323	037	\$85,442
505	20	24	324	017	\$88,695
506	20	24	324	018	\$4,493
507	20	24	324	019	\$11,901
508	20	24	324	020	\$12,923
509	20	24	324	021	\$35,714
510	20	24	324	022	\$8,990
511	20	24	324	023	\$30,343

PIN Count	PIN #			1996 EAV
512	20	24	324 024	\$44,572
513	20	24	324 025	\$64,017
514	20	24	324 026	\$242,768
515	20	24	324 034	\$0
516	20	24	324 035	\$375,284
517	20	24	325 034	\$69,883
518	20	24	325 035	\$148,816
519	20	24	325 036	\$0
520	20	24	325 057	\$169,629
521	20	24	326 009	\$17,013
522	20	24	326 010	\$14,042
523	20	24	326 011	\$22,593
524	20	24	326 012	\$18,903
525	20	24	326 021	\$242,099
526	20	24	327 023	\$167,219
527	20	24	327 028	\$88,114
528	20	24	328 011	\$167,241
529	20	24	328 024	\$53,588
530	20	24	328 025	\$99,845
531	20	24	329 012	\$746,324
532	20	24	329 013	\$223,480
533	20	24	406 010	\$0
534	20	24	421 009	\$361,826
535	20	24	421 020	\$0
536	20	24	421 022	\$88,181
537	20	24	421 023	\$120,033
538	20	24	422 012	\$211,344
539	20	24	422 022	\$92,792
540	20	24	422 023	\$120,194
541	20	24	422 024	\$0
542	20	24	423 022	\$139,712
543	20	24	423 023	\$0
544	20	24	423 024	\$0
545	20	24	423 026	\$35,966
546	20	24	423 027	\$86,729
547	20	24	424 014	\$57,575
548	20	24	424 015	\$106,556
549	20	24	424 016	\$0
550	20	24	424 017	\$0
551	20	24	424 021	\$42,451
552	20	24	424 022	\$175,867
553	20	24	428 004	\$115,062
554	20	24	428 005	\$27,215
555	20	24	428 006	\$208,500
556	20	24	428 007	\$45,149
557	20	24	428 008	\$149,717
558	20	24	429 001	\$873,345
559	20	24	429 002	\$70,107
560	20	24	429 003	\$36,297
561	20	24	429 004	\$56,458
562	20	24	430 001	\$16,609
563	20	24	430 002	\$6,337
564	20	24	430 003	\$48,628
565	20	24	430 004	\$56,669
566	20	24	430 005	\$18,558
567	20	24	430 006	\$0
568	20	25	100 001	\$171,379
569	20	25	100 003	\$37,762
570	20	25	100 004	\$26,795
571	20	25	100 005	\$45,795
572	20	25	100 006	\$45,795
573	20	25	100 009	N/A-(PIN Split)
574	20	25	100 010	\$450
575	20	25	100 011	\$3,755
576	20	25	100 012	\$3,755
577	20	25	100 013	\$3,755
578	20	25	100 027	\$101,130
579	20	25	100 028	\$61,502
580	20	25	100 029	\$52,919
581	20	25	100 030	\$65,666
582	20	25	100 032	\$21,375
583	20	25	100 033	\$0
584	20	25	100 034	\$27,750
585	20	25	100 035	\$15,649
586	20	25	101 001	\$0
587	20	25	101 016	\$4,463
588	20	25	101 017	\$18,137
589	20	25	101 018	\$18,137
590	20	25	101 019	\$18,137
591	20	25	101 026	\$0
592	20	25	101 027	\$0
593	20	25	102 001	\$92,575
594	20	25	102 002	\$88,842
595	20	25	102 003	\$11,888
596	20	25	102 004	\$20,144
597	20	25	102 005	\$0

PIN Count	PIN #				1996 EAV
598	20	25	102	006	\$206,892
