

**CITY OF CHICAGO
AUSTIN COMMERCIAL TAX INCREMENT REDEVELOPMENT AREA
REDEVELOPMENT PLAN AND PROJECT**

“Notice of Correction of the Redevelopment Plan and Project”

NOTICE is hereby given by the City of Chicago of the publication and inclusion of changes to the City of Chicago Austin Commercial Tax Increment Redevelopment Plan and Project (the “Plan”), which includes the Austin Commercial Tax Increment Redevelopment Plan and Project Eligibility Study. The Plan, pursuant to Section 5/11-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1 et seq. (the “Act”) was placed on file on May 1, 2007.

The Plan dated April, 2007, in which the legal description has been revised to include certain parcels that were omitted was approved pursuant to an ordinance enacted by the City Council on April 9, 2008, pursuant to Section 5/11-74.4-4 of the Act. The Plan is hereby changed as follows:

Legal Description

The legal description is hereby amended by adding the following parcels numbers:
16-04-300-011, 16-04-300-012, 16-04-300-013, 16-04-300-014, 16-04-300-025, 16-04-300-027,
16-04-300-028, 16-04-301-001, 16-04-301-002, 16-04-301-003, 16-04-301-004, 16-04-301-005,
16-04-301-006, 16-04-301-007, 16-04-301-008, 16-04-301-009, 16-04-301-010, 16-04-301-011,
16-04-301-015, 16-04-301-016, 16-04-301-017, 16-04-301-018, 16-04-301-019, 16-04-301-020,
16-04-301-021, 16-04-301-022, 16-04-301-045, 16-05-203-021.

The complete Plan has been available for public inspection and review since May 1, 2007, at the Office of the City Clerk, Room 107, 121 North La Salle Street, Chicago, Illinois and the Department of Planning and Development, Room 1000, 121 North LaSalle Street, Chicago, Illinois. If you wish to review this Plan, as amended or obtain further information concerning the Plan, please contact Robin Broman at the Department of Planning and Development, Room 1000, 121 North LaSalle Street, Chicago, Illinois, (312)742-2780 during the hours of 9:00 a.m. until 4:00 p.m., Monday through Friday.

Arnold L. Randall, Commissioner
DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Chicago

**AUSTIN COMMERCIAL TIF
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

April 2007

This plan is subject to review and may be revised after comment and public hearing.

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1. INTRODUCTION

This document presents a Tax Increment Redevelopment Plan and Project (the "Plan") under the requirements of the *Tax Increment Allocation Redevelopment Act* (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act") for the Austin Commercial TIF Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area encompasses properties in the area generally bounded to the north by West North Avenue, to the east by North Cicero Avenue, to the south by West Race Avenue and to the west by North Austin Avenue. More specifically, boundaries include property fronting on the north and south sides of West North Avenue between North Lamon Avenue to the east and North Austin Boulevard to the west then extending west along the north side of West North Avenue between North Austin Boulevard and North Narragansett Avenue; the north and south sides of West Division Street between the western alley right-of-way of North Cicero Avenue to the east and North Austin Avenue to the west; the north and south sides of West Chicago Avenue between the western alley right-of-way of North Cicero Avenue to the east and North Austin Avenue to the west; as well as property which fronts on the east and west sides of North Central Avenue between North Avenue to the north and West Chicago Avenue to the south then extending south along the east side of North Central Avenue between West Chicago Avenue and West Race Avenue. The Project Area boundaries are delineated on Figure 1: Redevelopment Project Area Boundary in Appendix A and legally described in Appendix B.

The Project Area contains a total of 1,236 tax parcels and is approximately 256 acres in size, including rights-of-way. This includes approximately 171 acres of net land area and 85 acres of public rights-of-way. The land use pattern is predominately commercial with a mix of commercial/residential mixed-use, residential, public and institutional uses. A total of 842 buildings exist in the Project Area, of which 97% are 35 years of age or older.

This Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area. The purpose of this Plan is neighborhood conservation, which can be accomplished by first stabilizing vulnerable commercial areas within the Project Area. The stabilization of these areas will promote new commercial investment, which will promote confidence in new residential development. This Plan seeks to help facilitate the transition of weak commercial areas into strong and viable commercial and mixed-use areas.

The Plan summarizes the analyses and findings of Camiros, Ltd. and its subconsultants (collectively the "Consultants") which, unless otherwise noted, are the responsibility of the Consultants. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. The Consultants have prepared this Plan and the related eligibility study with the understanding that the City would rely on 1) the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan, and 2) the fact that the Consultants have obtained the necessary information to conclude that the Plan and the related eligibility study are in compliance with the Act.

The Plan presents certain conditions, research and analysis undertaken to document the eligibility of the Project Area for designation as an improved conservation area tax increment financing (“TIF”) district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area are presented in Appendix C: Austin Commercial TIF Redevelopment Project Area Eligibility Study (the “Study”).

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at Section 5/11-74.4-2(a) that:

... there exist in many municipalities within this State blighted, conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked;

and also found at Section 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a “blighted area,” or a “conservation area.” A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a “blighted area” or “conservation area,” or combination thereof, and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 ILCS 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, the Plan must meet the following conditions under 5/11-74.4-3(n):

- (1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan;

- (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality;
- (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8 (b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted);
- (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area; and
- (5) if any incremental revenues are being utilized under Section 8 (a) (1) or 8 (a) (2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.
- (6) certification that a housing impact study need not be performed if less than 10 residential units will be displaced (see 5/11-74.4-3 (n)(5) of the Act).

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “redevelopment project costs” with incremental property tax revenues. “Incremental Property Tax” or “Incremental Property Taxes” are derived from the increase in the current equalized assessed value (“EAV”) of real property within the redevelopment project area over and above the “Certified Initial EAV” of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

The City authorized an evaluation to determine whether a portion of the City to be known as the Austin Commercial TIF Redevelopment Project Area qualifies for designation as a redevelopment project area under the provisions contained in the Act. If the Project Area so qualifies, the City also authorized the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

Austin Commercial TIF Redevelopment Project Area Overview

The Project Area is situated in the northern portion of the Austin Community Area and is generally comprised of four major corridors 1) West North Avenue, 2) West Division Street, 3) West Chicago Avenue, and 4) North Central Avenue. The Project Area is approximately 256 acres in size and includes 1,236 contiguous parcels and public rights-of-way. The Project Area contains improved property with tax parcels located on 129 full and partial tax blocks.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. The Project Area contains a total of 842 buildings, 817 of which were built in 1972 or earlier, representing 97% of all buildings.

The Project Area is characterized by:

- Obsolescence;
- Deterioration;
- Presence of structures below minimum code standards;
- Excessive vacancies;
- Lack of community planning; and
- Lagging or declining equalized assessed valuation (EAV)

As a result of these conditions, the Project Area is in need of revitalization, rehabilitation and redevelopment. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization. The Project Area, as a whole, has not been subject to growth and development by private enterprise, especially with respect to commercial uses for which most of the land in the Project Area is zoned, and would not reasonably be anticipated to be redeveloped without adoption of the Plan.

This Plan seeks to encourage neighborhood conservation by facilitating the transition of weak commercial areas into strong and viable commercial, residential and mixed-use areas. The Plan recognizes that new investment in commercial and mixed-use property is needed to improve and revitalize the Project Area. The redevelopment of the Project Area is expected to encourage economic revitalization within the Project Area and the surrounding area. This can be accomplished by first stabilizing vulnerable commercial areas. The stabilization of these commercial areas will promote new commercial investment, which will in turn promote confidence in new residential investment.

The *Eligibility Study*, attached as *Appendix C*, concludes that property in the Project Area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a conservation area under the Act. The Plan has been formulated in compliance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area.

2. PROJECT AREA DESCRIPTION

The Project Area includes only contiguous parcels and qualifies for designation as a conservation area under the Act. The proposed Project Area includes only that area that is anticipated to substantially benefit by the proposed redevelopment project area improvements.

The Project Area is located in the northern portion of the Austin Community Area, and abuts the Village of Oak Park. It is adjacent to three existing TIF districts. These include the North Cicero TIF, which abuts the Project Area at the east end of North Avenue, the Northwest Industrial Corridor TIF, which abuts the Project Area at the east end of Division Street and Chicago Avenue, and the Madison/Austin TIF, which abuts the Project Area at the south end of Central Avenue at Race Avenue. In addition, one existing redevelopment area, the Chicago/Austin Redevelopment Area is located within the Project Area on Chicago Avenue between Austin Boulevard and Massasoit Avenue. See *Figure 2: Adjacent TIF Districts and Redevelopment Areas in Appendix A*.

Community Context

The Project Area is located in the northern portion of the Austin Community Area on the far west side of Chicago, approximately eight miles west of the Chicago Loop. Spatially the largest community area in Chicago, the Austin Community Area stretches from North Avenue on the north to the Eisenhower Expressway on the south, between Cicero and Austin Avenues. It has a population of 117,527 and a median income of \$33,633 according to the 2000 U.S. Census. However, Austin has pockets of growing wealth as well as signs of continuing poverty.

The Austin Community Area generally developed following the annexation of Austin into the City of Chicago in 1899 through the 1930's. It developed as a densely populated, middle class residential community with major industrial areas to the east, north and south. Commercial development in Austin took place along the major east-west corridors, particularly North Avenue, Chicago Avenue and Madison Street. Much of the building activity that took place along the Project Area's corridors occurred between the 1920's and 1930's.

The 1960's saw great change in Austin. Many blocks in the Austin neighborhood were demolished to build the Eisenhower Expressway, effectively cutting off many neighborhoods from one another. A period of major demographic change occurred around the same time. In the early 1960's, the population of Austin was 99.8% white. By 1990, the population was 86.8% African American. In addition, the practice of blockbusting was widespread during this time, which hastened white flight and disinvestment. With this rapid demographic change came economic downturn, as Austin experienced property disinvestment, vacancy, demolition, as well as loss of jobs. While Austin experienced rapid demographic change, its commercial areas suffered as a result. With less disposable income, a loss of viability of many of the shops along its major east-west corridors occurred. West Chicago Avenue, which was once a vibrant commercial area, now relies on small churches, social service agencies and other non-commercial uses to fill available store-front space.

Current Land Use and Zoning

The distribution of the various types of land use in the Project Area is represented in *Figure 3: Existing Land Use*, found in *Appendix A*. The pattern of existing land use within the Project Area consists primarily of commercial and mixed-use commercial/residential uses, interspersed with residential, public, institutional and light industrial uses. In addition, 8% of land in the Project Area consists of vacant land or vacant buildings. Current zoning generally reflects the pattern of existing land use in the Project Area and is reflected in *Figure 4: Existing Zoning* in *Appendix A*. The predominant zoning classifications within the Project Area are B-Business and C-Commercial. However, there is one pocket of commercially zoned land which contains a light industrial use in the north side of North Avenue between Lamon Avenue to the east and LeClaire Avenue to the west. There are also two small areas of commercially zoned land which contain residential uses, including the north side of Division Street bounded by Lavergne Avenue to the east and LeClaire Avenue to the west, and on the block on the south side of Chicago Avenue also bounded by Lavergne Avenue to the east and LeClaire Avenue to the west. In addition, the vacant 15th District Chicago Police Station on the south side of Chicago Avenue between Lockwood Avenue to the east and Lorel Avenue to the west has split zoning, with commercially zoned land to the north and residentially zoned land to the south.

North Avenue has the strongest commercial orientation within the Project Area. It consists primarily of commercial and mixed-use commercial/residential uses and is a four-lane divided state highway. Division Street is a two lane street smaller in scale than North Avenue, and contains a mix of commercial, mixed-use, residential and public/institutional uses, including Westside Holistic Family Services (WHFS). Chicago Avenue is the southernmost east-west corridor in the Project Area and similar to North Avenue is a four-lane street. Land uses along Chicago Avenue consist of a variety of commercial, mixed-use and religious uses. Central Avenue, the only north-south corridor in the Project Area is predominantly residential in nature, with single- and multi-family uses, interspersed with public and institutional uses, including Byford Elementary School and the YMCA. Major intersections at Division Street and Central Avenue and Chicago and Central Avenues are anchored by commercial uses.

Transportation Characteristics

The Project Area contains one state highway, North Avenue/Illinois Route 64. This four-lane divided highway carries the highest traffic volumes in the Project Area, with an average daily traffic count of 29,500 vehicles per day east of Central Avenue and 35,000 vehicles per day west of Central Avenue (Illinois Department of Transportation, 2006). In comparison, Cicero Avenue, which forms the eastern edge of the Project Area carries approximately the same amount of daily traffic, with 31,000 vehicles per day. West Chicago Avenue is a four-lane strategic regional arterial. Approximately 19,000 vehicles per day travel along Chicago Avenue west of Central Avenue, while just 11,000 vehicles per day travel along the road west of Central. North Central Avenue, despite being a two-lane residential street, is comparable to West Chicago Avenue, carrying approximately 18,000 vehicles per day. Division Street carries 13,300 vehicles per day. The Eisenhower Expressway (I-290) is located south of the Project Area and can be accessed via North Austin, Central and Cicero Avenues.

The Project Area is served by public transportation, including Chicago Transit Authority (CTA) bus routes throughout the Project Area and CTA elevated train and Metra commuter rail stations within walking distance. A total of eight CTA bus routes serve the Project Area, including 72-North, 70-Division, 66-Chicago, 85-Central, 57-Laramie, 54 and X54-Cicero, and 86-Naragansett/Richland. There are three CTA bus turnaround facilities within the Project Area. It is also in close proximity to the east-west CTA Green Line, located to the south of the Project Area along Lake Street with stations on Cicero, Laramie, Central and Austin at Lake Street. The Cicero, Laramie and Central stations are all handicapped accessible stations.

The Project Area is also served by the Metra Milwaukee District West Line to the northwest, which provides service to Downtown Chicago and Elgin, via Galewood and Harrison Park stations.

Community Facilities and Historic Resources

Figure 5: Community Facilities in *Appendix A* highlights the major public and institutional facilities located in the Project Area. Educational facilities include Byford Elementary School located at Central and Augusta and Howe Elementary School located at Chicago and Long Avenues. Milton Brunson Specialty School at St. Peters Canisus and the Westside Alternative High School are also located within the Project Area.

The former Chicago Police 15th District Station is located on Chicago Avenue at Lorel Avenue and is currently vacant; the new station is located south of the Project Area at 5701 West Madison Street. The Chicago Fire Department has one location in the Project Area at 4900 West Chicago Avenue. The United States Postal Service also has a facility located within the Project Area at 5001 West Division Street.

There are two branches of the Chicago Public Library within the Project Area; the North Austin Branch at 5724 West North Avenue and the new West Chicago Avenue Branch at 4844 West Chicago Avenue. The Austin Branch of the Chicago Public Library is located just outside of the Project Area at 5616 West Race Avenue.

The largest park in the immediate vicinity of the Project Area is La Follette Park that occupies the block bounded by West Hirsch Avenue, North Laverne Avenue, West Potomac Avenue and North Laramie Avenue. Within the Project Area, Davis Park, located on Division Street and Long Avenue, is a mini public park. In addition, Menard Garden, a community gardening project, is located on Division Street and Menard Avenue.

There are a variety of institutional uses in the Project Area. Two of the largest include the Austin Branch of the YMCA and Westside Holistic Family Services (WHFS). The Austin YMCA is located in the southern end of the Project Area at 501 North Central Avenue. The YMCA provides academic services, arts and crafts, baseball/softball, counselor training, field trips, nature/environmental studies and recreational swimming. Located on West Division Street, WHFS provides health and family services in the Austin Community. WHFS was founded to serve those suffering from economic hardships and to provide services to the community after a series of hospital closings in the area.

Several areas of historic importance within the Austin Community Area include Midway Park, a historic district of restored 19th-century single-family homes in the core of the original Austin subdivision; Galewood, the northernmost section of Austin along the northern border with Oak Park but south of the Galewood railyards; and the Island, a quarter-section exclave of urban fabric along Cicero Avenue and the Eisenhower Expressway.

A total of eighteen buildings within the Project Area have been identified by the Chicago Landmarks Historic Resources Survey (CHRS) as having historic or architectural significance. See *Table 1: Historic Resources Survey Properties*. A color coded ranking system was used to identify historic and architectural significance relative to age, degree of external physical integrity, and level of possible significance. There is one building coded red, eleven orange, five yellow, and two green within the Project Area. A classification of red indicates the property possesses “some architectural feature of historic association that makes it potentially significant in the broader context of the City of Chicago, the State of Illinois, or the United States of America. There are approximately 300 of such properties in the CHRS. Orange contains significance in the community, while green and yellow buildings are considered too altered or lacking individual significance, but are located within designated or potential Chicago Landmark Districts. The Laramie State Bank Building located at 5200 West Chicago Avenue is also listed as a Chicago Landmark. This building was constructed in 1927-29 in the Art Deco Style and was designed by the architecture firm Meyer & Cook. It was designated a Chicago Landmark on June 14, 1995 and is considered to feature some of the finest examples of decorative terra cotta in Chicago. In addition, there are fifteen other buildings within the Project Area which are listed as architecturally or historically significant according to the CHRS.

**Table 1:
Historic Resources Survey Properties**

PIN	Address	Color	Style	Architect	Use	Year Built
16-04-201-006	5105 W. North Ave.	Orange	Unknown	Theis J. Jetnertson	Com/Res	1916
16-04-331-038	5200-04 W. Chicago Ave.	Orange	Art Deco/Moderne	Meyer & Cook	Com	1927
16-05-403-036	5809 W. Division St.	Orange	Classical	Unknown	Com	1925
16-05-430-033	5634 W. Chicago Ave.	Orange	Classical Revival	Frank M. Pray	Com	1911
16-05-431-020	854-56 N. Central Ave.	Green	Unknown	Unknown	Church	
16-08-206-031	5651 W. Chicago Ave.	Green	Unknown	Unknown	Com	
16-09-100-011	713 N. Central Ave.	Orange	Unknown	Unknown	Res	
16-09-107-001	655-57 N. Central Ave.	Yellow	Classical	Frederick R. Shock	Res	1900
16-09-107-007	641 N. Central Ave.	Yellow	Queen Anne	Unknown	Res	
16-09-107-008	637 N. Central Ave.	Orange	Queen Anne	Unknown	Res	
16-09-107-009	631 N. Central Ave.	Red	Italianate	Unknown	Res	
16-09-107-010	627 N. Central Ave.	Yellow	Queen Anne	Frederick R. Shock	Res	1902
16-09-107-011	621 N. Central Ave.	Orange	Queen Anne	Unknown	Res	
16-09-107-012	617-19 N. Central Ave.	Yellow	Gothic Revival	Miller & Hall	Res	1915
16-09-114-007	531 N. Central Ave.	Orange	Queen Anne	Robert S. Smith	Res	1900
16-09-114-012	501 N. Central Ave.	Yellow	Renaissance Revival	Unknown	YMCA	1924
16-09-326-002	819 N. Central Ave.	Orange	Queen Anne	Unknown	Res	
16-09-326-003	815 N. Central Ave.	Orange	Prairie	Unknown	Res	

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A REDEVELOPMENT PROJECT AREA

The Project Area on the whole has not been subject to significant growth and development through investment by private enterprise that is consistent with current zoning and established land use policies. Based on the conditions present, the Project Area is not likely to receive needed private sector investment without the adoption of the Plan. Between October 2006 and February 2007, studies were undertaken to establish whether the proposed Project Area is eligible for designation as a “blighted area” or “conservation area” in accordance with the requirements of the Act. This analysis concluded that the Project Area qualifies for designation as a redevelopment project area because it is a conservation area in accordance with the definitions contained in the Act.

