

**NEAR NORTH
TAX INCREMENT REDEVELOPMENT
PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

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

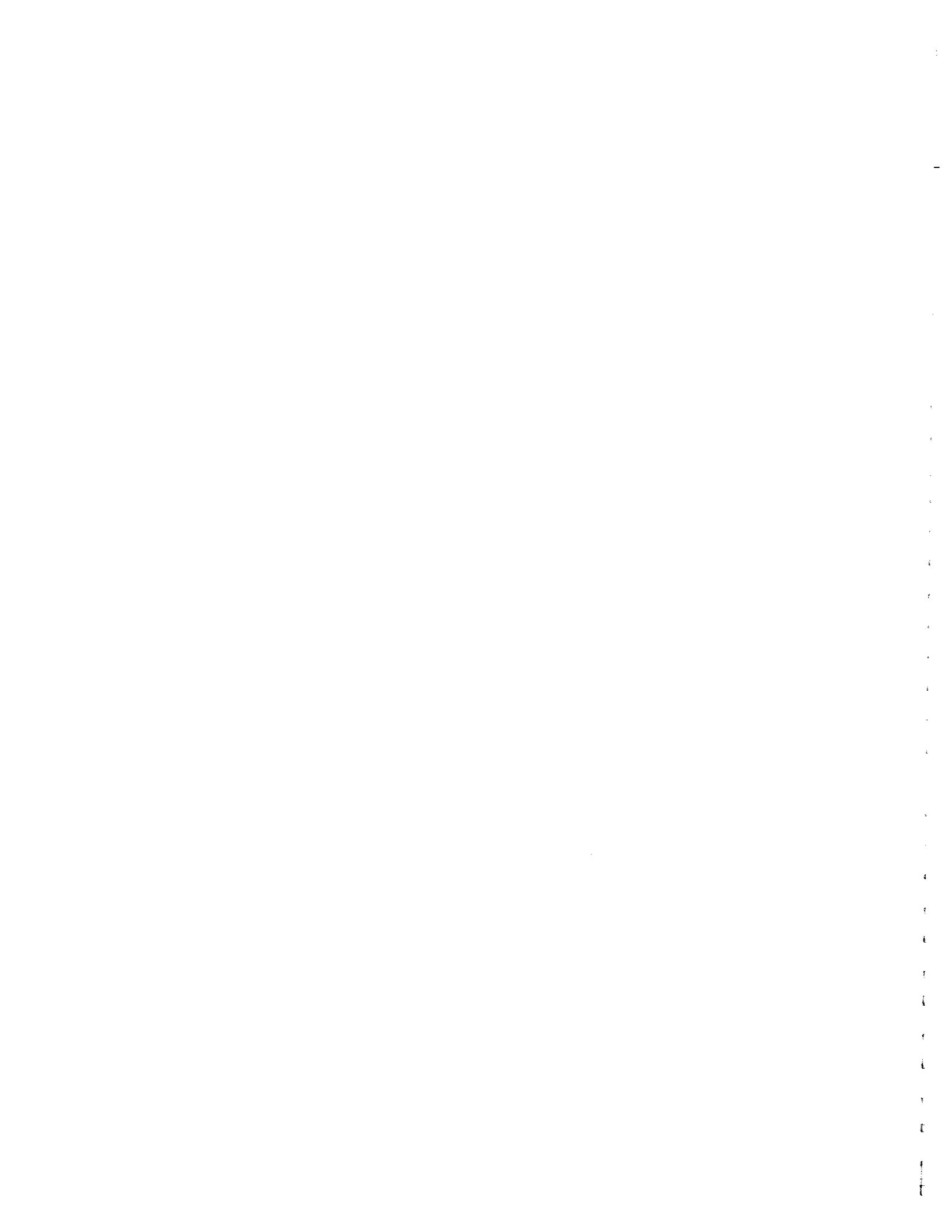
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NEAR NORTH TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

1. INTRODUCTION

This document presents the Near North Tax Increment Redevelopment Plan and Project for the Near North neighborhood that surrounds and includes the Cabrini-Green public housing complex located in the City of Chicago, Illinois. The Plan and Project responds to blighting conditions found to be present within the Near North Redevelopment Project Area ("the Area") and reflects the commitment by the City to improve and revitalize the Redevelopment Project Area.

The vision for the Near North Redevelopment Project Area is a community in which families of all economic backgrounds can live and work in a vital, thriving neighborhood. Making this vision a reality will involve creating affordable housing for families and individuals with a mix of incomes as well as providing job training programs and job opportunities and a full range of new public facilities including a police station, a library, a fire station, parks, schools and other community amenities.

Tax Increment Financing

In adopting the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1 et seq.), (the "Act") the Illinois State Legislature found that

"...there exist in many municipalities within this State blighted, conservation and industrial park conservation areas; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked...It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken...The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas 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", a "conservation area" or an "industrial 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", "conservation area", or combination thereof, or "industrial conservation area", and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The legislation requires that each redevelopment plan set forth in writing the program which will be undertaken to accomplish the municipality's redevelopment objectives. The Act also states that

"No redevelopment plan shall be adopted by a municipality without findings that (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 be 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) stating the estimated dates, which shall not be more than 23 years from the adoption of the ordinance approving the redevelopment project area ... of completion of the redevelopment project and retirement of obligations incurred to finance redevelopment project costs, (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) in the event that any incremental revenues are being utilized pursuant to Section 8(a)(1) or 8(a)(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986, (a) a finding that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, (b) a finding that such incremental revenues will be exclusively utilized for the development of the redevelopment project area."