599	20	25	103	001	\$127,439
600	20	25	103	002	\$123,013
601	20	25	103	003	\$19,568
602	20	25	103	004	\$12,215
603	20	25	105	001	\$264,816
604	20	25	105	004	\$0
605	20	25	107	015	\$0
606	20	25	107	021	\$0
607	20	25	107	022	\$0
608	20	25	107	023	\$0
609	20	25	108	001	\$143,794
610	20	25	108	008	\$116,977
611	20	25	108	021	\$0
612	20	25	108	022	\$8,820
613	20	25	109	001	\$89,917
614	20	25	109	002	\$17,631
615	20	25	109	010	\$270,867
616	20	25	109	011	\$404,778
617	20	25	109	014	\$0
618	20	25	109	015	\$0
619	20	25	112	001	\$350,125
620	20	25	112	002	\$105,664
621	20	25	112	003	\$64,786
622	20	25	112	004	\$67,105
623	20	25	112	005	\$0
624	20	25	112	006	\$14,423
625	20	25	112	007	\$14,909
626	20	25	112	008	\$9,220
627	20	25	112	009	\$9,276
628	20	25	112	010	\$18,931
629	20	25	112	011	\$0
630	20	25	112	012	\$4,349
631	20	25	112	013	\$239,400
632	20	25	131	001	\$11,976
633	20	25	131	002	\$71,830
634	20	25	131	003	\$46,057
635	20	25	131	004	\$50,100
636	20	25	131	005	\$46,926
637	20	25	131	006	\$123,028
638	20	25	131	007	\$21,687
639	20	25	131	008	\$17,220
640	20	25	132	005	\$104,286
641	20	25	132	034	\$138,079
642	20	25	132	035	\$72,310
643	20	25	133	004	\$1,366
644	20	25	133	005	\$4,142
645	20	25	133	006	\$4,142
646	20	25	133	007	N/A
647	20	25	133	008	N/A
648	20	25	133	009	\$45,156
649	20	25	133	010	\$44,943
650	20	25	133	011	\$46,227
651	20	25	133	012	\$81,707
652	20	25	133	013	\$49,179
653	20	25	133	014	\$49,179
654	20	25	133	015	\$4,144
655	20	25	133	016	\$24,818
656	20	25	133	019	\$196,076
657	20	25	133	020	\$5,988
658	20	25	133	021	\$22
659	20	25	133	022	\$306,473
660	20	25	133	041	\$42,092
661	20	25	200	010	\$107,344
662	20	25	200	011	\$404,111
663	20	25	200	025	\$0
664	20	25	200	026	\$0
665	20	25	200	027	\$0
666	20	25	200	028	\$0
667	20	25	200	030	\$478,992
668	20	25	200	034	\$15,778
669	20	25	200	036	\$1,029,569
670	20	25	200	037	\$3,583,402
671	20	25	201	005	\$136,874
672	20	25	201	008	\$37,719
673	20	25	201	013	\$114,277
674	20	25	201	027	\$0
675	20	25	201	028	\$0
676	20	25	201	029	\$0
677	20	25	201	033	\$31,466
678	20	25	201	035	\$1,014,490
679	20	25	202	010	\$60,248
680	20	25	202	011	\$19,398
681	20	25	202	022	\$0
682	20	25	202	023	\$0
683	20	25	202	024	\$35,581

PIN Count	PIN #				1996 EAV
684	20	25	202	025	\$44,134
685	20	25	203	001	\$235,908
686	20	25	203	013	\$116,829
687	20	25	203	023	\$0
688	20	25	203	024	\$0
689	20	25	204	001	\$0
690	20	25	204	002	\$73,586
691	20	25	204	003	\$81,074
692	20	25	204	028	\$0
693	20	25	204	029	\$0
694	20	25	205	001	\$0
695	20	25	206	027	\$68,174