In order to be designated as a conservation area, 50% or more of the buildings within the Project Area must be 35 years of age or older. Of the 842 buildings in the Project Area, 817, or 97%, were built before 1972. Once the age requirement has been met, the presence of at least three of the 13 conditions stated in the Act is required for designation of improved property as a conservation area. These conditions must be meaningfully present and reasonably distributed within the Project Area. Of the 13 conditions cited in the Act for improved property, six conditions are present within the Project Area to a major extent. Each of these conditions is meaningfully present and reasonably distributed within the Project Area. The following six conditions have been used to establish eligibility for designation as a conservation area:

1. Obsolescence
2. Deterioration
3. Presence of structures below minimum code standards
4. Excessive vacancies
5. Lack of community planning
6. Lagging or declining equalized assessed value

Three additional conditions are present to a more limited extent within the Project Area:

1. Dilapidation
2. Excessive land coverage and overcrowding of structures and community facilities
3. Deleterious land use or layout

These conditions were not used to establish eligibility of the Project Area for designation as a conservation area, but help to illustrate the need for public intervention to prevent the Project Area from becoming blighted. For more details on the basis for eligibility, refer to Appendix C: Eligibility Study.

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 2002 and 2006, the most recent years for which complete permit data was available. *Table 2: Building Permit Activity* summarizes construction activity within the Redevelopment Project Area by year and project type.

**Table 2:
Building Permit Activity (2002-2006)**

	2002	2003	2004	2005	2006	Total
<i>Construction Value</i>						
New Construction	\$6,330,111	\$4,925,001	\$3,151,500	\$3,183,556	\$125,000	\$17,715,168
Rehab	\$1,364,000	\$1,264,000	\$1,024,270	\$1,598,500	\$1,422,672	\$6,673,442
Repairs	\$209,650	\$152,100	\$110,181	\$120,400	\$288,000	\$880,332
Demolition	\$1,500	\$16,500	\$24,800	\$0	\$25,000	\$67,800
Total	\$7,905,261	\$6,357,601	\$4,310,751	\$4,902,456	\$1,860,672	\$25,336,742
<i># of Permits Issued</i>						
New Construction	16	11	7	5	2	41
Rehab	6	11	7	9	14	47
Repairs	34	29	19	6	11	99
Demolition	1	1	2	0	1	5
Total	57	52	35	20	28	192

Source: City of Chicago Department of Construction and Permits

During this five year period, a total of 192 building permits were issued for property within the Project Area, with a total value of approximately \$25.3 million. Over the last five years, a total of 41 new construction permits and 47 rehabilitation permits were issued in the Project Area. New construction permits accounted for approximately \$17.7 million in investment, or 70% of the total permit value. Approximately \$6.7 million, or 26.4%, was spent on rehabilitation projects. Repairs accounted for \$880,332 and demolition accounted for \$67,800 in total permit value.

This building permit analysis provides evidence in the need for public intervention to help stabilize the Project Area and to establish the need for additional private investment. A higher level of investment is needed to prevent the further decline of the Project Area's commercial corridors. Clearly, the lack of development activity demonstrates a need for additional private-sector investment. A continuation of this minimal level of private sector investment may exacerbate deterioration, vacancy and other blighting conditions. In sum, there is little incentive for developers to initiate new projects in the Project Area or make major investments without public financial assistance including the use of tax increment financing.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

This Plan is consistent with City plans for the Project Area. The land uses conform to those approved by the Chicago Planning Commission and to recent City-sponsored plans for the area. The following goals and objectives are provided to guide development in the Project Area.

General Goals

1. Create an attractive environment that encourages new commercial development and increases the tax base of the Project Area, thereby fostering confidence in new real estate investment.
2. Conserve viable neighborhoods with affordable, quality housing which will in turn stabilize and strengthen commercial areas.
3. Reduce or eliminate those conditions that qualify the Project Area as a conservation area while maintaining the economic and cultural diversity of the area.
4. Create an environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts that have jurisdiction over the Project Area.
5. Encourage the conservation and improvement of major institutional and public uses within the Study Area.
6. Upgrade public utilities, infrastructure and streets, including mass transit facilities, streetscape improvements and beautification, and improvements to parks and schools, including improving accessibility for people with disabilities, as required.
7. Enhance the Project Area as an economically diverse, affordable, and mixed-use neighborhood through the creation and preservation of affordable, low cost and mixed income housing, business and commercial opportunities.
8. Establish the Project Area as a dynamic commercial, retail and residential location for living, shopping and employment.

Redevelopment Objectives

1. Facilitate the transition of weak and underutilized commercial areas into strong and viable commercial and mixed-use development by creating an environment that stimulates private investment and business expansion.
2. Provide needed incentives to encourage a broad range of improvements in business retention, rehabilitation and new development utilizing available tools, particularly those designated to assist small businesses.
3. Assemble or encourage the assembly of land into parcels of appropriate size and shape for redevelopment in accordance with the redevelopment plan.
4. Support the preservation and rehabilitation of existing multi-family and very low, low and moderate income households, consistent with the Act.

5. Support the development of new housing, including rental and for-sale units within the Project Area.
6. Encourage the preservation and reuse of historic and/or architecturally significant buildings when possible, including those documented in the Chicago Historic Resources Survey.

Design Objectives

1. Enhance the appearance of arterial streets within the Project Area through public infrastructure and streetscape improvements.
2. Encourage pedestrian-friendly design through the provision of landscaping and street furniture, while also providing adequate safety measures such as lighting.
3. Encourage the development of appropriately scaled commercial, mixed-use and residential buildings. Design emphasis should be given to the pedestrian through the provision of inviting building entries, street-level amenities and other structural and façade elements to encourage pedestrian interaction.
4. Encourage increased use of public transit through pedestrian-friendly design, while also improving vehicular movement and ensuring that parking is adequate to meet current and future development needs.
5. Encourage improvements in accessibility for people with disabilities.

5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly and Site Preparation

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

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

Intergovernmental and Redevelopment Agreements

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

Terms of redevelopment as part of a redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a developer for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

Affordable Housing

The City requires that developers who receive TIF assistance for market-rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing, or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100% of the area median income and affordable rental units should be affordable to persons earning no more than 60% of the area median income.

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Project Area and to attract additional employers to the Project Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act.

A job readiness/training program is a component of the Plan. The City expects to encourage hiring that maximizes job opportunities for Chicago residents, especially those persons living in and around the Project Area.

Relocation

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

Analysis, Professional Services and Administrative Activities

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative legal services or other professional services to establish, implement and manage the Plan.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to construction of new public streets, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements. Enhancements to public schools within the Project Area as well as linkages between these public facilities may also be considered.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse developers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

This Plan seeks to encourage neighborhood conservation by facilitating the transition of weak commercial areas into strong and viable commercial and mixed-use areas. The Plan recognizes that new investment in commercial property is needed to improve and revitalize the Project Area. The redevelopment of the Project Area is expected to encourage economic revitalization within the Project Area and the surrounding area. This can be accomplished by first stabilizing vulnerable commercial areas. The stabilization of these commercial areas will promote new commercial investment, which will promote confidence in new residential investment.

In certain cases, attracting new private investment may require the redevelopment of existing properties. Infrastructure improvements will stress projects that will serve and benefit the Project Area and surrounding development. A comprehensive program of aesthetic enhancements may include streetscape improvements, facade renovations and compatible new development in keeping with current development standards. The components will create the quality environment required to sustain the revitalization of the Project Area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to 1) rehabilitate and expand existing commercial uses within the Project Area; 2) redevelop outdated and obsolete commercial properties into more appropriate development that will conform to current zoning and development standards; and 3) encourage appropriate infill development on vacant and underutilized land. The major physical improvement elements anticipated as a result of implementing the Plan are outlined below.

Commercial Rehabilitation and Expansion

Most of the current commercial buildings are well over 35 years of age and are in need of substantial rehabilitation or replacement to allow them to be adapted to modern retail, service commercial and other employment-based uses. Additional off-street parking is also needed, which could be accommodated through the redevelopment of marginal uses and vacant land.

Residential and Commercial Mixed-Use Development

Scattered vacant lots provide opportunities for the redevelopment of adjacent obsolete buildings along arterial streets within the Project Area for new development. Such development sites create opportunities to expand the supply of affordable housing and provide commercial spaces that meet the requirements of contemporary retailers.

Public Improvements

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include improvement of streetscape conditions to support redevelopment, replatting and assembly of smaller lots to provide appropriate development sites, and improvement of other public facilities that meet the needs of the community.

7. GENERAL LAND USE PLAN AND MAP

Figure 6: General Land Use Plan, in *Appendix A*, identifies land uses expected to result from implementation of the Plan. The land use categories planned for the Project Area are 1) commercial mixed-use, 2) commercial, residential and institutional, 3) residential, and 4) public/institutional. The General Land Use Plan allows for a prudent level of flexibility in land use policy to respond to future market forces. This is accomplished through the commercial/residential mixed-use and commercial/residential/institutional land use categories. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and existing zoning. The General Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The Plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment. A more specific discussion of the proposed uses within the Project Area is outlined below.

Commercial/Residential Mixed-Use

This land use category includes commercial uses and commercial/residential mixed-uses which are comprised of one or more commercial uses on the first floor and residential contained on one or more upper floors.

Commercial, Residential and Institutional

This land use category includes a mixture of commercial, residential, public or institutional uses. This land use category does not presume that these uses are mixed within the same building, but as separate uses.

Residential

This land use category includes single-family and multi-family residential uses.

Public/Institutional

This land use category applies to public facilities and publicly-owned property as well as institutional uses of a significant size that are inappropriate for inclusion into mixed-use categories.

These land use strategies are intended to direct development toward the most appropriate land use pattern for the various portions of the Project Area and enhance the overall development of the Project Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to the Plan as long as they are consistent with the Plan's goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

A major component of the Plan is to induce reinvestment in and redevelopment of underperforming commercial property along North Avenue, Division Street and Chicago Avenue. Despite the high traffic volumes and general prominence of these corridors, commercial property is not performing well. The Plan seeks to emphasize appropriately scaled mixed-use infill development on available vacant land and rehabilitation and reinvestment in existing property. Such land uses are included in the *commercial/residential mixed-use* category and generally include commercial uses which contain a residential component in the same building on one or more upper floors. In addition, existing viable commercial uses which do not contain a residential component are also included within the scope of this land use designation.

The *commercial, residential and institutional* land use category includes a mixture of commercial, residential or institutional uses that are not necessarily mixed within the same building. Institutional uses within the Project Area may include schools, religious institutions and public facilities such as police, fire and library facilities.

Another goal of this plan is to encourage contextual residential infill development at appropriate locations, as indicated by the *residential* land use category. This category includes single-family and multi-family residential uses. Rehabilitation of existing residential properties is a central element of the redevelopment project. However, in order to establish a stable residential environment where private investment is likely to occur, the City building code shall be vigorously enforced pertaining to deteriorated residential buildings with serious building code violations.

Public/institutional land uses are large publicly and privately owned cultural, educational, religious, charitable, and health-care related uses which are expected to remain in use throughout the life of the Plan. Improvements to these uses are needed to complement and attract private sector investment. As such, these uses may be rehabilitated or redeveloped for alternative public, open space or institutional uses consistent with the goals and objectives of this Plan.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in conservation areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Project Area throughout its 23-year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

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

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

Eligible Project Costs

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

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluded lobbying expenses); provided however, that no charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts shall not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors.
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3 (q) (4) of the Act.
6. Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the Project Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the Project Area with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities.
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and including reasonable reserves related thereto.

8. To the extent the City by written agreement accepts and approves the same, all, or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred, or to be incurred, in furtherance of the objectives of the Plan.
9. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements Section 74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes, as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment 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 provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) Redevelopment Project Costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - (e) up to 75 percent of the interest cost described in subsections (b) and (d) above incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low income households, as defined in Section 3 of the Illinois Affordable Housing Act.

13. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
14. Instead of the eligible costs provided for in 12(b), 12(d) and 12(e) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act.
15. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income adjusted for family size, as the annual income and City, county or regional median income adjusted for family size, as the annual income and City, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development (HUD).

Unless explicitly provided in the Act, the cost of constructing new privately-owned buildings is not an eligible redevelopment project cost.

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

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and also shown in *Table 3: Estimated Redevelopment Project Costs*.

1. Analysis, administration and professional services including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the Plan, including planning and legal fees, architectural and engineering, development site marketing, and financial and special service costs. (*Estimated cost: \$500,000*)

2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$20,000,000)*
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements. *(Estimated cost: \$15,000,000)*
4. Construction of public works and improvements, including streets and utilities, parks and open space, and public facilities such as schools and other public facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$7,500,000)*
5. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$1,500,000)*
6. Costs of job training and retraining projects, advanced vocational education, welfare-to-work, or career education, as provided for in the Act. *(Estimated cost: \$1,500,000)*
7. Provision of day care services as provided in the Act. *(Estimated cost: \$500,000)*
8. Interest subsidy or other financing costs associated with redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$3,500,000)*

The estimated gross eligible project cost over the life of the Project Area is \$50 million. All project cost estimates are in 2007 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

**Table 3:
Estimated Redevelopment Project Costs**

Eligible Expense	Estimated Cost
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$ <u>500,000</u>
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$ <u>20,000,000</u>
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$ <u>15,000,000</u>
Public Works and Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$ <u>7,500,000</u>
Relocation Costs	\$ <u>1,500,000</u>
Job Training, Retraining, Welfare-to-Work	\$ <u>1,500,000</u>
Day Care Services	\$ <u>500,000</u>
Interest Subsidy	\$ <u>3,500,000</u>
TOTAL REDEVELOPMENT PROJECT COSTS ^{[2][3]}	\$ <u>50,000,000</u> ⁴

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

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

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

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

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

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived principally from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds as the City may deem appropriate. The City may incur Redevelopment Project Costs (costs listed in Table 3: Estimated Redevelopment Project Costs) which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3: Estimated Redevelopment Project Costs.

Development of the Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment Project Costs include those eligible project costs stated in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity or meet identified public improvement needs.

Issuance of Obligations

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

The redevelopment project shall be completed, and all obligations issued to finance Redevelopment Project Costs and implement the Plan shall be retired not later than December 31 of the year in which the payment to the City Treasurer, as provided by the Act, is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Project Area is adopted (i.e. assuming City Council approval of the Project Area and Plan in 2007, by 2031). The final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement the Plan. (The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City.) Obligations may be issued on a parity or subordinated basis.

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

Most Recent Equalized Assessed Valuation (EAV)

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2005 EAV of all taxable parcels in the Project Area is approximately \$71,894,673. This total EAV amount by PIN is summarized in *Appendix D: Initial Equalized Assessed Value (EAV) of Property within the Austin Commercial TIF Redevelopment Project Area*. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

The Plan has utilized EAV values for the 2005 tax year. If the 2006 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2005 EAV with the 2006 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated at approximately \$130 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with *Figure 6: General Land Use Plan* presented in *Appendix A*.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including 1) redevelopment of the Project Area will occur in a timely manner and 2) an annual rate of inflation of 2.5%.

Financial Impact on Taxing Districts

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

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

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

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

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

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

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

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

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

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service and building, housing and zoning codes, etc. The City also administers the City of Chicago Library Fund, formerly a separate taxing district from the City.

The proposed revitalization of the Project Area may create an increase in demand on public services and facilities as the new households are added as a result of new residential development within the Project Area. However, increases are not anticipated to be significant. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because they are already serving the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately addressed by the existing services and programs maintained by these taxing districts. However, a portion of the \$50 million that has been allocated for public works and improvements within the Project Budget may be used to address potential demands associated with implementing the Plan.

Real estate tax revenues resulting from increases in the EAV, over and above the Certified Initial EAV established with the adoption of the Plan, will be used to pay eligible redevelopment costs in the Project Area. Following termination of the Project Area, the real estate tax revenues, attributable to the increase in the EAV over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Project Area. Successful implementation of the Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2007, by December 31, 2031).

9. HOUSING IMPACT STUDY

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on Project Area residents. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan. This Housing Impact Study, which is part of the Austin Commercial TIF Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

The Project Area contains a total of 1,179 inhabited residential units. Because the focus of this Plan is on the conservation of the existing commercial district, demolition of occupied residential units is not contemplated. While there are no current plans to displace any residential units over the 23-year life of the TIF, displacement of ten or more inhabited residential units may occur. Therefore, a housing impact study is required. This Housing Impact Study, which is part of the Austin Commercial TIF Redevelopment Plan, fulfills this requirement. The results of the housing impact study section described below present certain factual information required by the Act.

This Housing Impact Study is organized into two parts. Part I – Housing Survey describes the housing survey conducted within the Project Area to determine existing housing characteristics. Part II – Potential Housing Impact describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

Part I - Housing Survey

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

Part II - Potential Housing Impact

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

PART I - HOUSING SURVEY

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

Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Project Area. This survey, completed on October 2, 2006, revealed that the Project Area contains 591 residential or mixed-use residential buildings containing a total of 1,234 units. The number of residential units by building type is outlined in *Table 4: Number and Type of Residential Units*.

Table 4:
Number and Type of Residential Units

Building Type	Total Number of Buildings	Total Number of Units
Single-Family	144	144
Multi-Family	153	451
Mixed-Use (Residential Above)	294	639
Total	591	1,234

Source: ERS Enterprises, Camiros, Ltd.

Number and Type of Rooms in Residential Units

The distribution of the 1,234 residential units within the Project Area by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Project Area, the Consultants analyzed 2000 United States Census data by Block Group for those Block Groups encompassed by the Project Area. A Block Group, as defined by the U.S. Census, is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, the Consultants have relied on 2000 federal census sample data because it is the best available information regarding the housing units within the Project Area. The Block Group data available for the Project Area are based on a sampling of residential units. *(As the Block Group geographies encompass a greater area beyond the Project Area, numbers will be higher than the actual count.)* Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in Table 5: Units by Number of Rooms, and in Table 6: Units by Number of Bedrooms.