Pursuant to the provisions contained in the Act, the City of Chicago has authorized an evaluation of whether a portion of Chicago located south of North Avenue and north of Chicago Avenue between Wells Street and the east seawall of the North Branch Canal of the Chicago River qualifies for designation as a "blighted area" and, if the area so qualifies, the preparation of a redevelopment plan for the redevelopment project area in accordance with the requirements of the Act.

The Near North Redevelopment Project Area

The Near North Redevelopment Project Area is located south of North Avenue and north of Chicago Avenue between Wells Street and the east seawall of the North Branch Canal of the Chicago River in the Near North Side Community Area. The irregularly shaped Redevelopment Project Area is bounded on the north by West Evergreen Avenue, West North Avenue and CTA right-of-way, on the east by North Orleans, CTA right-of-way, North Wells Street and North Sedgwick, on the south by West Oak Street, West Locust Street, and West Chicago Avenue, and on the west by North Larrabee Street, North Kingsbury Street, the east seawall of the North Branch Canal of the Chicago River and North Halsted Street. Excluded from these boundaries is an irregularly shaped area bounded by West Evergreen Avenue and West Blackhawk Street on the north, North Sedgwick and North Hudson on the east, West Goethe and an alley north of Clybourn Avenue on the south, and North Cleveland and North Hudson on the west.

The proposed Near North Redevelopment Project Area consists of 1,438 contiguous tax parcels and public rights-of-way, covering approximately 339.8 acres. Historical accounts indicate that the area originally developed as a slum, and the area has been considered blighted throughout much of its history.

A large portion of the proposed redevelopment project area is occupied by several Chicago Housing Authority (CHA) public housing developments and a number of other institutional uses. The Redevelopment Project Area includes privately-owned land whose development has been impacted by the blighting influences of the public housing and other conditions in the area. Inclusion of property outside of the CHA's holdings is intended to facilitate transformation of this area into a healthy, mixed-income community and address blighted conditions throughout the area.

The Near North Redevelopment Project Area as a whole has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Project. The analysis of conditions within the redevelopment project area indicates that it is appropriate for designation as a redevelopment project area in accordance with the Act. Ten of the 14 factors cited in the Act for establishing eligibility as a blighted area are present in the Near North Redevelopment Project Area. Five are required under the Act. Five blighting factors pertaining to vacant land are present in the Area. Depending upon the circumstances, the presence of two or more specified factors or the existence of one of several other specified circumstances is sufficient to qualify vacant land as blighted.

This Redevelopment Plan and Project summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd and its subconsultants. Camiros, Ltd. has prepared this Near North Redevelopment Plan and Project and the related eligibility report with the understanding that the City would rely (i) on the findings and conclusions of the Redevelopment Plan and Project and the related eligibility report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Near North Redevelopment Plan and Project, and (ii) on the fact that Camiros, Ltd. has obtained the necessary information so that the Redevelopment Plan and project and the related eligibility report will comply with the Act.

The Near North Redevelopment Plan and Project has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Redevelopment Project Area to be financed pursuant to the Act.

2. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Near North Redevelopment Project Area is an irregularly shaped area generally bounded by North Avenue on the north, Wells Street on the east, the North Branch Canal on the west, and Chicago Avenue on the south in the City of Chicago, Illinois. The Redevelopment Project Area is located in the Near North Side community area and includes the Cabrini Green public housing project and the surrounding residential and commercial neighborhood and scattered industrial uses.

The boundaries of the Redevelopment Project Area are shown in Figure 1. The area is bounded on the north by West Evergreen Avenue, West North Avenue and CTA right-of-way, on the east by North Orleans, CTA right-of-way, North Wells Street and North Sedgwick, on the south by West Oak Street, West Locust Street, and West Chicago Avenue, and on the west by North Larrabee Street, North Kingsbury Street, the east bank of the North Branch Canal and West Halsted Street. Excluded from these boundaries is an irregularly shaped area bounded by West Evergreen Avenue and West Blackhawk Street on the north, North Sedgwick and North Hudson on the east, West Goethe and an alley north of Clybourn Avenue on the south, and North Cleveland and North Hudson on the west.

The Redevelopment Project Area is approximately 339.8 acres in size, including public rights-of-way. A legal description of the Redevelopment Project Area is included as Appendix A of this document.

The proposed Redevelopment Project Area includes only contiguous parcels, qualifies for designation as a "blighted area" and is not less than 1-1/2 acres in aggregate as required by the Act. The proposed Redevelopment Project Area includes only that area which is anticipated to be substantially benefited by the proposed redevelopment project improvements.