696	20	25	206	029	\$0
697	20	25	206	030	\$0
698	20	25	206	031	\$0
699	20	25	300	001	\$21,551
700	20	25	300	002	\$47,219
701	20	25	300	003	\$0
702	20	25	300	004	\$0
703	20	25	300	005	\$0
704	20	25	300	006	\$0
705	20	25	300	007	\$0
706	20	25	300	014	\$0
707	20	25	300	015	\$0
708	20	25	300	016	\$0
709	20	25	300	017	\$0
710	20	25	300	018	\$0
711	20	25	300	019	\$0
712	20	25	300	020	\$0
713	20	25	300	025	\$0
714	20	25	300	026	\$0
715	20	25	301	001	\$10,425
716	20	25	301	002	\$9,050
717	20	25	301	003	\$64,745
718	20	25	301	004	\$15,507
719	20	25	301	005	\$0
720	20	25	301	006	\$0
721	20	25	301	007	\$0
722	20	25	301	008	\$0
723	20	25	301	009	\$0
724	20	25	301	010	\$0
725	20	25	301	011	\$0
726	20	25	301	012	\$0
727	20	25	301	013	\$0
728	20	25	301	014	\$0
729	20	25	302	001	\$91,378
730	20	25	302	002	\$44,844
731	20	25	302	003	\$45,018
732	20	25	302	004	\$10,216
733	20	25	303	001	\$194,593
734	20	25	303	036	\$107,523
735	20	25	304	001	\$0
736	20	25	304	002	\$0
737	20	25	304	003	\$0
738	20	25	304	004	\$0
739	20	25	304	005	\$0
740	20	25	304	006	\$0
741	20	25	304	007	\$0
742	20	25	304	008	\$0
743	20	25	304	038	\$0
744	20	25	305	005	\$0
745	20	25	305	006	\$0
746	20	25	305	007	\$0
747	20	25	305	011	\$0
748	20	25	305	012	\$0
749	20	25	305	013	\$0
750	20	25	305	014	\$0
751	20	25	305	015	\$0
752	20	25	305	016	\$0
753	20	25	305	019	\$0
754	20	25	305	020	\$0
755	20	25	305	021	\$0
756	20	25	305	022	\$0
757	20	25	305	023	\$0
758	20	25	305	025	\$0
759	20	25	305	026	\$0
760	20	25	306	003	\$0
761	20	25	307	018	\$0
762	20	25	308	001	\$0
763	20	25	308	002	\$0
764	20	25	308	003	\$0
765	20	25	308	004	\$0
766	20	25	308	005	\$0
767	20	25	308	006	\$0
768	20	25	308	007	\$0
769	20	25	308	008	\$0

PIN Count	PIN #			1996 EAV
770	20	25	308 009	\$0
771	20	25	308 010	\$0
772	20	25	308 011	\$0
773	20	25	308 034	\$0
774	20	25	313 001	\$0
775	20	25	316 006	\$3,197
776	20	25	316 007	\$18,244
777	20	25	316 008	\$30,965
778	20	25	316 009	\$30,965
779	20	25	316 010	\$3,197
780	20	25	316 011	\$3,197
781	20	25	316 012	\$3,197
782	20	25	316 013	\$3,197
783	20	25	316 014	\$3,197
784	20	25	316 015	\$3,197
785	20	25	316 016	\$0
786	20	25	316 017	\$0
787	20	25	316 018	\$0
788	20	25	316 019	\$0
789	20	25	316 020	\$0
790	20	25	316 021	\$0
791	20	25	316 022	\$0
792	20	25	316 023	\$0
793	20	25	316 024	\$0
794	20	25	316 042	\$15,671
795	20	25	316 043	\$11,862
796	20	25	316 044	\$3,731
797	20	25	316 045	\$20,740
798	20	25	316 046	\$3,542
799	20	25	324 008	\$67,215
800	20	25	324 009	\$34,064
801	20	25	324 010	\$8,684
802	20	25	324 011	\$62,199
803	20	25	324 012	\$3,023