Table 5:
Units by Number of Rooms¹

Number of Rooms	Percentage (2000)	Current Estimated Units
1 Room	0.6%	7
2 Rooms	2.2%	27
3 Rooms	6.0%	74
4 Rooms	11.4%	141
5 Rooms	33.5%	413
6 Rooms	25.3%	312
7+ Rooms	21.0%	259
Total	100%	1,234

Source: U.S. Census Bureau

¹ As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Table 6:
Units by Number of Bedrooms ²

Number of Bedrooms	Percentage (2000)	Current Estimated Units
Studio	1.1%	14
1 Bedroom	11.6%	143
2 Bedrooms	38.1%	470
3 Bedrooms	31.7%	391
4 Bedrooms	11.2%	138
5+ Bedrooms	6.3%	78
Total	100%	1,234

Source: U.S. Census Bureau

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

Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Ernest R. Sawyer Enterprises (ERS) and completed on October 2, 2006. This survey identified 1,234 residential units, of which 55 were identified as vacant. Therefore, there are approximately 1,179 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of October 2, 2006, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in *Table 7: Race and Ethnicity Characteristics*, within this section. The methodology to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. Population estimates were made based on data from the 2000 United States Census. The Consultants analyzed this data by Census Tract for those Census Tracts encompassed by the Project Area. The Census Tract is the lowest level of geography for which race and ethnicity characteristics have been released from the 2000 Census. Therefore, the Consultants have relied on Census Tract data because it is the best available information regarding the residents of the Project Area.

The total population for the Project Area was estimated by multiplying the number of inhabited units within the Project Area (1,179) by the average household size (3.57). Based on the estimated total population, a proportional projection was made of the race and ethnicity characteristics of the residents. According to these projections, there are an estimated 4,209 residents living within the Project Area. The race and ethnic composition of these residents is indicated in *Table 7: Race and Ethnicity Characteristics*.

**Table 7:
Race and Ethnicity Characteristics**

Race	Percentage (2000)	Estimated Residents
White	2.7%	114
Black or African American	95.4%	4,015
American Indian and Alaska Native	0.1%	4
Asian	0.5%	21
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	1.3%	55
Total	100%	4,209

Hispanic Origin	Percentage (2000)	Estimated Residents
Hispanic	4.6%	194
Non-Hispanic	95.4%	4,015
Total	100%	4,209

Source: U.S. Census Bureau

PART II - POTENTIAL HOUSING IMPACT

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

Number and Location of Units That May Be Removed

The primary objectives of the Plan are to reduce deleterious conditions within the Project Area and upgrade public and private infrastructure to stimulate private investment in the area. Although the Plan does not specifically propose redevelopment of current residential uses, some displacement of residential units may occur in the process of redeveloping obsolete buildings that contain a residential component and may also occur through private market development activity.

In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

1. Step one counts all inhabited residential units previously identified on any underlying acquisition maps. Because there are no residential units on the underlying Chicago/Austin Redevelopment Area Land Acquisition Map, the number of inhabited residential units that may be removed due to previously identified acquisition is zero.
2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From the survey conducted by ERS Enterprises, Inc., zero buildings classified as dilapidated were identified which contain inhabited residential units. Therefore, the number of inhabited residential units that may be removed because they are located in dilapidated buildings is zero.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. It has been determined that zero inhabited residential units would be impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero. The elimination of legal non-conforming residential uses is not anticipated.

As a result of this analysis, the Consultant has concluded that zero inhabited residential units within the Project Area are likely to be removed as a result of the implementation of this Plan. However, it should be noted that development may occur outside the scope of this Plan over the 23-year life of the Redevelopment Project Area. Residential development in fact is encouraged within the Project Area and is included in the recommendations of this Plan.

Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area within the City. To promote the development of affordable housing, the Plan requires developers receiving tax increment financing assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means affordable rental units should be affordable to households earning no more than 80% of the area median income (adjusted for family size). If, during the 23-year life of the Austin Commercial TIF Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the Internet listings on Apartments.com, Rent.com and HUD.gov during November 2006. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times generally reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year. The location, type and cost of these units are listed in *Table 8: Survey of Available Housing Units*.

**Table 8:
Survey of Available Housing Units**

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area
1	Fulton/Mayfield	Studio	\$525	Pets ok	No	Austin
2	Lavergne/Lake	3 Br	\$850		No	Austin
3	325 N. Austin	1 Br	\$750	Laundry room	Yes	Austin
4	335 N. Pine	1 & 2 Br	\$709/\$815	Hardwood floors	Yes	Austin
5	5412 W. Ferdinand	Studio	\$475-550	Hardwood floors	No	Austin
6	5501 W. Washington	Studio, 1 & 2 Br	\$499/\$595/\$799	Cable ready	No	Austin

Source: Apartments.com, HUD.gov, Rent.com

It is assumed that displacement, if any, is caused by private redevelopment occurring outside the recommendations of this Plan. Furthermore, any displacement would occur incrementally over the 23-year life of the Plan as individual development projects occur.

Relocation Assistance

Although the removal or displacement of housing units is not a goal of the Plan, it is possible that a small number of units may be removed in the process of implementing the Plan. If the removal or displacement of low-income or very low-income households is required, such residents will be provided with affordable housing and with relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area within the City.

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

- a. "low-income households" means a single-person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937;
- b. "very low-income households" means a single-person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD;
- c. "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

In order to estimate the number of moderate-, low-, and very low-income households in the Project Area, the Consultants used data available from the 2000 United States Census. The Consultants have relied on this data because it is the best available information regarding the income characteristics of the Project Area.

It is estimated that 38.7% of the households within the Project Area may be classified as very low-income; 24.4% may be classified as low-income; and 20.0% may be classified as moderate-income. The remaining 16.9% have incomes above moderate income levels. Applying these percentages to the 1,179 inhabited residential units (equivalent to households) identified during the survey completed by the Consultants, it is estimated that 457 households within the Project Area may be classified as very low-income; 287 households may be classified as low-income; and 236 households may be classified as moderate-income. This information is summarized in Table 9: Household Income.

**Table 9:
Household Income**

Income Category	Percentage of Households	Number of Households
Very Low- Income	38.7%	457
Low-Income	24.4%	287
Moderate-Income	20.0%	236
Above Moderate-Income	16.9%	199
Total	100%	1,179

Source: 2000 U.S. Census

As described above, the estimates of the total number of moderate-, low- and very low-income households within the Project Area collectively represent 83.1% of the total inhabited units, and the number of households in the low-income categories collectively represent 63.1% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the Austin Commercial TIF Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended as provided under the provisions of the Act.

11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

The City is committed to and will affirmatively implement the following principles with respect to the Plan. The City may implement various neighborhood grant programs imposing these or different requirements.

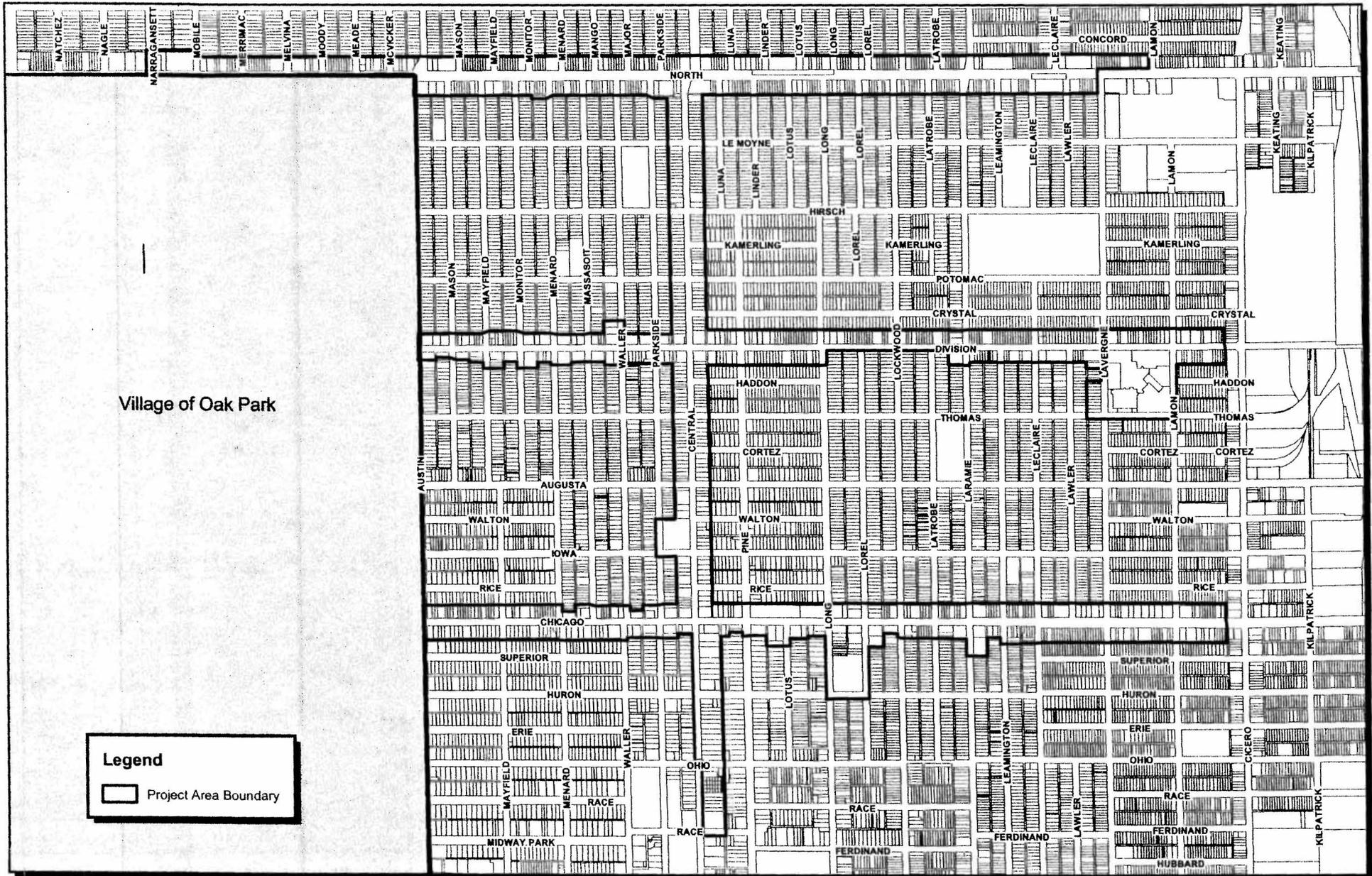
1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income or housing status.
2. Redevelopers must meet City's standards for participation of 24% Minority Business Enterprises and 4% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

APPENDIX A

**AUSTIN COMMERCIAL TIF
REDEVELOPMENT PROJECT AREA**

FIGURES 1-6



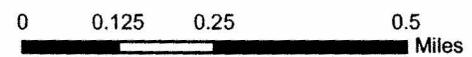
Village of Oak Park

Legend

Project Area Boundary

FIGURE 1: REDEVELOPMENT PROJECT AREA BOUNDARY

AUSTIN COMMERCIAL TIF
 REDEVELOPMENT PLAN AND PROJECT
 CITY OF CHICAGO, ILLINOIS



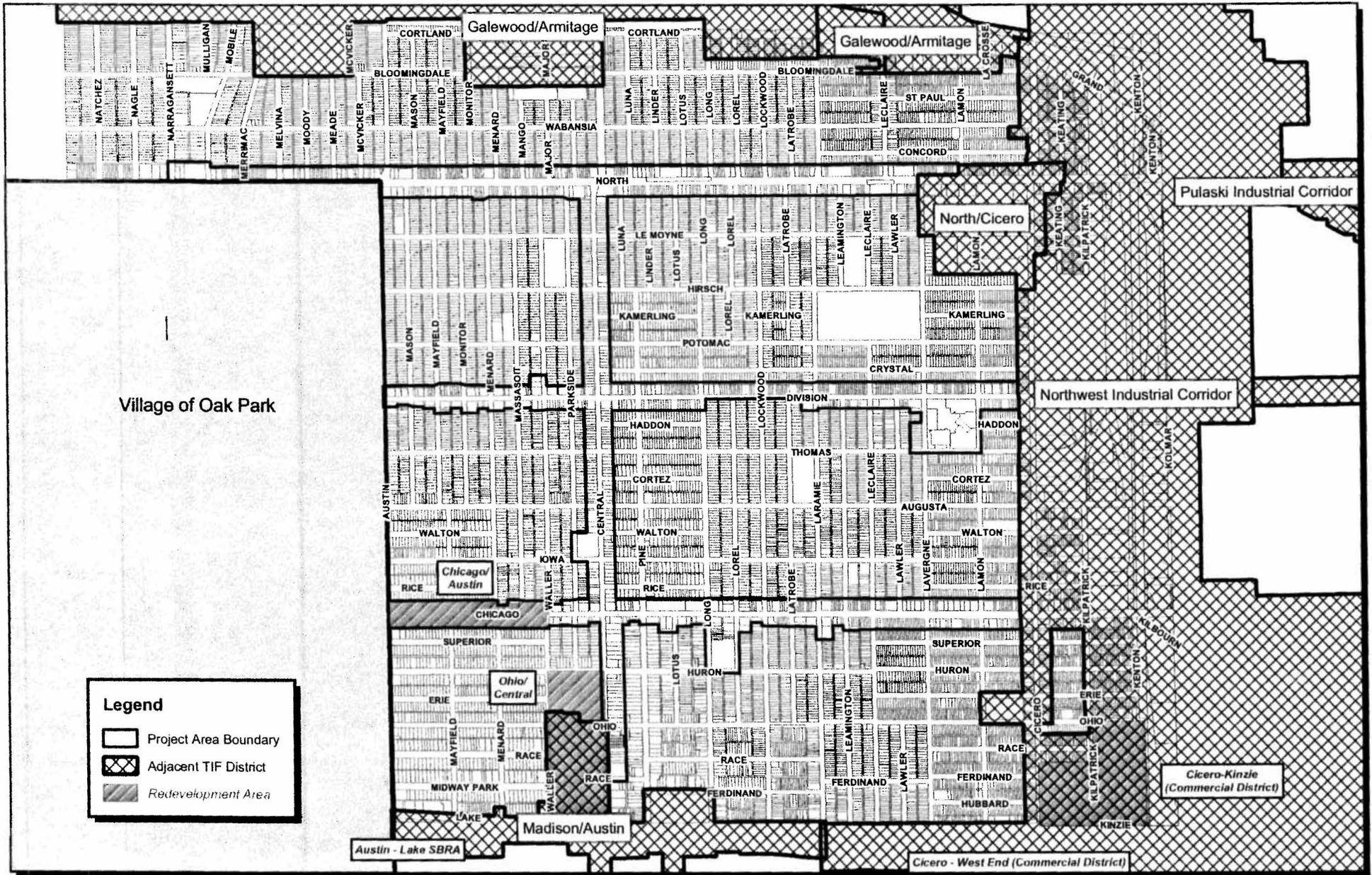
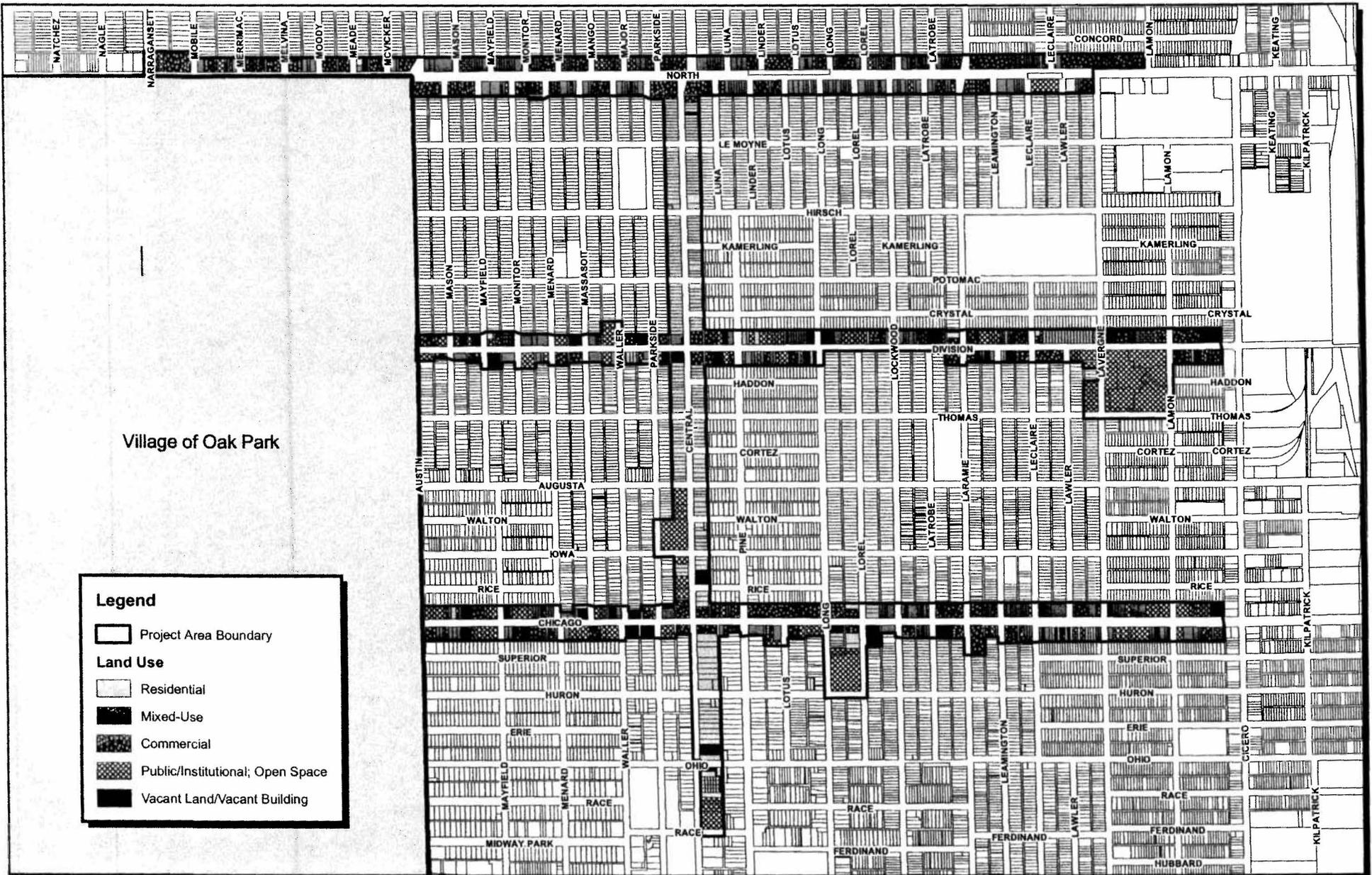


FIGURE 2: ADJACENT TIF DISTRICTS AND REDEVELOPMENT AREAS



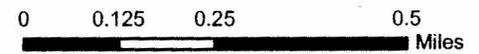
Village of Oak Park

Legend

- Project Area Boundary
- Land Use**
- Residential
- Mixed-Use
- Commercial
- Public/Institutional; Open Space
- Vacant Land/Vacant Building