History

The Near North Redevelopment Project Area is located in the Near North Side, one of Chicago's oldest community areas. The area was included within the city limits when Chicago was incorporated in 1837. Industries, including McCormick Reaper, located on the north side of the Chicago River as bridges were built linking the two sides of the river. West of Wells Street, hundreds of small frame cottages were built to accommodate workers and their families. Historical accounts indicate that this residential area was considered a slum from its inception.

Over the years the eastern portion of the Near North Side community area evolved into a fashionable residential and commercial area including Michigan Avenue and the Gold Coast. Industries continued to move into the western portion of the area and the residential uses there continued to deteriorate.

The first effort to rehabilitate housing in the Area was the construction of the Marshall Field Garden Apartments in 1928. The next major residential redevelopment initiatives were carried out by the Chicago Housing Authority (CHA) to replace the slums and deteriorated housing that was prevalent in the Area. The Frances Cabrini Homes were built in 1943. This 586-unit project consists of row houses and garden apartments. A 1,921 unit extension to the Cabrini Homes was completed in 1958. In 1962, the Green Homes with 1,096 units were built north of Division Street.

Since development of the Cabrini Green public housing complex, the City has worked to promote the redevelopment of the surrounding area, with varying degrees of success. The Evergreen apartments and tower resulted from the designation of a slum and blighted area in 1969. Similarly, the development of the New City YMCA complex involved designation of an urban renewal area and the removal of blighted property in the area. The recent development of Mohawk North is the culmination of another urban renewal project initiated by the City in 1975. However, development within the designated slum and blighted areas that overlap the Near North Redevelopment Project Area has been generally slow in coming.

Current Land Use and Zoning

The Near North Redevelopment Project Area includes a broad range of land uses as shown in Figure 2. The western edge of the Redevelopment Project Area includes a variety of industrial and commercial land uses. The CHA is the largest property owner in the area. Coupled with other institutional uses including churches, schools, the YMCA, Park District and City-owned property, a substantial portion of the Redevelopment Project Area consists of tax exempt property. The distribution of tax exempt property is shown in Figure 3. Zoning of the Near North Redevelopment Project Area includes a broad range of zones that reflect the mixed use character of the area and a historic lack of any clear development pattern (Figure 4).

The current platting of tax parcels bears little relation to either the existing street grid or the development pattern which has evolved over time. In some instances, parcels exist without any street access. In other blocks, alleys function as streets. Buildings throughout the Area exist on multiple parcels which were not consolidated into single-building sites.

Because the area evolved as a mixed industrial and working class neighborhood, there are numerous examples of incompatible land uses. Examples include the residential uses and horse barns along Sedgwick and the industrial/residential land use mix along Larrabee between Chicago Avenue and vacated West Oak Street and along Cleveland near Clybourn.









There is a substantial amount of vacant land within the Redevelopment Project Area. These parcels include recently cleared sites, as well as underutilized land controlled by a variety of institutional and private owners.

The concentration of deteriorated Cabrini-Green buildings has had a deleterious effect on adjacent properties, which has resulted in disinvestment in the entire Area. There are a number of abandoned buildings scattered throughout the Area which reflect this lack of investment.

As it presently exists, there are few cohesive, residential land use clusters around which recognizable neighborhoods can be built. One such area is located north of Clybourn between Larrabee and Orleans. This area is made up primarily of single-family units, with scattered institutional and commercial uses. Commercial uses along North Avenue and the new Mohawk North residential development along Larrabee, form strong boundaries on the north and west. However, the mix of residential, and commercial uses between Sedgwick and the elevated tracks and commercial, industrial, institutional and park uses along Clybourn and Division seriously disrupt the residential land use pattern without providing compatible clusters of commercial or other uses that could establish an appropriate land use edge on either the east or south.

The CHA's Cabrini-Green complex forms perhaps the most recognizable land use module. The CHA property includes 23 high-rise and mid-rise buildings and row houses.

Legend:

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PARK
-  INDUSTRIAL
-  VACANT
-  TIF BOUNDARY
-  CTA ELEVATED LINE

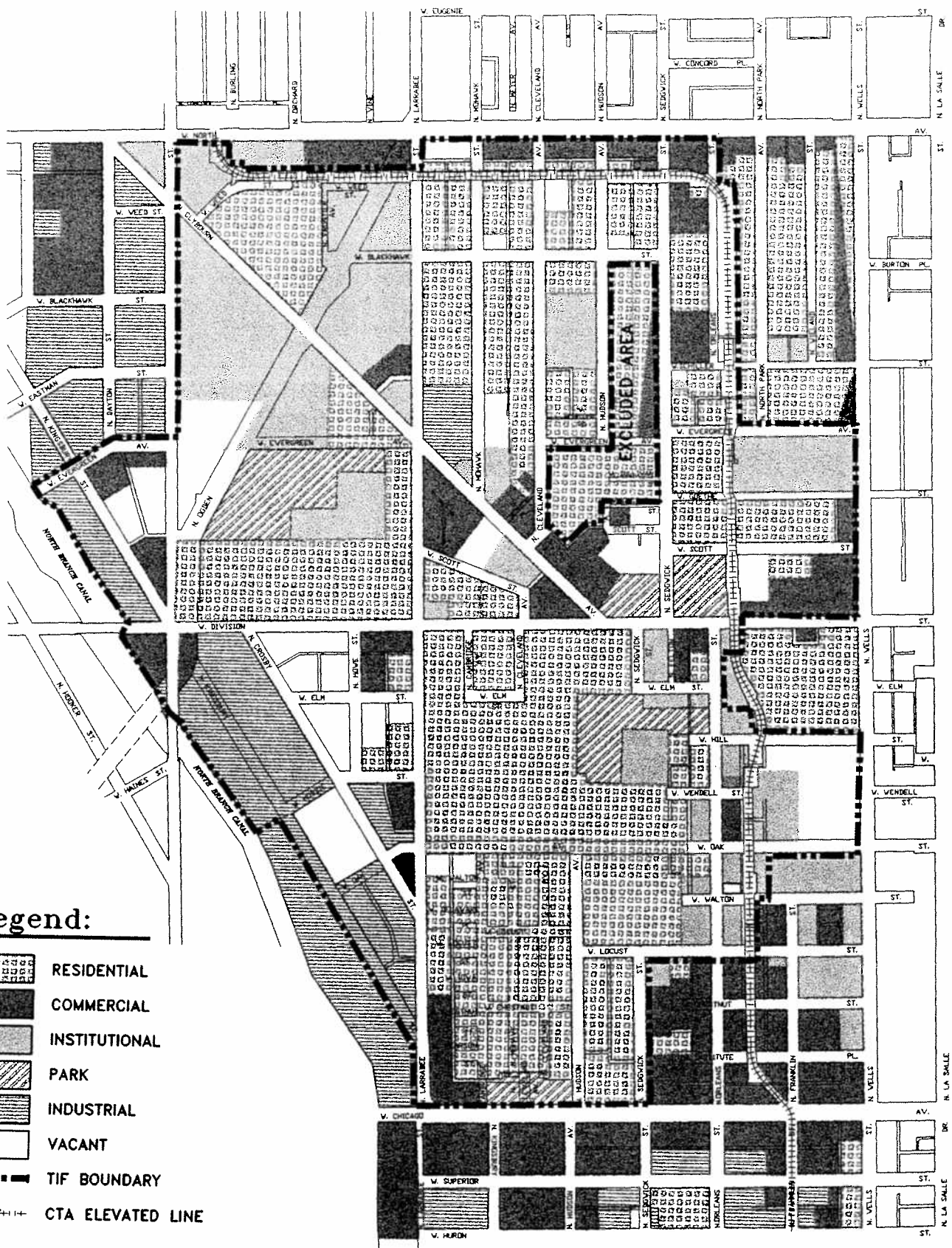


FIGURE 2
EXISTING LAND USE
 Near North Redevelopment Project Area
 Chicago, Illinois

Scale 1" = 400'
 NORTH

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Access

Accessibility to the Loop has historically been one of the strengths of the area with Orleans Street and Wells Street providing direct linkages. The Kennedy Expressway is located less than one mile west of the Redevelopment Project Area with full interchanges located at North Avenue and Division Street.

North Avenue, Division Street and Chicago Avenue serve as the major east-west arterials. Wells Street, Orleans, Halsted, Sedgwick, and Larrabee provide north-south access through the Near North Redevelopment Project Area. Clybourn Avenue is the other major arterial serving the area, running diagonally across North Avenue to its terminus at Division Street.

The internal street grid, particularly in the eastern half of the Redevelopment Project Area has been substantially modified from its original platting. Numerous streets were vacated to facilitate construction of CHA housing. The original design called for the development of residential superblocks, rather than relying on the traditional street grid. Consequently, a number of streets in the area were vacated and internal circulation within the Cabrini-Green complex came to rely on fire lanes rather than dedicated public streets.

The platting of streets and tax blocks is particularly confused in the area bounded by Halsted, North, Larrabee and Division where right-of-way for Ogden Avenue and Clybourn Avenue are diagonal to the typical Chicago north-south and east-west street grid. Clybourn Avenue is the only street that presently provides access through the middle of this area.

The Redevelopment Project Area is served by public transportation including a subway stop at North and Clybourn, Clark and Division, and elevated stops at North and Sedgwick and Chicago and Franklin. Five CTA bus routes also serve the area, running along Larrabee, Orleans, Chicago, North and Division.

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

The Near North Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise. Based on the conditions present, the area is not likely to be developed without the adoption of the redevelopment plan and project.

A study was undertaken to establish whether the proposed redevelopment project area is eligible for designation as a blighted improved area in accordance with the requirements of the Act. This analysis concluded that the area qualifies as a blighted area under the Act.

Of the 14 factors cited in the Act for designation of an improved area, 10 factors are present within the Near North Redevelopment Project Area. Five are required in order for the area to be designated as blighted. The following blighting factors were found to be present within the Redevelopment Project Area:

- Age
- Deleterious land use or layout
- Depreciation of physical maintenance
- Dilapidation
- Deterioration
- Excessive vacancies
- Lack of community planning
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards

Seven of these conditions are present to a major extent within the Redevelopment Project Area. Three blighting factors, dilapidation, obsolescence and overcrowding of structures and community facilities, are present to a limited extent. The blighting factors present are reasonably distributed throughout the Near North Redevelopment Project Area.