804	20	25	324 013	\$3,023
805	20	25	324 014	\$6,085
806	20	25	324 015	\$21,855
807	20	25	324 016	\$42,606
808	20	25	324 017	\$5,751
809	20	25	324 018	\$5,751
810	20	25	324 025	\$12,000
811	20	25	324 026	\$9,039
812	20	25	324 027	\$9,039
813	20	25	324 028	\$11,449
814	20	25	324 029	\$96,807
815	20	25	324 030	\$18,657
816	20	25	324 031	\$0
817	20	25	324 032	\$0
818	20	25	325 027	\$9,831
819	20	25	325 028	\$7,320
820	20	25	325 029	\$7,320
821	20	25	325 030	\$101,623
822	20	25	325 031	\$32,643
823	20	25	325 032	\$21,147
824	20	25	325 033	\$57,754
825	20	25	325 034	\$11,832
826	20	25	325 035	\$7,320
827	20	25	500 001	\$0
828	20	25	501 009	\$0
829	20	25	501 010	\$66,567
830	20	26	109 040	\$440,660
831	20	26	202 001	\$49,212
832	20	26	202 002	\$5,235
833	20	26	202 003	\$6,244
834	20	26	202 004	\$7,617
835	20	26	202 005	\$2,576
836	20	26	202 006	\$14,001
837	20	26	202 007	\$19,731
838	20	26	202 008	\$19,731
839	20	26	202 009	\$19,731
840	20	26	202 010	\$19,731
841	20	26	202 011	\$19,731
842	20	26	202 012	\$14,001
843	20	26	202 013	\$5,965
844	20	26	202 014	\$5,965
845	20	26	202 015	\$5,965
846	20	26	202 016	\$5,965
847	20	26	202 017	\$5,965
848	20	26	202 042	\$16,826
849	20	26	202 045	\$9,747
850	20	26	202 046	\$9,881
851	20	26	203 001	\$269,335
852	20	26	203 002	\$66,505
853	20	26	203 003	\$7,262
854	20	26	203 004	\$18,029
855	20	26	203 005	\$18,240

PIN Count	PIN #				1996 EAV
856	20	26	203	019	\$29,814
857	20	26	203	023	\$88,689
858	20	26	203	024	\$130,477
859	20	26	207	022	\$24,062
860	20	26	207	025	\$163,609
861	20	26	207	026	\$131,566
862	20	26	207	027	\$42,707
863	20	26	211	016	\$128,812
864	20	26	211	017	\$84,050
865	20	26	211	024	\$226,200
866	20	26	215	001	\$31,159
867	20	26	215	018	\$20,689
868	20	26	215	024	\$219,097
869	20	26	222	029	\$13,803
870	20	26	222	030	\$154,608
871	20	26	223	026	\$87,180
872	20	26	223	027	\$57,265
873	20	26	223	028	\$57,265
874	20	26	223	029	\$57,265
875	20	26	223	030	\$57,265
876	20	26	223	031	\$120,041
877	20	26	223	032	\$196,207
878	20	26	229	033	\$24,400
879	20	26	229	034	\$82,916
880	20	26	229	035	\$108,708
881	20	26	229	036	\$30,399
882	20	26	229	040	\$185,909
883	20	26	229	041	\$132,467
884	20	26	230	024	\$36,078
885	20	26	230	025	\$61,323
886	20	26	230	026	\$35,658
887	20	26	230	027	\$36,953
888	20	26	230	028	\$182,520
889	20	26	230	029	\$208,708
890	20	26	230	033	\$61,416
891	20	26	323	044	\$0
892	20	26	323	045	\$0
893	20	26	323	049	\$0
894	20	26	323	050	\$0
895	20	26	323	070	\$0
896	20	26	323	072	\$0
897	20	26	323	074	\$0
898	20	26	323	081	\$85,164
899	20	26	323	082	\$42,582