FIGURE 3: EXISTING LAND USE

AUSTIN COMMERCIAL TIF
REDEVELOPMENT PLAN AND PROJECT
CITY OF CHICAGO, ILLINOIS



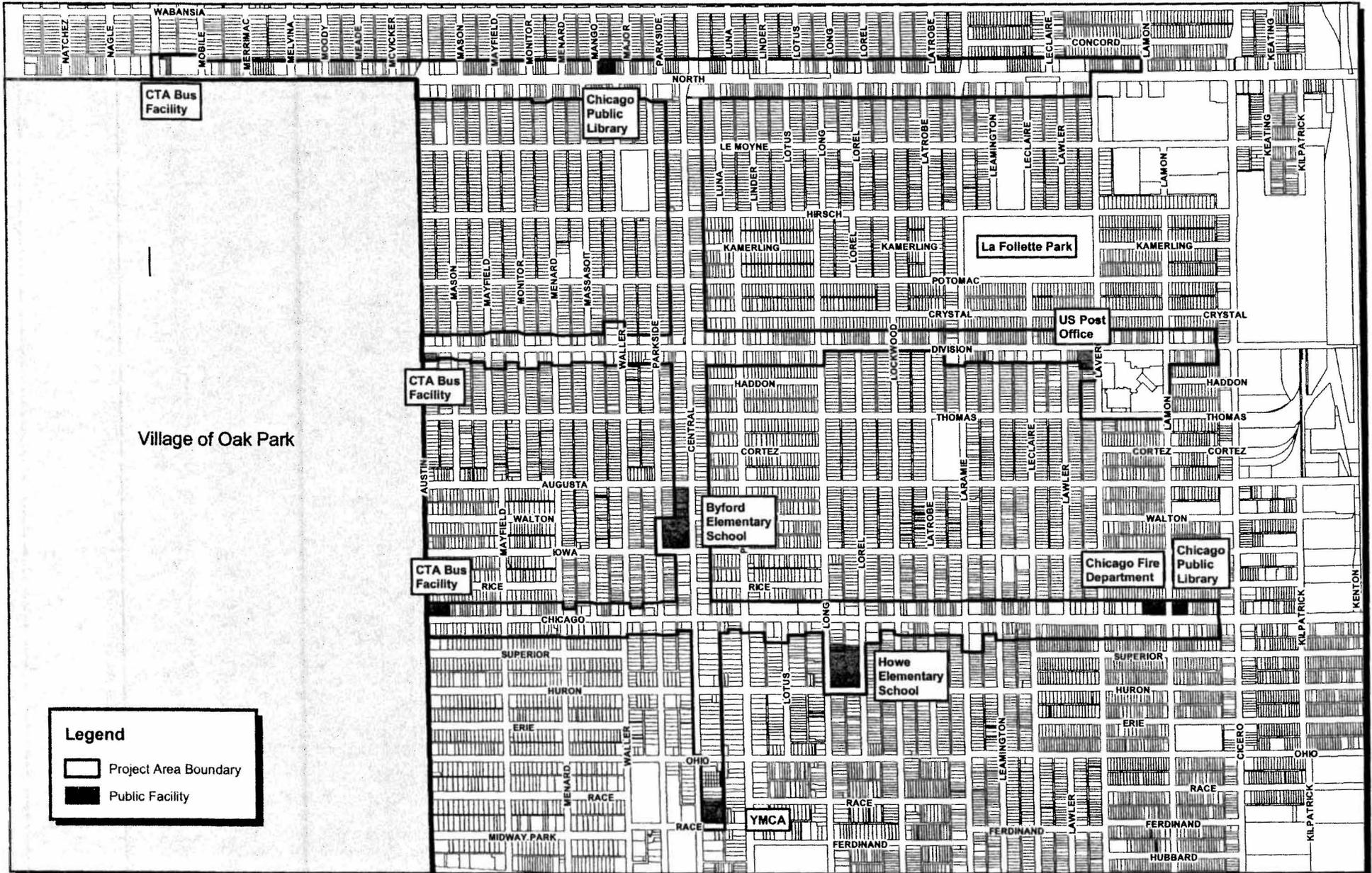
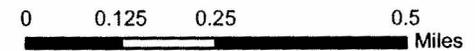


FIGURE 5: COMMUNITY FACILITIES

AUSTIN COMMERCIAL TIF
REDEVELOPMENT PLAN AND PROJECT
CITY OF CHICAGO, ILLINOIS



APPENDIX B

AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 32 AND THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 33 IN TOWNSHIP 40 NORTH, RANGE 13 EAST AND THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 5 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 8 AND THAT PART OF THE NORTHWEST AND THE NORTHEAST QUARTERS OF SECTION 9 AND ALL OF SECTION 4 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF NORTH AUSTIN BOULEVARD AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE FIRST EAST-WEST ALLEY SOUTH OF CHICAGO AVENUE; THENCE NORTHERLY ALONG THE CENTER LINE OF NORTH AUSTIN BOULEVARD TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST EAST-WEST ALLEY NORTH OF CHICAGO AVENUE EXTENDED WEST; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF AS IT CROSSES SOUTH MAYFIELD AVENUE AND NORTH MENARD AVENUE TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF NORTH MENARD AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH MENARD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 3 FEET OF LOT 27 IN LEWIS AND BARNES SUBDIVISION OF BLOCK 13 OF ALVIN SALISBURY'S SUBDIVISION RECORDED MARCH 20, 1882 AS DOCUMENT 382104; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 3 FEET OF SAID LOT 27 TO A POINT ON THE WEST LINE OF THE FIRST NORTH-SOUTH ALLEY EAST OF NORTH MENARD AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF A LINE 10 FEET SOUTH OF THE NORTH LINE OF LOT 19, IN LEWIS & BARNES SUBDIVISION THEREOF, THENCE EAST ALONG SAID LINE 10 FEET SOUTH OF THE NORTH LINE OF LOT 19 AFORESAID AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF TO THE INTERSECTION WITH THE WEST LINE OF NORTH MASSSOIT AVENUE; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 1 IN OLE PETERSON'S SUBDIVISION OF LOTS 25 TO 29 INCLUDED IN BLOCK 14 IN W. S. WALKER'S SUBDIVISION RECORDED MARCH 10, 1905 AS DOCUMENT #3663316; THENCE EAST ALONG THE NORTH LINE OF LOTS 1 TO 5 IN OLE PETERSON'S SUBDIVISION AFORESAID TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE EASTERLY FROM THE NORTHEAST CORNER OF LOT 5 AFORESAID, TO THE NORTHWEST CORNER OF LOT 20 IN BLOCK 14 IN W. S. WALKER'S SUBDIVISION OF BLOCKS 14 AND 15 IN ALVIN SALISBURY SUBDIVISION RECORDED FEBRUARY 26, 1890 AS DOCUMENT 1227049; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 20 AND ITS EASTERLY EXTENSION TO THE EAST LINE OF NORTH WALLER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH WALLER AVENUE TO THE NORTHWEST CORNER OF LOT 27 IN BLOCK 15 IN W. S. WALKER'S SUBDIVISION OF BLOCKS 14 AND 15 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 27 AFORESAID TO A POINT ON THE WEST LINE OF THE NORTH-SOUTH ALLEY

EAST OF NORTH WALLER AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 20 IN BLOCK IN W. S. WALKER'S SUBDIVISION OF BLOCKS 14 AND 15 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF THE LAST MENTIONED LOT 20 AND ITS WESTERLY EXTENSION TO THE NORTHEAST CORNER THEREOF; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO THE INTERSECTION OF THE EAST LINE OF NORTH PARKSIDE WITH THE SOUTH LINE OF THE NORTH HALF OF LOT 30 IN CANFIELD'S SUBDIVISION OF BLOCK 16 IN ALVIN SALISBURY SUBDIVISION RECORDED MARCH 19, 1878 AS DOCUMENT 173148; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 30 AFORESAID TO THE INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY EAST OF NORTH PARKSIDE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTH LINE OF WEST IOWA STREET; THENCE WEST ALONG THE SOUTH LINE OF WEST IOWA STREET AND ITS WESTERLY EXTENSION TO THE WEST LINE OF NORTH PARKSIDE AVENUE EXTENDED SOUTHERLY; THENCE NORTH ALONG THE WEST LINE OF NORTH PARKSIDE AVENUE AND ITS SOUTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHERLY EAST-WEST VACATED ALLEY IN BLOCK 9 IN THE NEW SUBDIVISION OF BLOCKS 1, 2, 8, 9, 10, & 11 OF ALVIN SALISBURY'S RECORDED FEBRUARY 26, 1890 PER DOCUMENT #1226882; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID VACATED ALLEY AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE FIRST NORTH-SOUTH ALLEY EAST OF NORTH PARKSIDE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF AS IT CROSSES WEST AUGUSTA BOULEVARD AND WEST THOMAS STREET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE FIRST EAST-WEST ALLEY SOUTH OF WEST DIVISION STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF AS IT CROSSES NORTH PARKSIDE AVENUE TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF NORTH WALLER AVENUE; THENCE SOUTHWESTERLY TO A POINT 2 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1 IN MARTIN ANDERSON'S SUBDIVISION OF LOT 1 TO 9, BOTH INCLUDED, AND LOTS 30 TO 39, BOTH INCLUDED, IN BLOCK 3 AND LOTS 1 TO 48, BOTH INCLUDED, IN BLOCK 5, ALL IN HOOD'S SUBDIVISION RECORDED OCTOBER 30, 1911 AS DOCUMENT 4858311; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 2 FEET OF SAID LOT 1 AND THE WESTERLY EXTENSION TO THE INTERSECTION WITH THE WEST LINE OF THE FIRST NORTH-SOUTH ALLEY WEST OF NORTH WALLER STREET; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTHEAST CORNER OF LOT 45 IN HOOD'S SUBDIVISION OF BLOCK 3 IN ALVIN SALISBURY'S SUBDIVISION RECORD JANUARY 12, 1874 AS DOCUMENT 142880; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 45 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY TO A POINT OF INTERSECTION OF THE WEST LINE OF NORTH MASSASOIT AVENUE WITH THE NORTH LINE OF THE SOUTH 29 FEET OF LOT 1 IN MARTIN ANDERSON'S RESUBDIVISION OF LOTS 1 TO 48, INCLUSIVE, IN BLOCK 4 IN HOOD'S SUBDIVISION OF BLOCKS 1 TO 6, 8 AND 18 IN ALVIN SALISBURY'S SUBDIVISION RECORDED MAY 11, 1921 AS DOCUMENT 7141481; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 29 FEET OF LOT 1 AFORESAID TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH MASSASOIT AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30, IN MARTIN ANDERSON'S SUBDIVISION OF LOTS 1 TO 48 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 30 AND ITS EASTERLY EXTENSIONS TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH MENARD AVENUE; THENCE NORTH

ALONG THE WEST LINE OF NORTH MENARD AVENUE TO THE NORTHEAST CORNER OF LOT 5 IN BLOCK 2 IN R. RUBEL'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER RECORDED JUNE 4, 1903 AS DOCUMENT 3400051; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO THE INTERSECTION WITH THE EAST LINE OF FIRST ALLEY WEST OF NORTH MENARD AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 18 3/4 FEET OF LOT 42, IN BLOCK 2 IN R. RUBEL'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 18 3/4 FEET OF SAID LOT 42 AND ITS WESTERLY AND EASTERLY EXTENSIONS TO THE INTERSECTION WITH THE WEST LINE OF NORTH MONITOR AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH MONITOR AVENUE TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 18.75 FEET OF LOT 4, IN BLOCK 1 IN R. RUBEL'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 18.75 FEET OF SAID LOT 4 TO THE INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH MONITOR AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF SOUTH LINE OF THE NORTH 6 FEET, 9 7/8 INCHES OF LOT 42, IN BLOCK 1 IN R. RUBEL'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 6 FEET, 9 7/8 INCHES OF SAID LOT 42 AND ITS WESTERLY AND EASTERLY EXTENSIONS TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH MAYFIELD AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH MAYFIELD AVENUE TO THE SOUTHEAST CORNER OF LOT 4 IN JERNBERG'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER RECORDED OCTOBER 6, 1890 AS DOCUMENT 1348636; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED WESTERLY TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH MAYFIELD AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO SOUTHEAST CORNER OF LOT 46 IN BLOCK 1 IN JERNBERG'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 46 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 2 IN JERNBERG'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH MASON AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF NORTH LINE OF LOT 45, IN BLOCK 2 IN JERNBERG'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 45 AND ITS WESTERLY AND EASTERLY EXTENSIONS TO A POINT OF INTERSECTION WITH THE CENTER LINE OF NORTH AUSTIN BOULEVARD; THENCE NORTH ALONG THE CENTER LINE OF NORTH AUSTIN BOULEVARD TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST PUBLIC ALLEY NORTH OF WEST DIVISION STREET; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH MASON AVENUE TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH MAYFIELD AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH MAYFIELD AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE FIRST ALLEY NORTH OF WEST DIVISION STREET; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH MONITOR AVENUE; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT OF INTERSECTION OF THE EAST THE OF NORTH MONITOR AVENUE AND THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST DIVISION STREET; THENCE EAST ALONG THE

NORTH LINE OF SAID ALLEY AND TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH MENARD AVENUE; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 36, IN TODD'S SUBDIVISION OF THE SOUTH QUARTER OF THE EAST HALF OF THE NORTHEAST QUARTER RECORDED FEBRUARY 18, 1909 AS DOCUMENT 4330175; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 36 TO THE NORTHEAST CORNER THEREOF; THENCE EAST ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 35 IN TODD'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 35 TO POINT OF INTERSECTION WITH THE WEST LINE OF NORTH MASSASOIT AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH MASSASOIT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST DIVISION STREET; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY EAST OF NORTH MASSASOIT AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 24, IN TODD'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 24 AND ITS WESTERLY AND EASTERLY EXTENSIONS TO A POINT OF INTERSECTION WITH THE EAST LINE OF NORTH WALLER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH WALLER AVENUE TO THE NORTHWEST CORNER OF LOT 16, IN TODD'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 16 TO THE NORTHEAST CORNER THEREOF; THENCE EAST ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 15, IN TODD'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 15 TO THE NORTHEAST CORNER THEREOF; THENCE EAST ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 6, IN TODD'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY EAST OF NORTH PARKSIDE AVENUE; THENCE NORTH ALONG SAID ALLEY AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST POTOMAC AVENUE, WEST HIRCH STREET, AND WEST LEMOYNE STREET TO THE NORTHEAST CORNER OF LOT 27 IN BLOCK 1 IN MILL'S AND SONS SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 IN TOWNSHIP 39 NORTH, RANGE 13 EAST (EXCEPT THE NORTH 191 FT. THEREOF) RECORDED MAY 22, 1919 AS DOCUMENT 6531924; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 27 AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH PARKSIDE AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH PARKSIDE AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST NORTH AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH WALLER AVENUE, NORTH MASSASOIT AVENUE, NORTH MENARD AVENUE, NORTH MONITOR AVENUE, NORTH MAYFIELD AVENUE AND NORTH MASON AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF NORTH AUSTIN BOULEVARD; THENCE NORTH ALONG THE CENTER LINE OF NORTH AUSTIN BOULEVARD TO A POINT OF INTERSECTION WITH THE CENTER LINE OF WEST NORTH AVENUE; THENCE WEST ALONG THE CENTER LINE OF WEST NORTH AVENUE AS IT CROSSES NORTH MC VICKER AVENUE, NORTH MEADE AVENUE, NORTH MOODY AVENUE, NORTH MELVINA AVENUE, NORTH MERRIMAC AVENUE, AND NORTH MOBILE TO A POINT OF INTERSECTION WITH THE CENTER LINE OF NORTH NARRAGANSETT AVENUE; THENCE NORTH ALONG THE CENTER LINE OF NORTH NARRAGANSETT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST NORTH AVENUE;

THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS TO A POINT OF INTERSECTION ON THE EAST LINE OF NORTH MOBILE AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH MOBLIE AVENUE TO THE INTERSECTION OF THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST NORTH AVENUE; THENCE EAST ALONG THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST NORTH AVENUE AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH MERRIMAC AVENUE, NORTH MELVINA AVENUE, NORTH MOODY AVENUE, NORTH MEADE AVENUE, NORTH MC VICKER AVENUE, NORTH AUSTIN AVENUE, NORTH MASON AVENUE, NORTH MAYFIELD AVENUE, NORTH MONITOR AVENUE, NORTH MENARD AVENUE, NORTH MANGO AVENUE, NORTH MAJOR AVENUE, NORTH PARKSIDE AVENUE, NORTH CENTRAL AVENUE, NORTH LUNA AVENUE, NORTH LINDER, AND NORTH LOTUS AVENUE TO POINT OF INTERSECTION WITH THE WEST LINE OF NORTH LONG AVENUE; THENCE SOUTHEAST ON A STRAIGHT LINE TO A POINT OF INTERSECTION OF THE EAST LINE OF NORTH LONG AVENUE AND THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST NORTH AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LOREL AVENUE, NORTH LOCKWOOD AVENUE, NORTH LATROBE AVENUE, NORTH LARAMIE AVENUE AND NORTH LECLAIRE AVENUE TO IT POINT OF INTERSECTION WITH THE WEST LINE OF NORTH LAMON AVENUE; THENCE SOUTH ALONG THE WEST LINE OF NORTH LAMON AVENUE TO POINT OF INTERSECTION WITH THE NORTH LINE OF WEST NORTH AVENUE; THENCE WEST ALONG THE NORTH LINE OF WEST NORTH AVENUE TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH LAVERGNE AVENUE EXTENDED NORTHERLY; THENCE SOUTH ALONG THE WEST LINE OF NORTH LAVERGNE AVENUE AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS TO THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST NORTH AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY EXTENSIONS AS IT CROSSES NORTH LAWLER AVENUE, NORTH LECLAIRE AVENUE, NORTH LEAMINGTON AVENUE, NORTH LARAMIE AVENUE, NORTH LATROBE AVENUE, NORTH LOCKWOOD AVENUE, NORTH LOREL AVENUE, NORTH LONG AVENUE, NORTH LOTUS AVENUE, NORTH LINDER AVENUE AND NORTH LUNA AVENUE TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY EAST OF NORTH CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST THE LINE OF SAID ALLEY AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST LE MOYNE AVENUE, WEST HIRSCH STREET, WEST KAMERLING AVENUE, WEST POTOMAC AVENUE, AND WEST CRYSTAL STREET TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST DIVISION STREET; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND IT WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH PINE AVENUE, NORTH LONG AVENUE, AND NORTH LOCKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH LARAMIE AVENUE; THENCE SOUTHEAST ON A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 4 IN ROBINSON AVENUE LAND ASSOCIATION'S SUBDIVISION RECORDED JULY 30, 1890 AS DOCUMENT 1311566; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY ON A STRAIGHT LINE TO THE A POINT OF INTERSECTION OF THE EAST LINE OF NORTH LARAMIE AVENUE WITH THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST DIVISION STREET; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LECLAIRE AVENUE, NORTH LAVERGNE AVENUE AND NORTH LAMON AVENUE TO ITS POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH CICERO AVENUE; THENCE SOUTH ALONG THE WEST