Because most of the analysis blocks include both improved property and vacant land, the eligibility analysis also considered blighting factors which pertain to vacant land. Vacant land within the Redevelopment Project Area was found to qualify as "blighted" based on the presence of the following factors:

- Deterioration of structures or site improvements in neighboring areas
- Diversity of ownership
- Obsolete platting
- Area includes unused railyards, tracks or rights-of-way
- Area includes unused disposal site.

The specific basis upon which eligibility for designation as a blighted area was established is presented in the Near North Tax Increment Redevelopment Project Area Eligibility Report which is presented as Appendix B of this document.

Need for Public Intervention

In 1993, with a \$50 million grant from the U.S. Department of Housing and Urban Development, the CHA began an ambitious effort to replace the most deteriorated housing within Cabrini-Green and to rehabilitate other units. Initially, three buildings containing 660 units were slated for demolition. A further evaluation of building conditions resulted in one additional building being scheduled for demolition because it had also deteriorated to the point where it could not be successfully rehabilitated. Demolition of four additional CHA buildings is also being considered. The Orchard Park development, located along Clybourn Avenue and Weed Street represents the beginning of the CHA's effort to replace deteriorated public housing units and add a mixed-income component to the neighborhood.

In addition to CHA's initiatives, the City of Chicago has also provided development assistance for the Mohawk North residential development in the area east of Larrabee and south of North Avenue. Land acquired by the City as part of an urban renewal project was sold to a private developer who is developing this project which includes a mixed-income component.

The Near North Redevelopment Project Area is ringed by well-established land use districts. River North and the Moody Bible Institute are located to the south and west. Lincoln Park, Old Town and the Wells Street neighborhoods lie to the north and east. Industrial, warehouse and distribution uses follow the North Branch Canal along the western edge of the Redevelopment Project Area. The Clybourn Corridor with substantial amounts of recent commercial development extends to the northwest.

In the last decade, there has been considerable residential development north of North Avenue in the Lincoln Park community area. Similarly, residential, commercial and institutional development has occurred east of Wells Street beginning with the Carl Sandburg urban renewal project in the 1960s and 1970s, followed by Atrium Village, development of the Moody Bible Institute campus, and other development projects in the eastern portion of the Near North Side community area. The area south of Chicago Avenue has also seen the construction of several major commercial and residential developments over the last three decades including construction of the Montgomery Wards Headquarters, and several more recent high rise residential developments. Residential loft conversions and restaurants have also become major new land use trends in the River North area. The Clybourn corridor located north and west of the Redevelopment Project Area has also experienced a substantial amount of commercial development and redevelopment activity in recent years.

The Redevelopment Project Area has not shared in the development interest shown in the surrounding areas. The assessment base of property in the Redevelopment Project Area is substantially lower than would be expected from a market perspective given the Area's proximity to the Loop and the Gold Coast. In spite of the strength of River North, Lincoln Park and the Clybourn corridor, the assessed value of property within the Near North Project Area has remained stagnant. The increase in equalized assessed value (EAV) of property within the Redevelopment Project Area from \$40,870,982 in 1994 to \$41,343,984 in 1995 was primarily due to the increase in the state multiplier between the two years. The assessed value for property within the Redevelopment Project Area increased by only \$61,940 during this period.

Between 1990 and 1995, the EAV for the City of Chicago increased by 33%. During the same period the EAV within the Redevelopment Project Area increased by 37%. While on the surface the Near North Redevelopment Project Area appears to have a growth rate that is slightly higher than that of the whole city, the Area is failing to generate a proper share of tax revenues commensurate with the capacity of the Area had it developed in past decades in keeping with its development potential given its prime location.

Much of the EAV growth for both Chicago and the Redevelopment Project Area which occurred between 1990 and 1995 is attributable to the triennial reassessment that occurred in 1991. Between 1991 and 1995 the EAV for the City of Chicago increased by 10%. During the same period, the EAV within the Redevelopment Project Area increased by 8%. Although the equalized assessed value of

property within the Redevelopment Project Area increased between 1991 and 1995, the rate of increase was 20% slower than that of Chicago overall.

EAV growth in the Redevelopment Project Area, between 1990 and 1995, was fueled largely by a dramatic increase in the 1991 assessments for single-family residential properties, which had been historically underassessed. The result was significantly higher assessments for residential properties as they were brought into line with market values. Overall, the EAV for the Redevelopment Project Area increased by \$8 million between 1990 and 1991, or 28%, as a result of the triennial reassessment. Such increases do not necessarily correspond to significant increases in underlying property values.

Tax exempt property constitutes an unusually high percentage of property within the Near North Redevelopment Project Area. As of the 1995 tax year, 644 parcels, representing 45% of the total number of parcels, were exempt from property taxes. Consequently, growth in EAV for the Redevelopment Project Area is not a completely accurate indicator of whether the Redevelopment Project Area as a whole is being developed through private investment because EAV growth does not relate to a significant percentage of the Redevelopment Project Area. In addition, the larger percentage of tax exempt property has contributed to the low tax base of the Area. The blighted conditions especially with respect to CHA property in the Redevelopment Project Area, have also served to discourage private investment that might otherwise be expected.