900	20	26	323	083	\$0
901	20	26	323	084	\$534,895
902	20	26	401	012	\$20,222
903	20	26	401	018	\$5,304
904	20	26	401	019	\$6,446
905	20	26	401	020	\$16,430
906	20	26	401	021	\$15,832
907	20	26	401	022	\$16,323
908	20	26	401	023	\$17,156
909	20	26	401	024	\$21,422
910	20	26	401	025	\$11,458
911	20	26	402	030	\$92,334
912	20	26	402	031	\$9,188
913	20	26	402	032	\$9,356
914	20	26	402	033	\$9,087
915	20	26	402	034	\$8,652
916	20	26	402	035	\$8,103
917	20	26	402	036	\$1,775
918	20	26	402	037	\$2,335
919	20	26	405	018	\$1,166,615
920	20	26	407	001	\$78,621
921	20	26	407	002	\$78,621
922	20	26	407	003	\$78,621
923	20	26	407	004	\$168,063
924	20	26	407	005	\$597,473
925	20	26	407	006	\$807,165
926	20	26	410	009	\$9,420
927	20	26	410	010	\$108,291
928	20	26	410	011	\$0
929	20	26	411	003	\$41,218
930	20	26	411	004	\$114,735
931	20	26	411	007	\$118,707
932	20	26	412	007	\$5,917
933	20	26	412	008	\$5,917
934	20	26	412	009	\$8,667
935	20	26	412	010	\$2,959
936	20	26	412	011	\$5,917
937	20	26	412	012	\$17,984
938	20	26	412	013	\$10,558
939	20	26	412	014	\$12,906
940	20	26	412	015	\$9,328
941	20	26	412	016	\$7,710

PIN Count	PIN #				1996 EAV
942	20	26	412	017	\$6,608
943	20	26	412	018	\$5,429
944	20	26	412	019	\$7,598
945	20	26	412	020	\$6,524
946	20	26	412	021	\$8,579
947	20	26	412	022	\$2,707
948	20	26	412	023	\$7,744
949	20	26	412	024	\$281,817
950	20	26	413	001	\$8,927
951	20	26	413	002	\$15,144
952	20	26	413	003	\$7,421
953	20	26	413	004	\$7,656
954	20	26	413	005	\$0
955	20	26	413	006	\$6,332
956	20	26	413	007	\$7,727
957	20	26	413	008	\$0
958	20	26	413	009	\$105
959	20	26	413	010	\$1,599
960	20	26	413	011	\$176
961	20	26	413	012	\$1,457
962	20	26	413	013	\$2,281
963	20	26	413	014	\$6,330
964	20	26	413	015	\$11,525
965	20	26	413	016	\$1,848
966	20	26	413	017	\$8,359
967	20	26	413	018	\$8,837
968	20	26	413	019	\$8,217
969	20	26	413	020	\$15,346
970	20	26	413	021	\$15,088
971	20	26	413	022	\$7,742
972	20	26	413	023	\$9,775
973	20	26	413	024	\$6,894
974	20	26	413	025	\$1,777
975	20	26	413	026	\$1,571
976	20	26	413	027	\$0
977	20	26	413	028	\$7,645
978	20	26	413	029	\$1,551
979	20	26	413	030	\$0
980	20	26	413	031	\$0
981	20	26	413	032	\$0
982	20	26	413	033	\$7,772
983	20	26	413	034	\$141,707
984	20	26	413	035	\$6,582
985	20	26	413	036	\$30,810
986	20	26	413	042	\$0
987	20	26	414	001	\$8,553
988	20	26	414	002	\$16,428
989	20	26	414	003	\$14,453
990	20	26	414	004	\$14,042
991	20	26	414	005	\$12,458
992	20	26	414	006	\$12,456
993	20	26	414	008	\$7,692
994	20	26	414	009	\$1,777
995	20	26	414	010	\$8,321