LINE OF SAID ALLEY AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST DIVISION STREET TO THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST DIVISION STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY TO A POINT OF INTERSECTION OF THE EAST LINE OF NORTH LAMON AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH LAMON AVENUE AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST HADDON AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF WEST THOMAS AVENUE; THENCE WEST ALONG THE SOUTH LINE OF WEST THOMAS STREET AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LAMON AVENUE, AND NORTH LAVERGNE AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH LAVERGNE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY AND ITS SOUTHERLY EXTENSION TO IT POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17 IN BLOCK 1 IN JEROME J. DITTENHOEFER'S DIVISION STREET AND LAVERGNE AVENUE SUBDIVISION OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 TOWNSHIP 39 NORTH, RANGE 13 EAST (EXCEPT STREETS HERETOFORE DEDICATED) RECORDED OCTOBER 24, 1925 AS DOCUMENT 9076529; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 17 TO THE INTERSECTION WITH THE WEST LINE OF NORTH LAVERGNE AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH LAVERGNE AVENUE TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 IN JEROME J. DITTENHOEFER'S DIVISION STREET AND LAVERGNE AVENUE SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH LAVERGNE AVENUE; THENCE NORTH ON THE WEST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST DIVISION STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LAWLER AVENUE, NORTH LECLAIRE AVENUE AND LEAMINGTON AVENUE TO A POINT OF INTERSECTION WITH EAST LINE OF NORTH LARAMIE AVENUE; THENCE SOUTHWEST ON A STRAIGHT LINE TO A POINT OF INTERSECTION OF THE WEST LINE OF NORTH LARAMIE AVENUE AND THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST DIVISION STREET; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH LARAMIE AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTH LINE OF WEST DIVISION STREET; THENCE WEST ALONG THE SOUTH LINE OF WEST DIVISION STREET AND IT WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LATROBE AVENUE, NORTH LOCKWOOD AVENUE, NORTH LOREL AVENUE, NORTH LONG AVENUE, AND NORTH PINE AVENUE TO IT POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY EAST OF NORTH CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST HADDON AVENUE, WEST THOMAS AVENUE, WEST CORTEZ AVENUE, WEST AUGUSTA BOULEVARD, WEST WALTON STREET, WEST IOWA STREET, AND WEST RICE STREET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE FIRST ALLEY NORTH OF WEST CHICAGO AVENUE; THENCE EAST ALONG THE NORTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH PINE AVENUE, NORTH LONG AVENUE, NORTH LOREL AVENUE, NORTH LOCKWOOD AVENUE, NORTH LATROBE AVENUE NORTH LARAMIE AVENUE, NORTH LEAMINGTON AVENUE, NORTH LECLAIRE AVENUE, NORTH LAWLER AVENUE, NORTH LAVERGNE AVENUE, AND NORTH LAMON AVENUE TO POINT

INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH CICERO AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF WEST CHICAGO AVENUE; THENCE SOUTHERLY ON A STRAIGHT LINE TO THE INTERSECTION OF THE SOUTH LINE OF WEST CHICAGO AVENUE AND THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH CICERO AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY AND ITS SOUTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LAMON AVENUE AND NORTH LAVERGNE AVENUE TO A POINT ON THE EAST LINE OF NORTH LECLAIRE AVENUE; THENCE WESTERLY ON A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 7 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTH 16 ACRES OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER RECORDED FEBRUARY 4 1889 AS DOCUMENT 1064613; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHWEST ON A STRAIGHT LINE TO THE INTERSECTION OF THE WEST LINE OF THE FIRST ALLEY WEST OF NORTH LECLAIRE AVENUE AND THE SOUTH LINE OF THE NORTH 10 FEET OF LOT 44 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTH 16 ACRES AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 10 FEET OF SAID LOT 44 AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH LEAMINGTON AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH LEAMINGTON AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH LEAMINGTON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 39, IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH 16 ACRES AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 39 AND ITS EASTERLY EXTENSION TO THE NORTHWEST CORNER THEREOF; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO NORTHEAST CORNER OF LOT 10, IN BLOCK 2 IN W. C. REYNOLD'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER RECORDED NOVEMBER 21, 1888 AS DOCUMENT 1030812; THENCE NORTH ALONG THE WEST LINE OF NORTH LARAMIE TO THE NORTHEAST CORNER OF LOT 5 IN BLOCK 2 IN SAID W. C. REYNOLD'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ON A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 38 IN BLOCK 2 IN W. C. REYNOLD'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 38 TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ON A STRAIGHT LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST CHICAGO AVENUE AND THE WEST LINE OF NORTH LATROBE AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH LOCKWOOD AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH LOCKWOOD AVENUE TO THE NORTHEAST CORNER OF LOT 4, IN BLOCK 1 WM. WALKER'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER RECORDED MARCH 14, 1889 AS DOCUMENT 1072755; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4 TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH LOCKWOOD AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO A

POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 42, IN BLOCK 1 WM. WALKER'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 42 AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST LINE OF NORTH LOREL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH LOREL AVENUE AND ITS SOUTHERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST HURON STREET; THENCE WEST ALONG THE SOUTH LINE OF WEST HURON STREET AND IT WESTERLY AND EASTERLY EXTENSIONS TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF NORTH LONG AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH LONG AVENUE AND ITS SOUTHERLY EXTENSION TO THE NORTHEAST CORNER OF LOT 3, IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE, ANTE-FIRE, RECORDED MAY 14, 1868; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH LONG AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 24 FEET OF LOT 22, IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE AFORESAID; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 24 FEET OF LOT 22 AND ITS EASTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE EAST LINE OF NORTH LOTUS AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH LOTUS AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH LOTUS AVENUE TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE FIRST ALLEY WEST NORTH LOTUS AVENUE; THENCE NORTH ALONG THE WEST LINE SAID ALLEY TO THE NORTH LINE OF LOT 22, IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 5 IN MERRICK'S ADDITION TO AUSTINVILLE AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 22 AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH PINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH PINE AVENUE TO THE NORTHEAST CORNER OF LOT 3 IN HANSEN & HUYCK'S RESUBDIVISION OF LOT 6 OF BLOCK 4 IN MERRICK'S SUBDIVISION RECORDED FEBRUARY 17, 1904 DOCUMENT NUMBER 3501243; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 AND ITS WESTERLY EXTENSION TO A POINT OF INTERSECTION WITH THE WEST LINE OF A PRIVATE ALLEY WEST OF AND ADJOINING SAID LOT 3; THENCE SOUTH ALONG THE WEST LINE OF SAID PRIVATE ALLEY TO THE SOUTHWEST CORNER THEREOF; THENCE WEST FROM THE SOUTHWEST CORNER OF SAID PRIVATE ALLEY ALONG THE NORTH LINE OF LOT 5, IN BLOCK 4 IN MERRICK'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST COMPRISING THE EAST PART OF AUSTINVILLE, BEING AUSTIN AND MERRICK'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST, TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE FIRST ALLEY EAST OF NORTH CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF THE FIRST ALLEY EAST OF NORTH CENTRAL AVENUE AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST HURON STREET, AND WEST OHIO STREET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF WEST RACE STREET; THENCE WEST ALONG THE SOUTH LINE OF WEST RACE STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF NORTH CENTRAL AVENUE; THENCE

NORTH ALONG THE EAST LINE OF NORTH CENTRAL AVENUE AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST RACE STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF WEST OHIO STREET; THENCE WEST ALONG THE NORTH LINE OF WEST OHIO STREET AND ITS EASTERLY EXTENSION TO THE WEST LINE OF NORTH CENTRAL AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH CENTRAL AVENUE AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS AS IT CROSSES WEST HURON STREET TO NORTHEAST CORNER OF LOT 22, IN BLOCK 4 IN AUSTIN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST COMPRISING THE WEST PART OF AUSTINVILLE, BEING AUSTIN AND MERRICK'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST, ANTE-FIRE, RECORDED DECEMBER 2, 1872 AS DOCUMENT 71624; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 22 TO THE EAST LINE OF THE FIRST ALLEY WEST OF NORTH CENTRAL AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID ALLEY TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 16 IN BLOCK 4 IN AUSTIN'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 6 FEET OF SAID LOT 16 AND ITS WESTERLY AND EASTERLY EXTENSIONS TO A POINT OF INTERSECTION WITH THE WEST LINE OF NORTH PARKSIDE AVENUE; THENCE NORTH ALONG THE WEST LINE OF NORTH PARKSIDE AVENUE TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 23 IN BLOCK 5 IN AUSTIN'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 23 TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ON A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 16 IN BLOCK 5 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 16 THE A POINT OF INTERSECTION WITH THE EAST LINE OF NORTH WALLER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF NORTH WALLER AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF WEST CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY AND ITS WESTERLY AND EASTERLY EXTENSIONS AS IT CROSSES NORTH MENARD AVENUE AND NORTH MAYFIELD AVENUE TO A POINT OF INTERSECTION WITH THE CENTER LINE WITH AUSTIN BOULEVARD SAID POINT ALSO BEING THE POINT OF BEGINNING.

APPENDIX C

AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

The purpose of this study is to determine whether a portion of the City of Chicago identified as the Austin Commercial TIF Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the “Tax Increment Allocation Redevelopment Act” (65 ILCS 5/11-74.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible Redevelopment Project Costs.

The area proposed for designation as the Austin Commercial TIF Redevelopment Project Area is hereinafter referred to as the “Study Area” and is shown in *Figure A: Study Area Boundary*. The Project Area encompasses properties in the area generally bounded to the north by West North Avenue, to the east by North Cicero Avenue, to the south by West Race Street, and to the west by North Austin Avenue.

More specifically, boundaries include property fronting on the north and south sides of West North Avenue between North Lamont Avenue to the east and North Austin Boulevard to the west then extending west along the north side of West North Avenue between North Austin Boulevard and North Narragansett Avenue; the north and south sides of West Division Street between the western alley right-of-way of North Cicero Avenue to the east and North Austin Avenue to the west; the north and south sides of West Chicago Avenue between the western alley right-of-way of North Cicero Avenue to the east and North Austin Avenue to the west; as well as property which fronts on the east and west sides of North Central Avenue between North Avenue to the north and West Chicago Avenue to the south then extending south along the east side of North Central Avenue between West Chicago Avenue and West Race Avenue.

The Study Area is located in the northern portion of the Austin Community Area. It is approximately 256 acres in size and consists of 1,236 tax parcels located on 129 full and partial tax blocks.

This report summarizes the analyses and findings of the Consultant’s work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. Camiros, Ltd. has prepared this report with the understanding that the City would rely on 1) the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) the fact that Camiros, Ltd. and its subconsultants have obtained the necessary information to conclude that the Study Area meets the requirements for designation as a redevelopment project area in compliance with the Act.

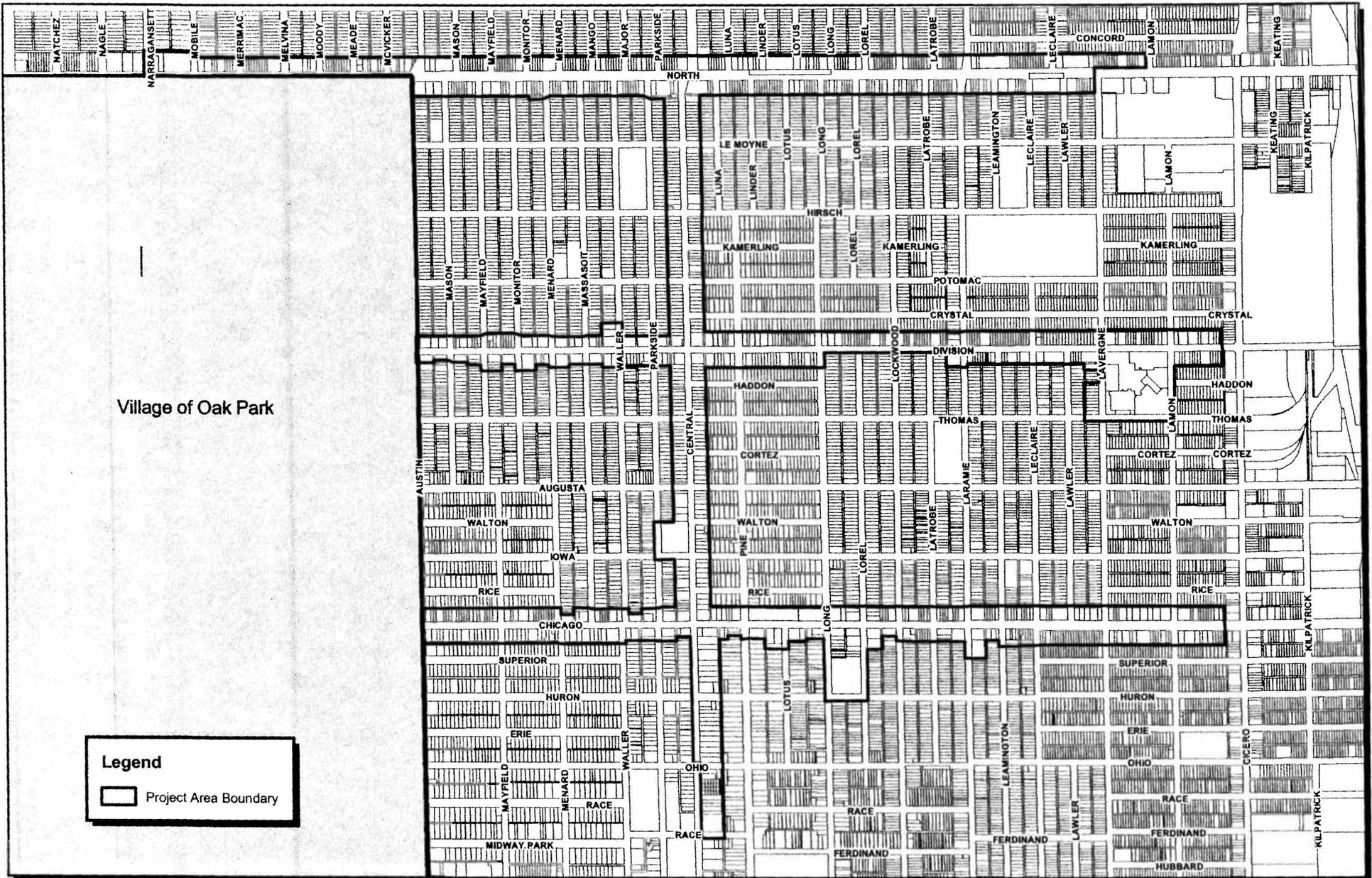
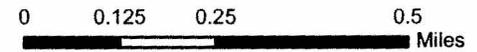


FIGURE A: STUDY AREA BOUNDARY

AUSTIN COMMERCIAL TIF
REDEVELOPMENT PLAN AND PROJECT
CITY OF CHICAGO, ILLINOIS



1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible “blighted,” “conservation” or “industrial park conservation areas” in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as follows:

“... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas.”

In adopting this legislation, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exist in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," or an "industrial park conservation area." Based on the conditions present, this Eligibility Study finds that the Study Area qualifies for designation as a “conservation area”.

Conservation Areas

A “conservation area” is an improved area located within the territorial limits of the municipality in which 50% or more of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value

The Act defines blighted and conservation areas and amendments to the Act also provide guidance as to when the conditions present qualify an area for such designation. Where any of the conditions defined in the Act are found to be present in the Study Area, they must be 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the condition is clearly present within the intent of the Act, and 2) reasonably distributed throughout the vacant or improved part of the Study Area, as applicable, to which each condition pertains.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting conditions listed in the Act are present in the Study Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violations.

The exterior building condition survey and site conditions survey of the Study Area were undertaken in October 2006. The analysis of site conditions was organized by tax block as shown in *Figure B: Tax Blocks*. There are a total of 129 tax blocks within the Study Area.

Building Condition Evaluation

This section summarizes the process used for assessing building conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of structures.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted by Ernest R. Sawyer Enterprises in October 2006 and additional field verification was conducted by Camiros, Ltd. Structural deficiencies in building components and related environmental deficiencies in the Study Area were noted during the survey.

Building Components Evaluated

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

Primary Structural Components

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

Secondary Components

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

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

Building Component Classification

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

Sound

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

Minor Deficient

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

Major Deficient

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

Critical

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

Final Building Rating

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one minor defect, but no major defects.

Dilapidated

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

Eligibility Determination

In order to establish the eligibility of a redevelopment project area under the “conservation area” criteria established in the Act, at least 50% of buildings must be 35 years of age or older and at least three of 13 eligibility conditions must be meaningfully present and reasonably distributed throughout the Study Area.

Where a condition is described as being present to a *meaningful extent*, the condition is present with respect to a majority of tax blocks to which the condition pertains and is reasonably distributed in the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. Where a condition described as being present to a *limited extent*, the condition is present, but the distribution of impact of the condition is more limited, affecting fewer than 50% of applicable tax blocks. A statement that the condition is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Conditions whose presence could not be determined with certainty were not considered in establishing eligibility.

Each condition identified in the Act for determining whether an area qualifies as a conservation area is discussed below. A conclusion is presented as to whether or not the condition is present in the Study Area to a degree sufficient to warrant its inclusion as a blighting condition in establishing the eligibility of the Study Area for designation as a redevelopment project area under the Act. These findings describe the conditions that exist and the extent to which each condition is present.