Redevelopment of property within the Near North Redevelopment Project Area is not likely to occur without public intervention for a variety of reasons. Key issues include the pattern of land ownership in the area, the need to create appropriately sized development parcels, the need to provide the necessary public infrastructure to serve the area and the need to coordinate the relocation of institutional uses within the area so that new development in the area can be properly situated.

The City of Chicago, Chicago Housing Authority, Chicago Board of Education, and Chicago Park District collectively own a substantial amount of land in the Near North Redevelopment Project Area. These holdings were found to contain many of the blighting factors present in the area. This continues to be true even with the CHA's public/private Orchard Park development, and the sale of City-owned land for the Mohawk North project. The cooperation of institutional owners in correcting the blighting conditions with respect to their property is essential if further private investment is to occur. The participation of institutional owners is also needed to maximize the anticipated incremental taxes resulting from implementation of this Redevelopment Plan and Project.

The Redevelopment Project Area covers roughly a quarter of the Near North Side Community Area (#8). Between 1991 and 1996, over \$150 million in construction activity occurred in the Near North Side according to building permit records. Only 9% of this construction occurred in the Near North Redevelopment Project Area. Between 1991 and 1995 only \$4.1 million in construction activity occurred within the Redevelopment Project Area, which represented only about 3% of construction activity in the Near North Side Community Area for this period. The upsurge in construction during 1996 is largely due to the previously discussed CHA and City sponsored development initiatives, and to some extent the development community's expectation that public intervention will continue to occur to eliminate blighted conditions present within the Redevelopment Project Area.

Over the past two decades, the City has designated four slum and blighted areas that included portions of the Near North Redevelopment Project Area. The location of these urban renewal areas is shown in Figure 6. Much of the vacant land in the area is the result of acquisition and clearance activities carried out under the City's urban renewal program. Since the urban renewal designations do not provide any financing mechanisms to stimulate private investment in the area, redevelopment of the area has been slow in coming, and may have added to the blighted appearance of the area.

In the last year, construction has begun on several new residential projects. Some are the result of public/private partnerships that recognize the need for public intervention to stimulate private

investment in the area. Among these efforts is the start of construction of replacement units for the Cabrini units scheduled for demolition as part of the CHA's efforts to develop mixed income housing, such as the Orchard Park townhomes. Throughout the planning of these projects, it became clear that the level of assistance needed to transform this area into a viable residential neighborhood would far exceed the resources available without the adoption of a tax increment redevelopment plan and project.

4. COMMUNITY PLANNING OBJECTIVES/REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed Near North Redevelopment Plan and Project is consistent with the City plans for the area. The land uses conform to those approved by the Chicago Planning Commission and current zoning for the area.

The Near North Redevelopment Plan and Project will enhance the City's ability to achieve a number of long-standing goals and community planning objectives for the area. The Redevelopment Project Area includes underutilized land that has not developed despite the active development of property in the surrounding area, including Lincoln Park, the eastern half of the Near North Community Area, and River North. The previous designation of several urban renewal areas covering portions of the Near North Redevelopment Project Area has also done little to attract new private investment to the area over the last three decades.

Redevelopment Plan Goals and Objectives

The overall goals of the Near North Redevelopment Plan and Project are to:

- Create a healthy mixed-income residential neighborhood with amenities including schools, parks, churches, community facilities, shopping and employment opportunities.
- Reduce or eliminate the blighting conditions in the Redevelopment Project Area which qualified the area as a tax increment financing district.
- Employ residents of the Redevelopment Project Area, in jobs in the Redevelopment Project Area and in future adjacent redevelopment project areas.

The following objectives have been established in furtherance of these goals:

- Stimulate private investment in order to facilitate development of an economically integrated residential neighborhood that includes both public and private housing units.
- Establish a coherent land use pattern for the area.
- Reestablish a logical street grid to facilitate circulation within the neighborhoods slated for new residential development.
- Accommodate public facilities including schools, police station, library, parks, open space and other amenities designed to meet the needs of the surrounding community.
- Promote the development of new low, very low, and moderate income housing in the Redevelopment Project Area.
- Promote the development of neighborhood shopping areas as part of a town center concept that integrates commercial, community support and recreational uses.
- Establish job training and job readiness programs to provide residents of the Redevelopment Project Area with the skills necessary to secure jobs in the Area and in adjacent redevelopment project areas.

- Secure commitments from Area employers to interview graduates of the Area's job readiness and job training programs.
- Accommodate land uses which provide jobs, especially those which match the skills of Area residents.
- Promote commercial investment in order to attract and retain commercial users who will provide jobs and enhance Chicago's property tax base.
- Enhance the tax base of the area.

The City's goals and objectives of encouraging development and private investment will be realized through a number of actions including, but not limited to:

- Achieving significant, new economically integrated residential and commercial growth that results in the provision of affordable and accessible housing for all income levels.
- Undertaking necessary site development to meet the needs of identified residential and commercial users.
- Implementing a plan that addresses redevelopment costs including land assembly, relocation, site improvements, and other activities that may be necessary to encourage significant new development in the Redevelopment Project Area.
- Improving public facilities that may include, but are not limited to roadway, signalization and utility improvements and relocation; libraries, schools, police and fire facilities; and streetscape amenities.
- Working with Area employers, local community organizations and residents to provide job readiness and job training programs that meet employers' hiring needs.
- Entering into redevelopment agreements and by exercising other powers set forth in the Act as the City of Chicago deems necessary in order to implement the Near North Redevelopment Plan and Project.