996	20	26	414	011	\$7,189
997	20	26	414	012	\$8,863
998	20	26	414	013	\$6,793
999	20	26	414	014	\$1,777
1000	20	26	414	015	\$8,990
1001	20	26	414	019	\$7,137
1002	20	26	414	020	\$8,572
1003	20	26	414	021	\$7,240
1004	20	26	414	022	\$8,450
1005	20	26	414	023	\$8,271
1006	20	26	414	024	\$1,022
1007	20	26	414	025	\$0
1008	20	26	414	026	\$7,049
1009	20	26	414	027	\$1,777
1010	20	26	414	028	\$7,535
1011	20	26	414	029	\$6,380
1012	20	26	414	030	\$1,777
1013	20	26	414	031	\$1,777
1014	20	26	414	032	\$10,307
1015	20	26	414	033	\$7,458
1016	20	26	414	034	\$6,806
1017	20	26	414	035	\$5,502
1018	20	26	414	036	\$8,514
1019	20	26	414	037	\$9,790
1020	20	26	414	038	\$9,835
1021	20	26	414	039	\$5,969
1022	20	26	414	040	\$7,055
1023	20	26	414	041	\$7,445
1024	20	26	414	042	\$5,803
1025	20	26	414	043	\$9,414
1026	20	26	414	044	\$13,020
1027	20	26	414	045	\$11,350

PIN Count	PIN #				1996 EAV
1028	20	26	414	046	\$12,168
1029	20	26	415	002	\$6,511
1030	20	26	415	003	\$1,775
1031	20	26	415	004	\$5,289
1032	20	26	415	005	\$8,387
1033	20	26	415	006	\$1,775
1034	20	26	415	007	\$6,670
1035	20	26	415	008	\$1,775
1036	20	26	415	009	\$8,181
1037	20	26	415	010	\$6,210
1038	20	26	415	013	\$10,354
1039	20	26	415	014	\$8,850
1040	20	26	415	015	\$49,319
1041	20	26	415	016	\$10,487
1042	20	26	415	017	\$1,775
1043	20	26	415	018	\$8,062
1044	20	26	415	019	\$1,775
1045	20	26	415	020	\$9,855
1046	20	26	415	021	\$8,499
1047	20	26	415	022	\$8,613
1048	20	26	415	023	\$9,009
1049	20	26	415	024	\$6,522
1050	20	26	415	025	\$5,480
1051	20	26	415	026	\$11,552
1052	20	26	415	027	\$33,706
1053	20	26	415	028	\$24,488
1054	20	26	415	029	\$24,488
1055	20	26	415	030	\$24,488
1056	20	26	415	031	\$24,488
1057	20	26	415	032	\$24,488
1058	20	26	415	033	\$90,716
1059	20	26	415	034	\$41,655
1060	20	26	415	035	\$9,932
1061	20	26	415	036	\$8,846
1062	20	26	415	037	\$9,932
1063	20	26	415	038	\$10,182
1064	20	26	416	001	\$6,995
1065	20	26	416	002	\$6,320
1066	20	26	416	003	\$6,799
1067	20	26	416	004	\$7,774
1068	20	26	416	005	\$9,242
1069	20	26	416	006	\$7,598
1070	20	26	416	007	\$11,641
1071	20	26	416	008	\$9,470
1072	20	26	416	009	\$14,003
1073	20	26	416	014	\$11,430
1074	20	26	416	015	\$9,685
1075	20	26	416	016	\$7,557
1076	20	26	416	017	\$9,115
1077	20	26	416	018	\$7,144
1078	20	26	416	019	\$1,291
1079	20	26	416	020	\$12,839
1080	20	26	416	021	\$5,140
1081	20	26	416	022	\$9,853
1082	20	26	416	023	\$9,515
1083	20	26	416	024	\$9,917
1084	20	26	416	025	\$9,250
1085	20	26	416	026	\$8,880
1086	20	26	416	027	\$1,775
1087	20	26	416	028	\$1,775
1088	20	26	416	029	\$2,130