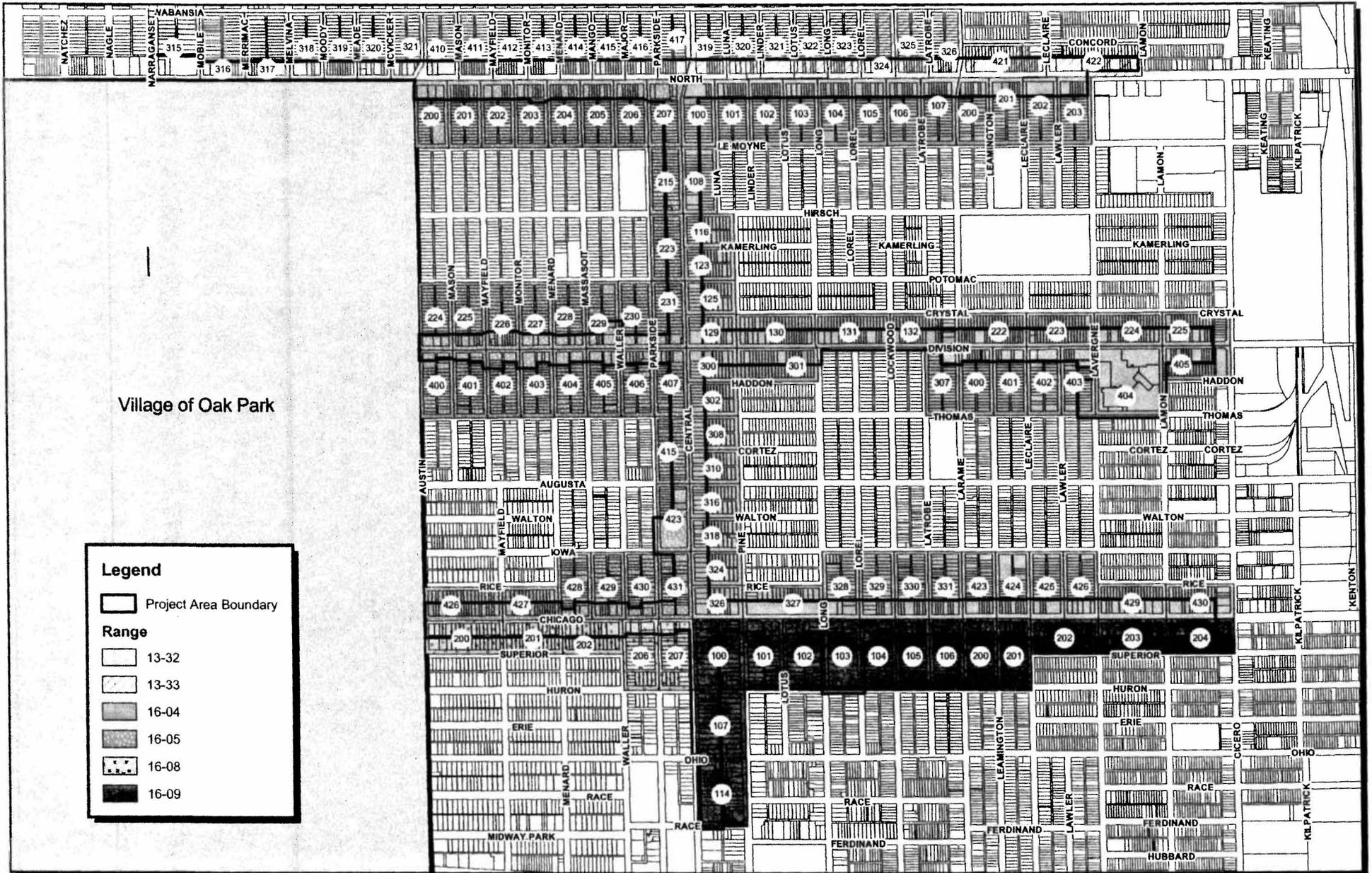


FIGURE B: TAX BLOCKS

AUSTIN COMMERCIAL TIF
REDEVELOPMENT PLAN AND PROJECT
CITY OF CHICAGO, ILLINOIS



3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY CONDITIONS

This *Eligibility Study* finds that the Study Area qualifies for designation as a conservation area under the criteria contained in the Act. The Study Area qualifies because the required age threshold is satisfied with 97% of buildings being at least 35 years of age and because six of the thirteen conditions cited in the Act are meaningfully present and reasonably distributed within the Study Area. These conditions are as follows:

1. Obsolescence
2. Deterioration
3. Presence of structures below minimum code standards
4. Excessive vacancies
5. Lack of community planning
6. Lagging or declining equalized assessed valuation

Three other conditions are present in the Study Area to a more limited degree and support the overall conclusions reached in this Study. These conditions are as follows:

1. Dilapidation
2. Excessive land coverage or overcrowding of community facilities
3. Deleterious land use or layout

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as an improved conservation area are presented below. The distribution of these conditions within the Study Area is presented in Table B: Distribution of Conservation Area Eligibility Conditions.

Age

The Study Area contains a total of 842 buildings, with 817 of these identified as having been built in 1972 or earlier. Thus, the required age threshold is met with 97% of buildings being 35 years of age or older.

Conservation Area Eligibility Conditions

The presence and distribution of eligibility conditions related to the qualification of the Study Area for designation as a conservation area are discussed below.

1. *Dilapidation*

As defined in the Act, “dilapidation” refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvement in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, severe cracking in walls and foundations, and bowed or sagging roofs.

Dilapidation was found to be present to a limited extent within the Study Area, affecting three tax blocks. A total of three buildings were classified as dilapidated during the eligibility analysis, representing 2% of tax blocks in the Study Area. Although dilapidation is considered to have a strong blighting influence on adjacent properties, the degree to which this factor is present in the Study Area is not widespread and was found to be present to a limited extent.

Conclusion: This condition was found to be present to a limited extent and not used to qualify the area for designation as a conservation area.

2. *Obsolescence*

As defined in the Act, “obsolescence” refers to the condition or process of falling into disuse, or where structures have become ill suited for the original use. In making findings with respect to buildings, it is important to distinguish between *functional obsolescence* which relates to the physical utility of a structure, and *economic obsolescence* which relates to a property's ability to compete in the marketplace.

Functional Obsolescence

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

Economic Obsolescence

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

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

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

Obsolescence was found to be present to a major extent in the Study Area, affecting 65 tax blocks, or 50% of tax blocks in the Study Area. This condition is evidenced by the widespread presence of closely spaced commercial buildings which are of inadequate size in comparison to contemporary development within the Project Area. In addition, there is a lack of reasonably required off-street parking and inadequate provision of service and loading, which also detracts from the viability of these buildings, placing them at a major disadvantage in the marketplace. Further, numerous buildings within the Study Area have had such substantial façade alterations that full first-floor window systems have been replaced with brick, tile or glass block, severely limiting their relative usefulness.

The age of a structure is also a key indicator of obsolescence. Older structures frequently require extensive maintenance in order to maintain mechanical systems or structural integrity. The costs involved in maintaining and upgrading older buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures. Approximately 97% of buildings in the Study Area are 35 years of age or older, which indicates the majority of tax blocks exhibit varying degrees of obsolescence. Many of these properties are also in deteriorated condition and are in need of significant investment to enable them to be restored to functional use.

Conclusion: This condition was found to be present to a major extent within the Study Area, affecting a majority of tax blocks. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

3. Deterioration

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. As defined in the Act, “deterioration” refers to, with respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Deterioration was found to be present to a major extent within the Study Area, affecting 105 tax blocks, or 81% of tax blocks in the Study Area. These tax blocks exhibit deterioration with respect to buildings and site improvements. The vast majority of deterioration found in the Study Area was related to deteriorated building components, including cracks in foundation and brick walls, rotten or sagging wood façades, deteriorated or broken windows and doors, deteriorated roof components and porches, and cracked or missing surface tile or brick.

Evidence of deterioration was also found to be present in public infrastructure within the Study Area, including the median along North Avenue as well as public alleys, sidewalks, curbs and gutters.

Conclusion: This condition was found to be present to a major extent within the Study Area, affecting a majority of tax blocks. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

4. Presence of Structures Below Minimum Code Standards (Data forthcoming—to be updated)

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

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

Evidence of structures below minimum code standards was found to be present to a major extent, affecting a total of 70 tax blocks, or 54% of tax blocks in the Study Area. A total of 370 buildings within the Study Area had one or more building code violations. The average number of code violations was eight per building. Two buildings within the Study Area had more than 100 building code violations. Examples of code violations include lack of fire building registration and violations of the sign ordinance, infestation of pests and debris and structural deficiencies.

Conclusion: This condition was found to be present to a major extent within the Study Area, affecting a majority of tax blocks. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

5. Illegal Use of Structures

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

6. Excessive Vacancies

As defined in the Act, “excessive vacancies” refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. Excessive vacancies include all or portions of buildings listed as for rent or sale where the space is unoccupied, abandoned properties that show no apparent effort directed toward their occupancy, or buildings that are vacant because they are dilapidated or structurally unsound.

Vacancy affected a total of 81 tax blocks, or 63% of tax blocks in the Study Area. There are a total of 80 vacant parcels and 16 vacant buildings within the Study Area. In addition, vacancy within commercial storefront space is widespread, indicative of a weak retail market in certain areas. This is compounded by the fact that many of the vacant and underutilized buildings within the Study Area are also suffering from deterioration and obsolescence. Evidence of long-term vacancy is prevalent on particular sites, where weeds protrude through pavement and rotting boards cover windows.

Conclusion: This condition was found to be present to a major extent within the Study Area, affecting a majority of tax blocks. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

7. Lack of Ventilation, Light, or Sanitary Facilities

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

Conclusion: This condition was not identified as being present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

8. Inadequate Utilities

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

All properties within the Study Area are presently served by appropriate utilities. However, given the age of the area it is likely that some of these utilities are antiquated and in need of replacement. However, information needed to fully document the presence of this condition within the Study Area was not available.

Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.

9. Excessive Land Coverage or Overcrowding of Community Facilities

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

This condition is present to a limited extent and does not affect a majority of tax blocks in the Study Area. Sixty-three tax blocks, or 48% of tax blocks in the Study Area, contain one more conditions of excessive land coverage or overcrowding, including the presence of closely spaced buildings and buildings improperly situated on parcels. This condition has resulted in the inability of these parcels to provide reasonably required off-street parking in the Study Area, as well as inadequate provision for service vehicles and loading areas. This condition is particularly prevalent along North and Chicago Avenues.

Conclusion: This condition was found to be present to a limited extent within the Study Area. Therefore, this condition was not used to qualify the Study Area as a conservation area under the Act.

10. Deleterious Land Use or Layout

As defined in the Act, “deleterious land-use or layout” refers to the existence of incompatible land-use relationships, buildings occupied by an inappropriate mix of uses, uses considered to be noxious, offensive, or unsuitable for the surrounding area, uses which are non-conforming with respect to current zoning, platting which does not conform to the current land use and infrastructure pattern, parcels of inadequate size or shape for contemporary development, and single buildings located on multiple parcels which have not been consolidated into a single building site.

Deleterious land use or layout was found to be present to a limited extent and does not affect a majority of tax blocks within the Study Area. This condition is evidenced by the presence of single buildings which cover multiple smaller parcels that have not been consolidated, as well as the presence of closely spaced commercial buildings which are of inadequate size in comparison to contemporary development. In addition, the presence of vacant land and buildings and the duration to which these properties have been vacant also have a deleterious effect on adjacent property. Several other factors contribute to deleterious conditions in the Study Area as well. A total of four free-standing commercial cell phone towers are found within the Study Area. These towers are located on fenced-in lots on major commercial streets independent of a principal use, and their presence is incongruous and incompatible with adjacent commercial uses.

Conclusion: This condition was found to be present to a limited extent within the Study Area. Therefore, this condition was not used to qualify the Study Area as a conservation area under the Act.

11. Environmental Clean-Up Requirements

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

Conclusion: The degree to which this condition is present within the Study Area was not documented as part of the eligibility analysis. Thus, the extent to which this condition may be present in the Study Area is unknown.

12. Lack of Community Planning

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

The Study Area was developed more than 20 years prior to the adoption of the City’s first zoning ordinance in 1923. In addition, the Austin community area, including the Study Area, was annexed into the City of Chicago in 1889, 20 years before the Burnham *Plan of Chicago* in 1909. Therefore, this condition was found to be present to a major extent, affecting the Study Area as a whole.

Conclusion: This condition was found to be present to a major extent within the Study Area. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition is present when the Study Area can be described by one of the following three conditions 1) the total equalized assessed value (“EAV”) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years for which information is available. *Table A: Comparative Increase in Equalized Assessed Value (EAV)* compares the annual change in EAV of the Study Area with the balance of the City.

As shown in *Table A*, the total EAV of property within the Study Area has lagged behind that of the balance of the City of Chicago for three of the last five years (2002, 2004 and 2005). Therefore, this condition is present to a major extent, affecting the Study Area as a whole.

**Table A:
Comparative Increase in Equalized Assessed Value (EAV)**

	2001	2002	2003*	2004	2005
Study Area – EAV and % Change over Prior Year	\$52,022,510 9.5%	\$54,905,514 5.54%	\$70,360,117 28.15%	\$68,654,874 -2.42%	\$71,894,673 4.72%
Balance of City of Chicago - % Change over Prior Year	3.58%	7.98%	17.27%	3.97%	7.29%

*Reassessment year

Source: Cook County Tax Extension Office

Conclusion: Lagging or declining equalized assessed value is meaningfully present and reasonably distributed affecting the entire Study Area, consistent with the definition contained in the Act. Therefore, this condition was used to qualify the Study Area as a conservation area under the Act.

Eligibility Analysis Summary

On the basis of the above review of current conditions, the Study Area meets the criteria for qualification as a conservation area. More than 50% of the buildings within the Study Area are 35 years of age or older. A minimum of three of the thirteen eligibility factors are required to qualify as a conservation area under the Act, once this age threshold is met. The Study Area exhibits the presence of six of the thirteen conservation area eligibility factors to a major extent, as defined by the Act. These conditions are meaningfully present and reasonably distributed within the Study Area affecting at least 50% of tax blocks.

Three other factors were found to be present to a limited extent. These factors were not used to establish eligibility as a conservation area under the Act. However, the presence of additional factors which are present to a limited extent demonstrate that the Study Area may be in the position to experience additional blight if intervention does not occur.

Table B: Summary of Conservation Area Eligibility Conditions summarizes the presence and distribution of the conditions applicable to eligibility of the Study Area as conservation area. This summary demonstrates the degree to which these conditions are meaningfully present and reasonably distributed within the Study Area.

Table B:
Distribution of Conservation Area Eligibility Conditions

M = Present to a Major Extent													
L = Present to a Limited Extent													
	Legend of Eligibility Conditions												
1	Dilapidation												
2	Obsolescence												
3	Deterioration												
4	Presence of structures below minimum code standards												
5	Illegal use of structures												
6	Excessive vacancies												
7	Lack of ventilation, light or sanitary facilities												
8	Inadequate utilities												
9	Excessive land coverage or overcrowding of community facilities												
10	Deleterious land use or layout												
11	Environmental contamination												
12	Lack of community planning												
13	Lagging or declining EAV												
Conservation Area Eligibility Conditions Summary													
	1	2	3	4	5	6	7	8	9	10	11	12	13
Present to a Major Extent		√	√	√		√						√	√
Present to a Limited Extent	√								√	√			
Total Affected Tax Blocks	3	65	105	70	0	81	0	0	63	34	0	129	129
% of Blocks Affected	2%	50%	81%	54%	0%	63%	0%	0%	48%	26%	0%	100%	100%

APPENDIX D

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE AUSTIN COMMERCIAL TIF REDEVELOPMENT PROJECT AREA

2005 EAV - \$71,894,673

#	PIN	EAV 2005
1	13323150260000	\$296,455
2	13323150270000	Exempt
3	13323150290000	\$1,261,911
4	13323160290000	\$397,651
5	13323160300000	\$270,340
6	13323160310000	\$109,007
7	13323160320000	\$115,995
8	13323160360000	\$145,342
9	13323160370000	\$110,452
10	13323160380000	\$136,261
11	13323160390000	\$242,766
12	13323160400000	\$136,657
13	13323170280000	\$36,622
14	13323170290000	\$97,538
15	13323170300000	\$97,538
16	13323170310000	\$99,710
17	13323170320000	\$126,169
18	13323170330000	\$87,946
19	13323170340000	\$29,003
20	13323170350000	\$94,254
21	13323170360000	\$62,639
22	13323170410000	\$352,423
23	13323180330000	\$254,988
24	13323180340000	\$116,572
25	13323180350000	\$250,585
26	13323180360000	Exempt
27	13323190290000	\$164,297
28	13323190300000	\$156,440
29	13323190310000	\$156,830
30	13323190320000	\$26,399

#	PIN	EAV 2005
31	13323190330000	\$26,041
32	13323190340000	\$79,406
33	13323190350000	\$93,434
34	13323190360000	\$101,718
35	13323190370000	\$65,959
36	13323190380000	\$127,158
37	13323200290000	\$22,539
38	13323200300000	\$77,117
39	13323200310000	\$251,199
40	13323200320000	\$29,894
41	13323200330000	\$43,972
42	13323200360000	\$124,197
43	13323200370000	\$289,783
44	13323210280000	\$153,814
45	13323210290000	\$68,300
46	13323210300000	\$235,802
47	13323210310000	\$270,096
48	13323210320000	\$129,163
49	13323210330000	\$1,716
50	13324100270000	\$305,506
51	13324100280000	\$158,358
52	13324100290000	\$730,305
53	13324110270000	Exempt
54	13324110280000	Exempt
55	13324110290000	Exempt
56	13324110300000	Exempt
57	13324110310000	Exempt
58	13324110320000	\$125,331
59	13324110330000	\$60,578
60	13324110350000	\$305,809

Appendix D continued...

#	PIN	EAV 2005
61	13324110400000	\$60,772
62	13324110410000	\$69,652
63	13324120270000	\$14,272
64	13324120280000	\$14,217
65	13324120290000	\$86,320
66	13324120300000	\$76,941
67	13324120310000	\$73,804
68	13324120320000	\$29,760
69	13324120330000	\$79,089
70	13324120340000	\$43,712
71	13324120350000	\$369,981
72	13324130280000	\$91,784
73	13324130290000	\$89,896
74	13324130300000	\$77,231
75	13324130310000	\$7,307
76	13324130320000	\$115,585
77	13324130380000	\$390,468
78	13324140290000	\$12,436
79	13324140300000	\$11,270
80	13324140310000	\$174,408
81	13324140320000	\$111,173
82	13324140330000	\$112,414
83	13324140340000	\$146,561
84	13324140350000	\$139,113
85	13324140360000	\$36,172
86	13324140370000	\$38,059
87	13324150330000	Exempt
88	13324150340000	Exempt
89	13324150350000	Exempt
90	13324150360000	\$109,638
91	13324150370000	Exempt
92	13324150380000	Exempt
93	13324150390000	Exempt
94	13324150400000	Exempt
95	13324160290000	\$22,580
96	13324160300000	\$11,360
97	13324160310000	\$11,270
98	13324160320000	\$305,238
99	13324160330000	\$71,032
100	13324160340000	\$110,046
101	13324160350000	\$20,736

#	PIN	EAV 2005
102	13324160360000	\$105,521
103	13324170290000	\$27,115
104	13324170300000	\$23,716
105	13324170310000	\$156,014
106	13324170320000	\$156,014
107	13324170330000	\$23,140
108	13324170340000	\$23,290
109	13324170390000	\$38,182
110	13333190270000	\$150,096
111	13333190280000	\$59,880
112	13333190290000	\$59,880
113	13333190300000	\$75,569
114	13333190310000	\$89,444
115	13333190320000	\$84,102
116	13333190330000	\$124,137
117	13333200270000	\$192,617
118	13333200280000	\$128,434
119	13333200290000	\$109,280
120	13333200300000	\$235,056
121	13333200310000	\$20,446
122	13333200320000	\$28,607
123	13333210380000	Exempt
124	13333210400000	\$830,525
125	13333220270000	\$544,632
126	13333220280000	\$106,280
127	13333220290000	\$139,086
128	13333220300000	Exempt
129	13333220310000	\$103,128
130	13333220320000	\$218,008
131	13333230310000	\$129,377
132	13333230320000	\$21,905
133	13333230330000	\$23,479
134	13333230340000	\$98,357
135	13333230350000	\$151,831
136	13333230360000	\$364,659
137	13333230370000	\$391,496
138	13333240310000	Exempt
139	13333240320000	\$62,614
140	13333240330000	\$69,939
141	13333240340000	\$28,640
142	13333240350000	\$28,640

Appendix D continued...