5. REDEVELOPMENT PLAN

The City proposes to achieve its redevelopment goals and objectives for the Redevelopment Project Area through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

1. Assembling sites for redevelopment through appropriate land assembly techniques. The City may determine that it is necessary to participate in property acquisition or may use other means to induce transfer of such property to a private developer.
2. Providing relocation assistance as needed to facilitate new development within the Redevelopment Project Area.
3. Providing public improvements and facilities which may include, but are not limited to utilities, signalization and surface right-of-way improvements, facilities for the provision of community support services including libraries, schools, health care facilities, parks, police and fire facilities, and streetscape amenities.
4. Entering into redevelopment agreements for the rehabilitation or construction of public or private improvements in accordance with the Redevelopment Plan.
5. Providing job training and readiness programs as allowed for under the Act.
6. Incurring or reimbursing redevelopers for other eligible redevelopment project costs as provided in the Act.
7. Incurring other eligible redevelopment project costs allowed under the Act in implementing the Redevelopment Plan and Project.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Near North Redevelopment Plan and Project is intended to transform the area's public housing developments and adjacent blighted properties into a healthy, mixed-income community. In order to eliminate blighted property and prepare the area for redevelopment, the demolition and clearance of deteriorated CHA housing as well as other blighted property within the area will be necessary.

The Near North vision calls for a community in which families of all economic backgrounds can live and work together in a vital, thriving neighborhood. Making this vision a reality will involve creating a neighborhood setting where affordable housing for families with a mix of incomes will be supported by job training programs, job opportunities, and providing a full range of public facilities to support the expected population including a police station, library, fire station, parks, schools and other community amenities.

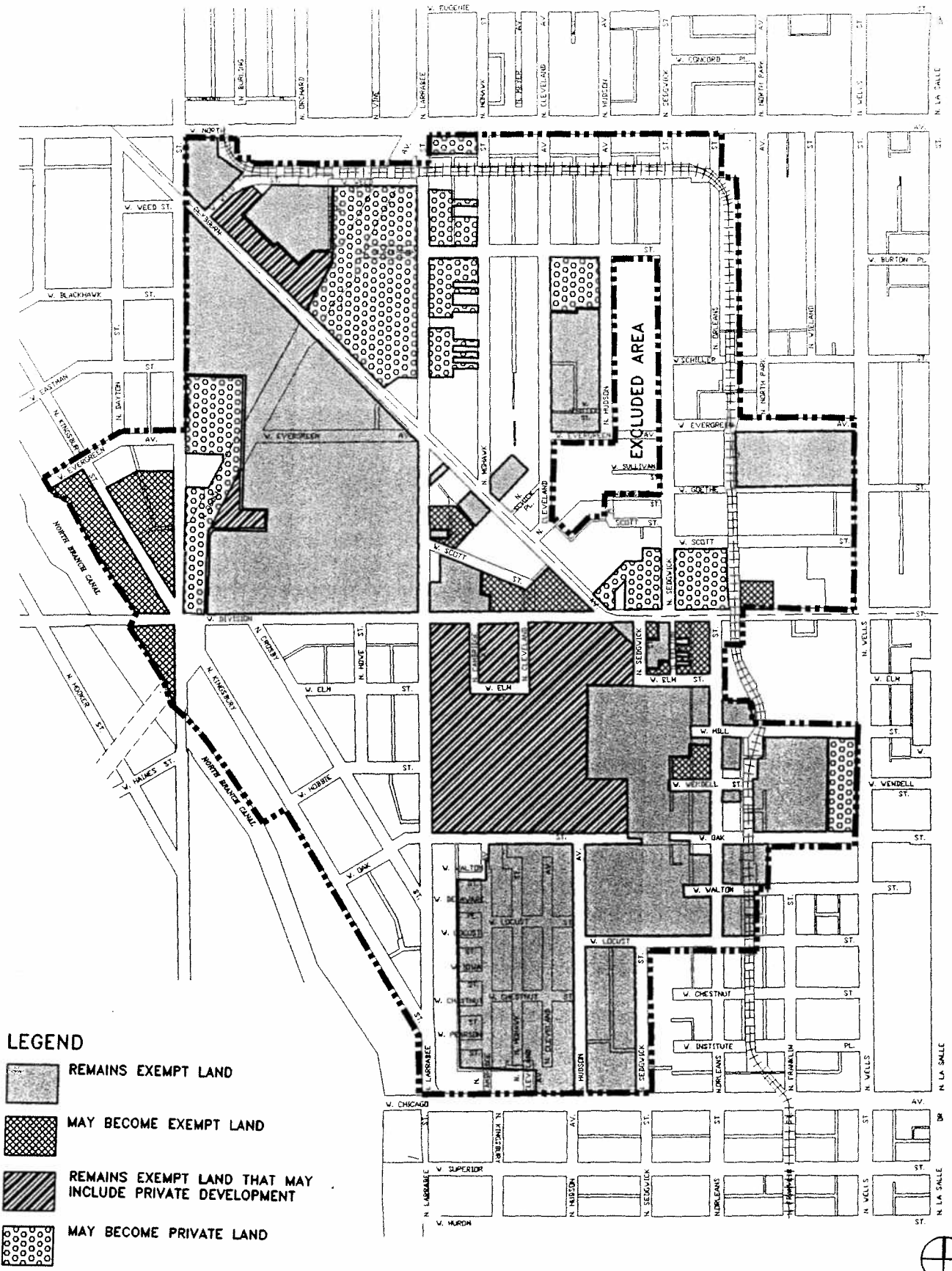
The implementation of the Near North Redevelopment Plan and Project may result in significant changes in the pattern and distribution of tax exempt property in the area. Some property that is presently on the property tax rolls may be acquired for schools, parks and other community facilities and become tax exempt. In other areas, private development may occur on land that will remain tax exempt, most notably the property currently owned by the CHA. Some property that is presently tax exempt may be sold for private development. The remaining tax exempt property is expected to remain in institutional ownership. Figures 7, 8 and 9 illustrate the present distribution of tax exempt property, anticipated shifts in public/private land ownership and future development patterns that could result from implementation of the Near North Redevelopment Plan and Project.