1089	20	26	416	034	\$31,843
1090	20	26	416	035	\$4,142
1091	20	26	416	036	\$8,504
1092	20	26	416	037	\$11,456
1093	20	26	416	038	\$47,705
1094	20	26	416	039	\$10,391
1095	20	26	416	040	\$8,336
1096	20	26	417	021	\$4,652
1097	20	26	417	022	\$2,326
1098	20	26	417	023	\$2,326
1099	20	26	417	024	\$2,326
1100	20	26	417	034	\$36,702
1101	20	26	417	035	\$997,894
1102	20	26	417	040	\$2,326
1103	20	26	421	001	\$1,874
1104	20	26	421	002	\$1,280
1105	20	26	421	003	\$1,510
1106	20	26	421	004	\$1,724
1107	20	26	421	005	\$4,196
1108	20	26	421	006	\$3,557
1109	20	26	421	007	\$9,005
1110	20	26	421	010	\$10,152
1111	20	26	421	011	\$14,369
1112	20	26	421	014	\$48,041
1113	20	26	421	015	\$76,807

PIN Count	PIN #				1996 EAV
1114	20	26	421	016	\$355
1115	20	26	421	017	\$5,562
1116	20	26	421	018	\$2,959
1117	20	26	421	019	\$3,963
1118	20	26	421	020	\$8,979
1119	20	26	421	021	\$5,997
1120	20	26	421	022	\$28,704
1121	20	26	422	001	\$2,573
1122	20	26	422	002	\$1,777
1123	20	26	422	003	\$1,786
1124	20	26	422	004	\$1,777
1125	20	26	422	005	\$1,777
1126	20	26	422	006	\$1,777
1127	20	26	422	007	\$1,777
1128	20	26	422	008	\$1,777
1129	20	26	422	009	\$1,777
1130	20	26	422	010	\$1,777
1131	20	26	422	011	\$7,940
1132	20	26	422	012	\$1,777
1133	20	26	422	013	\$5,106
1134	20	26	422	014	\$18,935
1135	20	26	422	023	\$90,451
1136	20	26	422	024	\$83,936
1137	20	26	422	025	\$14,731
1138	20	26	422	026	\$34,057
1139	20	26	423	001	\$84,258
1140	20	26	423	002	\$14,225
1141	20	26	423	003	\$5,762
1142	20	26	423	004	\$8,215
1143	20	26	423	005	\$8,820
1144	20	26	423	006	\$62,012
1145	20	26	423	007	\$12,323
1146	20	26	423	008	\$54,640
1147	20	26	423	009	\$4,105
1148	20	26	423	010	\$4,105
1149	20	26	423	011	\$16,981
1150	20	26	423	012	\$12,325
1151	20	26	423	013	\$6,808
1152	20	26	423	014	\$10,810
1153	20	26	423	015	\$32,514
1154	20	26	423	016	\$7,692
1155	20	26	423	017	\$19,649
1156	20	26	423	018	\$7,804
1157	20	26	423	019	\$72,654
1158	20	26	423	020	\$34,156
1159	20	26	423	021	\$3,750
1160	20	26	423	022	\$3,750
1161	20	26	423	023	\$3,750
1162	20	26	423	024	\$12,585
1163	20	26	423	025	\$560,109
1164	20	26	423	026	\$84,336
1165	20	26	424	018	\$24,172
1166	20	26	424	034	\$4,680
1167	20	26	424	035	\$31,686
1168	20	26	424	042	\$24,779
1169	20	26	424	043	\$5,786
1170	20	26	425	017	\$424,662
1171	20	26	425	036	\$12,278
1172	20	26	425	040	\$12,919
1173	20	26	426	041	\$37,102
1174	20	26	426	050	\$552,976
1175	20	26	427	004	\$2,755,512
1176	20	26	427	005	\$701,934
1177	20	26	428	001	\$82,868
1178	20	26	428	002	N/A-(PIN Split)
1179	20	26	428	003	\$14,048