#	PIN	EAV 2005
143	13333240360000	\$82,020
144	13333240370000	\$45,223
145	13333240380000	\$45,223
146	13333240390000	\$191,325
147	13333250310000	\$167,860
148	13333250320000	\$62,711
149	13333250330000	\$110,305
150	13333250340000	\$110,305
151	13333250350000	\$46,990
152	13333250360000	\$129,770
153	13333250370000	\$18,854
154	13333250380000	\$55,367
155	13333250390000	\$26,667
156	13333260310000	\$303,662
157	13333260320000	\$98,139
158	13333260330000	\$15,177
159	13333260340000	\$89,033
160	13333260350000	\$8,114
161	13333260360000	\$8,114
162	13333260370000	\$156,238
163	13334210240000	\$193,226
164	13334210350000	\$122,415
165	13334210360000	\$122,415
166	13334210370000	\$121,156
167	13334210380000	\$95,049
168	13334210410000	\$71,723
169	13334210420000	\$72,360
170	13334210430000	\$55,077
171	13334210440000	\$21,335
172	13334210450000	\$71,144
173	13334210460000	\$86,255
174	13334210470000	\$30,146
175	13334210480000	\$130,229
176	13334210490000	\$101,843
177	13334210500000	Exempt
178	13334210520000	\$19,976
179	13334210530000	\$952,288
180	13334220280000	\$466,541
181	13334220410000	\$98,292
182	13334220420000	\$117,413
183	13334220430000	\$117,413

#	PIN	EAV 2005
184	13334220440000	\$138,420
185	13334220450000	\$62,702
186	13334220460000	\$17,304
187	13334220470000	\$17,657
188	13334220480000	\$17,657
189	13334220490000	\$17,657
190	13334220500000	\$177,034
191	13334220510000	\$107,900
192	13334220520000	\$26,902
193	13334220530000	\$40,876
194	13334220540000	\$143,411
195	13334220550000	\$177,159
196	13334220560000	\$822,217
197	13334220570000	\$38,464
198	16041000080000	\$56,337
199	16041000090000	\$55,861
200	16041000110000	\$18,946
201	16041000120000	\$49,728
202	16041000130000	\$54,006
203	16041000140000	\$38,789
204	16041000150000	\$46,684
205	16041000160000	\$41,502
206	16041000170000	\$24,660
207	16041000180000	\$25,344
208	16041000190000	\$34,972
209	16041000200000	\$38,702
210	16041000210000	\$34,154
211	16041000220000	\$38,423
212	16041000230000	\$35,721
213	16041000390000	\$738,315
214	16041010010000	\$83,288
215	16041010020000	\$154,019
216	16041010030000	\$24,382
217	16041010040000	\$40,898
218	16041010050000	\$38,999
219	16041010060000	\$27,212
220	16041010070000	\$26,563
221	16041010080000	\$13,544
222	16041010090000	\$37,991
223	16041020010000	\$95,601
224	16041020020000	\$101,136

Appendix D continued...

#	PIN	EAV 2005
225	16041020030000	\$101,136
226	16041020040000	\$20,446
227	16041020050000	\$20,446
228	16041020060000	\$99,923
229	16041020070000	\$31,473
230	16041020080000	\$45,389
231	16041020090000	\$45,553
232	16041020100000	\$45,553
233	16041020110000	\$40,685
234	16041030010000	\$72,185
235	16041030020000	\$35,455
236	16041030030000	\$43,523
237	16041030040000	\$38,445
238	16041030050000	\$38,445
239	16041030060000	\$37,400
240	16041030070000	\$37,448
241	16041030080000	\$54,602
242	16041040010000	\$53,809
243	16041040020000	\$40,513
244	16041040030000	\$43,051
245	16041040040000	\$39,144
246	16041040050000	\$217,923
247	16041040060000	\$41,076
248	16041040070000	\$43,125
249	16041040080000	\$30,595
250	16041040090000	\$44,704
251	16041050010000	\$193,969
252	16041050020000	\$37,199
253	16041050030000	\$27,203
254	16041050040000	\$37,182
255	16041050050000	\$43,504
256	16041050060000	\$39,854
257	16041050070000	\$39,466
258	16041060010000	\$256,579
259	16041060020000	\$39,005
260	16041060030000	\$47,362
261	16041060040000	\$43,360
262	16041060050000	Exempt
263	16041060060000	Exempt
264	16041060070000	\$40,316
265	16041060080000	\$247,557

#	PIN	EAV 2005
266	16041070010000	\$94,593
267	16041070020000	\$42,349
268	16041070030000	\$61,131
269	16041070040000	\$93,631
270	16041070050000	\$132,622
271	16041070060000	\$132,622
272	16041070070000	\$40,357
273	16041070080000	\$42,310
274	16041070090000	\$153,653
275	16041080010000	\$248,612
276	16041080020000	\$21,730
277	16041080030000	\$37,415
278	16041080040000	\$21,185
279	16041080050000	\$27,634
280	16041080060000	\$24,345
281	16041080070000	\$23,399
282	16041080080000	\$36,355
283	16041080090000	\$51,654
284	16041080100000	\$36,885
285	16041080110000	\$20,251
286	16041080120000	\$41,958
287	16041080130000	\$51,017
288	16041080140000	\$36,175
289	16041080150000	\$279,634
290	16041080160000	\$274,932
291	16041160010000	\$43,707
292	16041160020000	\$32,633
293	16041160030000	\$36,751
294	16041160040000	\$37,173
295	16041160050000	\$47,974
296	16041160060000	\$48,824
297	16041160070000	\$43,635
298	16041160080000	\$15,961
299	16041160090000	\$43,017
300	16041230010000	\$41,442
301	16041230020000	\$12,255
302	16041230030000	\$29,172
303	16041230040000	\$5,191
304	16041230070000	\$49,509
305	16041230080000	\$41,654
306	16041230260000	\$22,076

Appendix D continued...

#	PIN	EAV 2005
307	16041230270000	\$55,940
308	16041250010000	\$66,101
309	16041250020000	\$51,848
310	16041250030000	\$33,386
311	16041250040000	\$21,848
312	16041250050000	\$8,923
313	16041250060000	\$30,577
314	16041250070000	\$40,896
315	16041290010000	\$55,741
316	16041290020000	\$37,193
317	16041290030000	\$24,321
318	16041290040000	\$24,030
319	16041290140000	\$10,436
320	16041290150000	\$7,136
321	16041290160000	\$7,513
322	16041290170000	\$245,948
323	16041290180000	\$147,528
324	16041290190000	\$88,552
325	16041290200000	\$372,180
326	16041300210000	\$35,904
327	16041300220000	\$35,480
328	16041300230000	\$71,374
329	16041300240000	\$29,520
330	16041300280000	Exempt
331	16041300290000	Exempt
332	16041300300000	Exempt
333	16041300310000	Exempt
334	16041300320000	Exempt
335	16041300330000	\$37,352
336	16041300340000	Exempt
337	16041300350000	\$35,715
338	16041300360000	\$36,252
339	16041300370000	\$33,024
340	16041300380000	\$33,337
341	16041300390000	\$19,566
342	16041300400000	\$40,912
343	16041300410000	\$36,237
344	16041300420000	\$29,325
345	16041300430000	Exempt
346	16041300480000	Exempt
347	16041310220000	\$17,922

#	PIN	EAV 2005
348	16041310250000	\$102,343
349	16041310260000	Exempt
350	16041310270000	Exempt
351	16041310280000	Exempt
352	16041310290000	Exempt
353	16041310300000	Exempt
354	16041310310000	Exempt
355	16041310320000	Exempt
356	16041310330000	Exempt
357	16041310340000	Exempt
358	16041310350000	\$52,438
359	16041310360000	\$190,368
360	16041310370000	\$7,467
361	16041310380000	\$7,467
362	16041310390000	\$213,101
363	16041310400000	\$20,312
364	16041320160000	\$31,115
365	16041320170000	\$37,390
366	16041320180000	\$37,390
367	16041320190000	\$30,118
368	16041320200000	\$38,723
369	16041320210000	\$24,790
370	16041320220000	\$62,415
371	16041320230000	\$62,415
372	16041320240000	\$24,790
373	16041320250000	\$8,824
374	16041320260000	\$37,338
375	16041320270000	\$55,413
376	16041320280000	\$18,455
377	16041320330000	\$42,827
378	16041320340000	\$214,951
379	16041320350000	\$103,013
380	16042000010000	\$3,180
381	16042000020000	\$81,542
382	16042000030000	\$23,227
383	16042000040000	\$23,227
384	16042000050000	\$25,785
385	16042000060000	\$382,931
386	16042000070000	\$202,507
387	16042000080000	\$37,461
388	16042010010000	\$287,794

Appendix D continued...

#	PIN	EAV 2005
389	16042010050000	\$26,008
390	16042010060000	\$39,311
391	16042010070000	\$36,513
392	16042010080000	\$26,764
393	16042010370000	Exempt
394	16042020010000	Exempt
395	16042020290000	Exempt
396	16042030010000	Exempt
397	16042030020000	\$54,413
398	16042030030000	\$25,797
399	16042030040000	\$11,270
400	16042030050000	\$32,869
401	16042030060000	\$72,436
402	16042030070000	\$64,645
403	16042220210000	\$56,074
404	16042220220000	\$62,090
405	16042220230000	\$37,376
406	16042220240000	\$68,426
407	16042220250000	\$7,467
408	16042220260000	Exempt
409	16042220270000	Exempt
410	16042220280000	Exempt
411	16042220290000	Exempt
412	16042220300000	Exempt
413	16042220310000	\$40,502
414	16042220320000	\$9,616
415	16042220330000	\$25,949
416	16042220340000	Exempt
417	16042220350000	Exempt
418	16042220360000	Exempt
419	16042220370000	Exempt
420	16042220380000	Exempt
421	16042220390000	Exempt
422	16042220400000	Exempt
423	16042220410000	Exempt
424	16042230200000	\$59,459
425	16042230210000	\$52,782
426	16042230230000	\$32,865
427	16042230240000	\$50,053
428	16042230250000	\$32,587
429	16042230260000	\$37,173

#	PIN	EAV 2005
430	16042230270000	\$33,265
431	16042230280000	\$32,587
432	16042230290000	\$31,659
433	16042230300000	\$47,611
434	16042230310000	\$47,611
435	16042230320000	\$18,254
436	16042230330000	\$44,419
437	16042230340000	\$36,355
438	16042230350000	\$36,355
439	16042230360000	\$21,097
440	16042230370000	\$47,611
441	16042230380000	\$55,585
442	16042230390000	\$42,682
443	16042230400000	\$2,691
444	16042230410000	\$45,420
445	16042240210000	\$72,625
446	16042240220000	\$7,467
447	16042240260000	\$7,467
448	16042240270000	\$7,467
449	16042240280000	\$37,827
450	16042240290000	\$5,606
451	16042240300000	\$231,409
452	16042240310000	Exempt
453	16042240320000	Exempt
454	16042240330000	Exempt
455	16042240340000	Exempt
456	16042240350000	Exempt
457	16042240360000	\$4,144
458	16042240370000	\$46,534
459	16042240380000	\$66,882
460	16042240390000	\$131,207
461	16042250170000	\$152,424
462	16042250180000	\$38,106
463	16042250190000	\$136,873
464	16042250200000	\$92,333
465	16042250210000	\$35,494
466	16042250220000	\$35,494
467	16042250230000	\$77,485
468	16042250360000	\$50,326
469	16042250370000	\$52,698
470	16043000010000	\$106,319

Appendix D continued...

#	PIN	EAV 2005
471	16043000020000	\$57,189
472	16043000030000	\$29,399
473	16043000040000	\$28,478
474	16043000050000	\$31,036
475	16043000060000	\$24,547
476	16043000110000	\$44,182
477	16043000120000	\$20,546
478	16043000130000	Exempt
479	16043000140000	\$131,035
480	16043000250000	\$123,913
481	16043000270000	Exempt
482	16043000280000	Exempt
483	16043010010000	\$28,825
484	16043010020000	\$201,518
485	16043010030000	\$29,571
486	16043010040000	\$22,651
487	16043010050000	Exempt
488	16043010060000	\$34,962
489	16043010070000	\$56,061
490	16043010080000	Exempt
491	16043010090000	Exempt
492	16043010100000	\$29,407
493	16043010110000	Exempt
494	16043010150000	Exempt
495	16043010160000	\$29,003
496	16043010170000	\$32,699
497	16043010180000	Exempt
498	16043010190000	\$27,708
499	16043010200000	\$34,464
500	16043010210000	\$33,207
501	16043010220000	\$28,812
502	16043010450000	Exempt
503	16043020010000	\$22,011
504	16043020020000	\$29,839
505	16043020030000	\$20,566
506	16043020040000	\$15,590
507	16043020050000	\$14,146
508	16043020060000	\$18,904
509	16043020070000	\$15,590
510	16043020080000	\$26,266
511	16043070180000	\$208,769

#	PIN	EAV 2005
512	16043080010000	\$31,047
513	16043080020000	\$27,687
514	16043080030000	\$16,555
515	16043080040000	\$20,474
516	16043080050000	\$30,735
517	16043080060000	\$39,996
518	16043080070000	\$27,697
519	16043100010000	\$26,861
520	16043100020000	\$44,988
521	16043100030000	\$42,761
522	16043100040000	\$11,401
523	16043100050000	\$28,686
524	16043100060000	\$26,998
525	16043160010000	\$16,659
526	16043160020000	\$27,651
527	16043160030000	\$2,748
528	16043160040000	\$33,386
529	16043160050000	\$24,783
530	16043160060000	\$26,270
531	16043160070000	\$25,924
532	16043180010000	\$10,472
533	16043180020000	\$16,191
534	16043180030000	\$22,624
535	16043180040000	\$18,202
536	16043180050000	\$19,339
537	16043180060000	\$18,609
538	16043180070000	\$30,189
539	16043180080000	\$27,978
540	16043240010000	\$20,753
541	16043240020000	\$7,372
542	16043240030000	\$34,598
543	16043240040000	\$12,772
544	16043240050000	Exempt
545	16043240060000	Exempt
546	16043260010000	Exempt
547	16043260020000	\$26,983
548	16043260030000	\$43,480
549	16043260040000	\$76,141
550	16043260130000	Exempt
551	16043260140000	Exempt
552	16043260150000	\$16,193

Appendix D continued...

#	PIN	EAV 2005
553	16043260160000	\$146,023
554	16043260190000	\$284,937
555	16043260200000	\$235,233
556	16043270370000	\$825,810
557	16043270380000	\$904,532
558	16043280280000	Exempt
559	16043280290000	\$53,596
560	16043280300000	\$2,892
561	16043280310000	\$175,867
562	16043290270000	\$25,945
563	16043290280000	\$31,347
564	16043290290000	\$25,128
565	16043290300000	\$16,128
566	16043290310000	\$16,128
567	16043290320000	\$25,132
568	16043290330000	\$225,611
569	16043300320000	\$30,068
570	16043300330000	\$59,798
571	16043300340000	\$231,818
572	16043300350000	\$17,380
573	16043300360000	\$7,565
574	16043300390000	\$27,539
575	16043300400000	\$27,713
576	16043310310000	\$10,223
577	16043310320000	\$7,598
578	16043310330000	\$7,598
579	16043310340000	\$7,598
580	16043310350000	\$15,201
581	16043310360000	\$7,598
582	16043310370000	\$1,598
583	16043310380000	\$180,344
584	16044000010000	\$26,391
585	16044000020000	\$49,042
586	16044000030000	\$47,925
587	16044000040000	\$46,264
588	16044000050000	\$27,976
589	16044000060000	\$27,779
590	16044000080000	Exempt
591	16044000090000	\$202,490
592	16044000410000	\$3,199
593	16044000420000	Exempt

#	PIN	EAV 2005
594	16044010010000	\$31,322
595	16044010020000	\$49,914
596	16044010030000	\$32,005
597	16044010040000	Exempt
598	16044010400000	\$160,945
599	16044020330000	\$125,628
600	16044020340000	\$240,411
601	16044030010000	Exempt
602	16044030020000	Exempt
603	16044030030000	\$10,797
604	16044030040000	\$10,797
605	16044030310000	Exempt
606	16044030320000	Exempt
607	16044030330000	Exempt
608	16044030340000	Exempt
609	16044030350000	Exempt
610	16044030360000	Exempt
611	16044030370000	Exempt
612	16044030380000	Exempt
613	16044030390000	Exempt
614	16044030400000	Exempt
615	16044030410000	Exempt
616	16044030420000	Exempt
617	16044040040000	17321
618	16044040050000	Exempt
619	16044040060000	Exempt
620	16044040070000	Exempt
621	16044040080000	Exempt
622	16044040090000	Exempt
623	16044040100000	Exempt
624	16044040110000	Exempt
625	16044040120000	Exempt
626	16044040130000	Exempt
627	16044040140000	Exempt
628	16044040150000	Exempt
629	16044040160000	Exempt
630	16044040170000	Exempt
631	16044040180000	Exempt
632	16044040190000	Exempt
633	16044040200000	Exempt
634	16044040210000	Exempt

Appendix D continued...

#	PIN	EAV 2005
635	16044040220000	Exempt
636	16044040230000	Exempt
637	16044040240000	Exempt
638	16044040250000	Exempt
639	16044040260000	Exempt
640	16044040270000	Exempt
641	16044040280000	Exempt
642	16044040290000	Exempt
643	16044040300000	Exempt
644	16044040310000	357133
645	16044050010000	\$101,445
646	16044050020000	\$85,309
647	16044050030000	\$45,933
648	16044050040000	\$89,779
649	16044050050000	Exempt
650	16044050060000	\$70,076
651	16044050070000	\$7,527
652	16044050080000	\$5,647
653	16044050120000	\$12,146
654	16044050130000	\$12,816
655	16044050140000	\$12,720
656	16044050150000	\$58,200
657	16044050160000	\$58,200
658	16044050440000	\$168,021
659	16044230350000	\$70,076
660	16044230360000	\$89,539
661	16044230370000	\$28,506
662	16044230380000	\$47,985
663	16044230390000	\$57,981
664	16044230400000	\$367,326
665	16044240220000	\$29,776
666	16044240230000	\$19,832
667	16044240240000	\$66,185
668	16044240250000	\$23,938
669	16044240260000	\$91,566
670	16044240270000	\$14,546
671	16044240280000	\$38,174
672	16044240290000	\$28,489
673	16044240300000	Exempt
674	16044250280000	Exempt
675	16044250290000	\$14,319

#	PIN	EAV 2005
676	16044250300000	\$27,902
677	16044250310000	\$244,517
678	16044260300000	\$35,546
679	16044260310000	\$36,887
680	16044260320000	Exempt
681	16044260330000	Exempt
682	16044260340000	\$94,183
683	16044290210000	\$16,892
684	16044290220000	\$29,309
685	16044290230000	\$30,298
686	16044290240000	\$40,988
687	16044290270000	\$184,864
688	16044290280000	\$102,846
689	16044290290000	Exempt
690	16044290300000	Exempt
691	16044290310000	Exempt
692	16044290320000	Exempt
693	16044300160000	Exempt
694	16044300170000	Exempt
695	16044300180000	\$27,459
696	16044300190000	Exempt
697	16044300200000	Exempt
698	16044300210000	Exempt
699	16044300220000	Exempt
700	16044300230000	Exempt
701	16044300240000	\$6,103
702	16044300250000	Exempt
703	16044300260000	Exempt
704	16052000010000	\$229,641
705	16052000020000	\$83,618
706	16052000030000	\$178,569
707	16052010010000	\$42,141
708	16052010020000	\$34,377
709	16052010030000	\$35,661
710	16052010040000	\$40,417
711	16052010050000	\$179,949
712	16052010060000	\$179,949
713	16052010070000	\$179,949
714	16052010080000	\$200,064
715	16052010090000	\$28,732
716	16052020010000	\$241,066

Appendix D continued...

#	PIN	EAV 2005
717	16052020020000	\$89,793
718	16052020030000	\$25,797
719	16052020040000	Exempt
720	16052020050000	Exempt
721	16052030020000	\$113,949
722	16052030030000	\$18,591
723	16052030040000	\$57,102
724	16052030050000	\$90,667
725	16052030060000	\$28,118
726	16052030210000	Exempt
727	16052030350000	\$52,097
728	16052030360000	\$103,731
729	16052040010000	\$35,308
730	16052040020000	\$30,281
731	16052040030000	\$30,281
732	16052040040000	\$30,281
733	16052040050000	\$135,871
734	16052040060000	Exempt
735	16052040070000	\$64,106
736	16052040080000	\$57,408
737	16052050010000	\$106,545
738	16052050020000	\$38,314
739	16052050030000	\$20,244
740	16052050040000	\$20,244
741	16052050050000	\$20,244
742	16052050060000	\$330,905
743	16052050070000	\$50,894
744	16052050080000	\$25,847
745	16052060010000	\$239,779
746	16052060020000	\$11,540
747	16052060030000	\$11,540
748	16052060040000	\$38,855
749	16052060050000	\$13,253
750	16052060060000	\$41,584
751	16052060070000	\$27,532
752	16052060080000	\$211,462
753	16052070020000	\$35,699
754	16052070030000	\$55,334
755	16052070040000	\$109,452
756	16052070180000	\$18,785
757	16052070190000	\$26,376

#	PIN	EAV 2005
758	16052070200000	\$24,838
759	16052070210000	\$21,838
760	16052070220000	\$38,592
761	16052070230000	\$24,339
762	16052070240000	\$26,707
763	16052070250000	\$26,066
764	16052070260000	\$22,573
765	16052070270000	\$27,442
766	16052070280000	\$40,089
767	16052070290000	\$24,811
768	16052070300000	\$37,193
769	16052070310000	\$27,320
770	16052070320000	\$154,391
771	16052070330000	\$509,652
772	16052070340000	Exempt
773	16052070350000	Exempt
774	16052150180000	\$46,354
775	16052150190000	\$32,546
776	16052150200000	\$19,745
777	16052150210000	\$13,165
778	16052150220000	\$31,917
779	16052150230000	\$7,795
780	16052150240000	\$25,674
781	16052150250000	\$29,621
782	16052150260000	\$37,273
783	16052150270000	\$33,368
784	16052150300000	\$33,455
785	16052150310000	\$48,417
786	16052150320000	\$33,410
787	16052150330000	\$35,054
788	16052150350000	\$26,254
789	16052150370000	\$47,821
790	16052150380000	\$47,846
791	16052150390000	\$37,740
792	16052230190000	\$53,867
793	16052230200000	\$22,733
794	16052230210000	\$23,761
795	16052230220000	\$54,979
796	16052230230000	\$32,118
797	16052230240000	\$31,214
798	16052230250000	\$32,143

Appendix D continued...

#	PIN	EAV 2005
799	16052230260000	\$26,139
800	16052230270000	\$23,682
801	16052230280000	\$20,979
802	16052230290000	\$29,124
803	16052230300000	\$9,982
804	16052230310000	\$48,824
805	16052230320000	\$19,489
806	16052230330000	\$35,560
807	16052230340000	\$35,603
808	16052230350000	\$24,920
809	16052230360000	\$24,763
810	16052240310000	\$184,626
811	16052240320000	\$116,793
812	16052240330000	Exempt
813	16052250320000	\$19,203
814	16052250330000	Exempt
815	16052250340000	\$50,023
816	16052250350000	\$34,213
817	16052250360000	\$16,143
818	16052250370000	Exempt
819	16052250380000	\$58,397
820	16052260300000	Exempt
821	16052260310000	\$41,013
822	16052260320000	\$160,379
823	16052260330000	\$146,009
824	16052260340000	\$146,009
825	16052260350000	\$146,009
826	16052260360000	\$149,938
827	16052260420000	\$60,446
828	16052260430000	\$55,148
829	16052260440000	Exempt
830	16052270310000	\$42,387
831	16052270320000	\$43,231
832	16052270330000	\$242,115
833	16052280150000	Exempt
834	16052280300000	Exempt
835	16052280310000	Exempt
836	16052290150000	\$231,567
837	16052290160000	\$71,759
838	16052290170000	\$71,759
839	16052290280000	Exempt

#	PIN	EAV 2005
840	16052290290000	Exempt
841	16052290300000	Exempt
842	16052300160000	\$163,027
843	16052300320000	\$58,462
844	16052310160000	\$124,582
845	16052310170000	\$36,603
846	16052310180000	\$25,383
847	16052310190000	\$29,275
848	16052310200000	\$24,887
849	16052310210000	\$24,856
850	16052310220000	\$24,191
851	16052310230000	\$19,560
852	16052310240000	\$28,136
853	16052310250000	\$39,715
854	16052310260000	\$25,150
855	16052310270000	\$29,333
856	16052310280000	\$41,240
857	16052310290000	\$29,484
858	16052310300000	\$38,294
859	16052310310000	\$26,511
860	16052310320000	\$47,564
861	16052310340000	\$26,642
862	16052310350000	\$168,010
863	16054000010000	Exempt
864	16054000180000	\$107,411
865	16054010010000	\$100,221
866	16054010190000	\$134,955
867	16054010200000	\$6,346
868	16054010210000	\$6,346
869	16054020010000	\$23,807
870	16054020020000	\$10,155
871	16054020030000	\$10,155
872	16054020040000	\$8,079
873	16054020190000	\$361,302
874	16054030010000	Exempt
875	16054030170000	\$27,443
876	16054030180000	Exempt
877	16054030360000	\$117,577
878	16054030370000	\$962
879	16054040010000	\$168,201
880	16054040150000	\$155,724

Appendix D continued...

#	PIN	EAV 2005
881	16054050010000	\$47,515
882	16054050170000	Exempt
883	16054050180000	\$12,840
884	16054060010000	Exempt
885	16054060020000	\$17,145
886	16054060030000	\$28,320
887	16054060040000	\$19,476
888	16054060050000	\$29,246
889	16054060070000	\$21,725
890	16054060410000	\$48,949
891	16054060420000	\$59,828
892	16054070030000	\$13,537
893	16054070040000	\$6,767
894	16054070210000	\$41,526
895	16054070220000	\$60,058
896	16054070230000	\$29,872
897	16054070240000	\$43,193
898	16054070250000	\$12,259
899	16054070280000	\$21,547
900	16054070290000	\$22,886
901	16054070300000	\$27,923
902	16054070310000	\$22,757
903	16054070320000	\$21,283
904	16054070330000	\$26,078
905	16054070340000	\$19,076
906	16054070350000	\$20,616
907	16054070360000	\$19,688
908	16054070370000	\$157,737
909	16054070380000	Exempt
910	16054070390000	\$47,138
911	16054150190000	\$5,572
912	16054150200000	\$5,572
913	16054150210000	\$24,339
914	16054150220000	\$39,756
915	16054150230000	\$20,940
916	16054150260000	\$36,589
917	16054150270000	\$18,345
918	16054150280000	\$18,451
919	16054150290000	\$44,086
920	16054150300000	\$32,839
921	16054150310000	\$13,492

#	PIN	EAV 2005
922	16054150320000	\$13,407
923	16054150330000	\$6,935
924	16054150340000	\$51,135
925	16054150350000	\$64,849
926	16054150360000	\$51,580
927	16054150370000	\$23,357
928	16054230120000	Exempt
929	16054230210000	Exempt
930	16054230230000	Exempt
931	16054230240000	Exempt
932	16054230250000	Exempt
933	16054230260000	Exempt
934	16054260220000	Exempt
935	16054260230000	Exempt
936	16054260240000	Exempt
937	16054260250000	Exempt
938	16054260260000	Exempt
939	16054260270000	\$28,101
940	16054260280000	\$26,058
941	16054260290000	\$40,428
942	16054260300000	\$21,706
943	16054260310000	\$15,732
944	16054260320000	Exempt
945	16054260330000	Exempt
946	16054260340000	Exempt
947	16054260350000	\$69,999
948	16054260360000	\$26,227
949	16054260370000	\$17,515
950	16054260380000	\$110,305
951	16054260390000	\$82,348
952	16054260400000	\$82,348
953	16054260410000	\$84,408
954	16054260420000	\$17,173
955	16054270140000	Exempt
956	16054270150000	Exempt
957	16054270170000	Exempt
958	16054270180000	\$30,792
959	16054270190000	\$31,658
960	16054270200000	\$11,194
961	16054270210000	\$7,303
962	16054270220000	\$75,245

Appendix D continued...

#	PIN	EAV 2005
963	16054270230000	\$0
964	16054270240000	\$16,412
965	16054270250000	\$13,603
966	16054270260000	\$99,663
967	16054270270000	Exempt
968	16054280340000	\$33,735
969	16054280370000	\$157,390
970	16054280400000	\$28,987
971	16054280410000	\$47,094
972	16054290130000	Exempt
973	16054290140000	Exempt
974	16054290150000	Exempt
975	16054290160000	Exempt
976	16054290330000	Exempt
977	16054290340000	\$30,306
978	16054300200000	\$45,917
979	16054300320000	Exempt
980	16054300330000	\$149,495
981	16054310180000	Exempt
982	16054310190000	\$132,229
983	16054310200000	Exempt
984	16054310210000	\$41,065
985	16054310220000	\$55,012
986	16054310230000	\$28,307
987	16054310240000	Exempt
988	16054310250000	Exempt
989	16054310260000	Exempt
990	16054310270000	Exempt
991	16054310280000	\$12,256
992	16054310290000	\$12,111
993	16054310300000	\$39,338
994	16054310310000	\$161,685
995	16082000010000	\$83,564
996	16082000020000	\$62,464
997	16082000030000	\$33,672
998	16082000040000	\$28,129
999	16082000050000	\$85,648
1000	16082000060000	\$30,694
1001	16082000070000	\$29,257
1002	16082000080000	Exempt
1003	16082000090000	Exempt

#	PIN	EAV 2005
1004	16082000100000	\$91,855
1005	16082000110000	Exempt
1006	16082000120000	Exempt
1007	16082000130000	Exempt
1008	16082000140000	Exempt
1009	16082000150000	Exempt
1010	16082000160000	Exempt
1011	16082010010000	\$39,267
1012	16082010020000	\$30,052
1013	16082010030000	\$11,466
1014	16082010040000	\$59,175
1015	16082010050000	Exempt
1016	16082010060000	Exempt
1017	16082010070000	\$32,251
1018	16082010080000	\$12,043
1019	16082010110000	\$30,159
1020	16082010260000	\$12,709
1021	16082010270000	\$7,801
1022	16082010280000	\$27,000
1023	16082010290000	\$79,419
1024	16082020010000	\$53,719
1025	16082020020000	Exempt
1026	16082020030000	Exempt
1027	16082020040000	Exempt
1028	16082020050000	\$82,140
1029	16082020060000	\$58,137
1030	16082020090000	Exempt
1031	16082020240000	\$36,584
1032	16082020250000	Exempt
1033	16082060110000	\$25,618
1034	16082060120000	\$11,860
1035	16082060300000	\$64,631
1036	16082060310000	\$45,133
1037	16082070010000	Exempt
1038	16082070320000	Exempt
1039	16082070350000	\$121,506
1040	16082070360000	\$30,716
1041	16091000010000	\$86,042
1042	16091000020000	\$186,869
1043	16091000030000	\$336,629
1044	16091000040000	\$170,201

Appendix D continued...

#	PIN	EAV 2005
1045	16091000080000	\$295,408
1046	16091000090000	\$362,793
1047	16091000100000	\$31,891
1048	16091000110000	\$38,751
1049	16091000120000	\$148,085
1050	16091000130000	\$12,543
1051	16091000140000	\$41,551
1052	16091000150000	\$64,623
1053	16091000160000	\$17,050
1054	16091000170000	\$12,387
1055	16091000351001	\$20,487
1056	16091000351002	\$20,487
1057	16091000351003	\$487
1058	16091000351004	\$8,983
1059	16091000351005	\$20,261
1060	16091000351006	\$20,261
1061	16091000351007	\$20,714
1062	16091000351008	\$20,714
1063	16091000351009	\$20,714
1064	16091000351010	\$20,261
1065	16091000351011	\$19,692
1066	16091000351012	\$20,261
1067	16091000351013	\$20,487
1068	16091000351014	\$487
1069	16091000351015	\$20,714
1070	16091000351016	\$20,714
1071	16091000351017	\$20,714
1072	16091000351018	\$20,261
1073	16091000351019	\$9,156
1074	16091000351020	\$20,261
1075	16091000351021	\$20,487
1076	16091000351022	\$20,487
1077	16091010010000	\$228,939
1078	16091010140000	\$13,499
1079	16091010260000	\$161,453
1080	16091010270000	\$38,759
1081	16091020020000	Exempt
1082	16091020170000	Exempt
1083	16091020180000	Exempt
1084	16091020190000	Exempt
1085	16091020390000	\$223,409

#	PIN	EAV 2005
1086	16091030010000	Exempt
1087	16091030020000	\$41,764
1088	16091030030000	\$32,297
1089	16091030040000	\$25,063
1090	16091030050000	\$24,599
1091	16091030060000	Exempt
1092	16091030070000	Exempt
1093	16091030080000	Exempt
1094	16091030120000	\$167,860
1095	16091030130000	\$58,052
1096	16091030140000	Exempt
1097	16091030150000	Exempt
1098	16091030160000	Exempt
1099	16091030170000	Exempt
1100	16091030180000	\$221,240
1101	16091040010000	Exempt
1102	16091040200000	\$213,249
1103	16091040480000	Exempt
1104	16091050030000	\$18,850
1105	16091050040000	\$26,694
1106	16091050050000	\$7,428
1107	16091050060000	\$16,206
1108	16091050070000	\$16,348
1109	16091050430000	\$44,081
1110	16091050440000	\$119,178
1111	16091050450000	\$61,251
1112	16091060010000	\$21,774
1113	16091060020000	\$9,046
1114	16091060030000	\$9,046
1115	16091060440000	\$197,474
1116	16091070010000	\$53,375
1117	16091070020000	Exempt
1118	16091070030000	\$49,190
1119	16091070040000	\$36,773
1120	16091070050000	\$61,839
1121	16091070060000	\$56,929
1122	16091070070000	\$25,444
1123	16091070080000	\$40,788
1124	16091070090000	\$51,192
1125	16091070100000	\$30,782
1126	16091070110000	\$44,103

Appendix D continued...

#	PIN	EAV 2005
1127	16091070120000	\$67,327
1128	16091070130000	\$17,824
1129	16091070140000	\$11,881
1130	16091070321001	\$12,860
1131	16091070321002	\$14,840
1132	16091070321003	\$14,840
1133	16091070321004	\$12,860
1134	16091070321005	\$12,860
1135	16091070321006	\$14,840
1136	16091070321007	\$14,840
1137	16091070321008	\$12,860
1138	16091140010000	Exempt
1139	16091140020000	\$10,138
1140	16091140030000	\$209,678
1141	16091140070000	Exempt
1142	16091140080000	Exempt
1143	16091140090000	Exempt
1144	16091140100000	Exempt
1145	16091140110000	Exempt
1146	16091140120000	Exempt
1147	16091140300000	\$14,129
1148	16091140310000	\$13,669
1149	16091140320000	\$18,854
1150	16091140330000	\$9,517
1151	16091140340000	\$18,854
1152	16091140350000	\$18,854
1153	16091140360000	\$9,619
1154	16091140370000	\$18,854
1155	16091140380000	\$9,976
1156	16091140390000	\$857
1157	16091140400000	\$18,815
1158	16091140410000	\$9,537
1159	16091140420000	\$9,613
1160	16091140430000	\$9,934
1161	16091140440000	\$18,854
1162	16091140450000	\$9,976
1163	16091140460000	\$9,976
1164	16091140470000	\$18,854
1165	16091140480000	\$18,854
1166	16091140490000	\$9,513
1167	16091140500000	\$9,513

#	PIN	EAV 2005
1168	16091140510000	\$18,854
1169	16091140520000	\$9,509
1170	16091140530000	\$18,854
1171	16092000010000	\$690,650
1172	16092000190000	\$110,564
1173	16092000200000	\$152,891
1174	16092000210000	\$31,773
1175	16092000390000	\$80,793
1176	16092010010000	\$203,807
1177	16092010020000	\$95,907
1178	16092010030000	\$150,061
1179	16092010040000	\$150,061
1180	16092010050000	\$14,939
1181	16092010060000	\$21,919
1182	16092010240000	\$24,522
1183	16092010250000	\$7,861
1184	16092010260000	\$18,695
1185	16092010270000	\$13,597
1186	16092010280000	\$13,597
1187	16092010530000	\$9,813
1188	16092010540000	Exempt
1189	16092020010000	\$27,601
1190	16092020020000	\$7,527
1191	16092020030000	\$109,303
1192	16092020040000	\$31,317
1193	16092020050000	\$32,090
1194	16092020060000	\$18,182
1195	16092020070000	\$19,645
1196	16092020080000	\$40,975
1197	16092020090000	\$56,484
1198	16092020100000	\$23,734
1199	16092020110000	\$7,527
1200	16092020120000	\$20,193
1201	16092020130000	\$17,070
1202	16092020140000	Exempt
1203	16092020150000	\$18,478
1204	16092020160000	Exempt
1205	16092020170000	Exempt
1206	16092020180000	Exempt
1207	16092020190000	\$9,968
1208	16092020200000	\$18,648

Appendix D continued...

#	PIN	EAV 2005
1209	16092020210000	\$27,754
1210	16092020220000	\$11,054
1211	16092020230000	\$35,803
1212	16092030010000	\$41,857
1213	16092030020000	Exempt
1214	16092030030000	Exempt
1215	16092030040000	Exempt
1216	16092030050000	Exempt
1217	16092030070000	\$25,276
1218	16092030080000	\$19,605
1219	16092030090000	Exempt
1220	16092030100000	Exempt
1221	16092030110000	Exempt
1222	16092030120000	\$27,263
1223	16092030130000	Exempt
1224	16092030400000	Exempt
1225	16092030410000	Exempt
1226	16092040010000	Exempt
1227	16092040020000	\$210,020
1228	16092040030000	\$131,677
1229	16092040040000	\$30,516
1230	16092040050000	\$97,328
1231	16092040060000	\$84,351
1232	16092040070000	\$30,451
1233	16092040080000	\$27,069
1234	16092040090000	\$25,765
1235	16092040100000	Exempt
1236	16092040110000	\$45,668