1180	20	26	428	007	\$246,727
1181	20	26	428	008	\$217,102
1182	20	26	428	009	\$58,767
1183	20	26	428	010	\$27,781
1184	20	26	428	011	\$12,869
1185	20	26	428	012	\$25,597
1186	20	26	500	003	\$0
1187	20	26	501	002	\$0
1188	20	26	502	007	\$218,249
1189	21	30	100	001	\$40,286
1190	21	30	100	002	\$397,079
1191	21	30	100	003	\$30,537
1192	21	30	104	034	\$809,769
1193	20	35	106	003	\$990
1194	20	35	106	004	\$3,197
1195	20	35	106	005	\$3,197
1196	20	35	106	006	\$3,197
1197	20	35	106	007	\$1,803
1198	20	35	106	008	\$3,197
1199	20	35	106	009	\$3,197

PIN Count	PIN #				1996 EAV
1200	20	35	106	010	\$3,197
1201	20	35	106	011	\$3,197
1202	20	35	106	012	\$6,249
1203	20	35	106	013	\$3,107
1204	20	35	106	014	\$2,829
1205	20	35	106	015	\$2,569
1206	20	35	106	016	\$1,853
1207	20	35	200	001	\$5,816
1208	20	35	200	002	\$3,380
1209	20	35	200	038	\$59,613
1210	20	35	200	039	\$38,621
1211	20	35	201	001	\$34,199
1212	20	35	202	020	\$112,119
1213	20	35	202	038	\$98,572
1214	20	35	203	001	\$3,299
1215	20	35	203	021	\$30,169
1216	20	35	204	001	\$73,629
1217	20	35	204	002	\$7,187
1218	20	35	204	003	\$8,198
1219	20	35	204	021	\$49,121
1220	20	35	204	022	\$71,557
1221	20	35	204	023	\$126,767
1222	20	35	205	001	\$27,770
1223	20	35	205	002	\$16,794
1224	20	35	205	003	\$16,794
1225	20	35	205	020	\$70,539
1226	20	35	207	023	\$3,253
1227	20	35	207	024	\$0
1228	20	35	207	025	\$2,825
1229	20	35	207	026	\$2,008
1230	20	35	207	027	\$0
1231	20	35	207	028	\$19,191
1232	20	35	500	002	\$0
1233	20	36	100	001	\$19,415
1234	20	36	100	002	\$17,214
1235	20	36	100	003	\$224,637
1236	20	36	100	004	\$17,752
1237	20	36	100	013	\$18,711
1238	20	36	100	014	\$7,563
1239	20	36	100	015	\$8,908
1240	20	36	100	016	\$0
1241	20	36	100	017	\$0
1242	20	36	100	018	\$0
1243	20	36	100	019	\$0
1244	20	36	100	020	\$0
1245	20	36	100	021	\$0
1246	20	36	100	022	\$0
1247	20	36	100	023	\$0
1248	20	36	100	024	\$0
1249	20	36	100	025	\$0
1250	20	36	100	026	\$3,445
1251	20	36	100	027	\$19,219
1252	20	36	100	028	\$3,253
1253	20	36	100	029	\$17,403
1254	20	36	106	003	\$17,962
1255	20	36	106	004	\$18,350
1256	20	36	106	005	\$17,962
1257	20	36	106	006	\$23,867
1258	20	36	106	007	\$46,195
1259	20	36	106	008	\$11,535
1260	20	36	106	009	\$15,537
1261	20	36	106	010	\$34,066
1262	20	36	106	011	\$23,389
1263	20	36	106	015	\$37,162
1264	20	36	106	016	\$3,019
1265	20	36	106	017	\$3,019
1266	20	36	106	065	\$172,130
1267	20	36	106	070	\$0
1268	20	36	106	071	\$0
1269	20	36	106	072	\$342,045
1270	20	36	501	002	\$0
	TOTAL				\$ 53,008,913

Source: Cook County Assessor and S. B. Friedman &amp; Company