The redevelopment plan envisions the construction of a mix of new residential units including townhomes, single-family houses, three-flats, and mid-rise buildings; rehabilitation of public housing units not scheduled for demolition; construction of commercial facilities to serve the community; and construction, relocation or rehabilitation of parks, schools, library, police station, fire station and other public facilities needed to serve the community.

A job readiness/training program, especially for current CHA residents, will be an integral component of the proposed redevelopment plan for the Area. Job training and other eligible project activities and costs are expected to be used to enable residents to remain in the community as redevelopment proceeds. The City expects to take an aggressive approach toward hiring from the community and set standards for redevelopment that maximize job opportunities for residents.

The City also requires that developers who receive TIF assistance for market rate housing set aside 20% of the units (or commit to an alternative affordable housing option pursuant to Department of Housing Guidelines) to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. In addition, on land presently tax exempt that is sold/leased to private developers for the construction of housing, 30 percent of the units constructed on that land in the aggregate will be reserved for public housing-eligible residents. This percentage may vary among individual developments.

In order to stimulate private investment in the redevelopment project area, some or all of the following activities and actions may be undertaken.



- LEGEND**
- REMAINS EXEMPT LAND
 - MAY BECOME EXEMPT LAND
 - REMAINS EXEMPT LAND THAT MAY INCLUDE PRIVATE DEVELOPMENT
 - MAY BECOME PRIVATE LAND

FIGURE 8
ANTICIPATED PUBLIC/PRIVATE OWNERSHIP CHANGE
Near North Redevelopment Project Area
Chicago, Illinois



Prepared By
CAMIROS
 411 South Wells Street
 Chicago, Illinois 60607
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 Planning, Zoning
 Economic Development
 and Landscape Architecture

Development Strategies/Redevelopment Activities

Site Assembly

To achieve the renewal of the Near North Redevelopment Project Area, property in the Redevelopment Project Area may be acquired by purchase or long term lease and either sold or leased for private redevelopment or sold, leased or dedicated for construction of public improvements. Site assembly by the City may also be by exchange, donation, or eminent domain.

The City has no present intention of using its power of eminent domain pursuant to the Act to acquire and assemble sites in the Near North Redevelopment Project Area in furtherance of the Redevelopment Plan and Project. In the event that the City changes its present intention and determines that it is necessary and appropriate to acquire real property pursuant to the Act in furtherance of the Redevelopment Plan and Project, such change shall be deemed a change in the nature of the Redevelopment Plan and Project. Notwithstanding the provisions of this paragraph, the City shall in no way be deemed to have waived or done anything in derogation of its rights to acquire sites as contemplated and provided for in redevelopment plans, as amended from time to time, for previously designated blighted areas as referenced and depicted in Figure 6 herein.

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 or legal services to establish, implement and manage this Redevelopment Plan and Project.

Site Preparation

The City may demolish improvements, remove and grade soils, prepare sites with soils and materials suitable for new construction, and undertake environmental remediation.

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to new parks and park facilities, schools, district police station, library, public transit improvements, adjustments to the street grid including reopening of vacated streets, street construction, street resurfacing, utility relocation, signalization improvements, and provision of streetscape amenities intended to establish an appropriate land use pattern for community development.

Relocation Costs

Relocation assistance may be provided in order to facilitate redevelopment of the Redevelopment Project Area, and to meet other City objectives for the area.

Job Readiness/Training

To the extent allowable under the Act, job training costs may be directed toward integrating existing community residents into the workforce of Chicago and the Near North Redevelopment Project Area as it evolves from a blighted area into a healthy and economically viable urban community.

Redevelopment Agreements

Terms of redevelopment as part of this redevelopment project maybe incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a redeveloper for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain more specific controls than those stated in this Redevelopment Plan.

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 redevelopers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Redevelopment Project Area.

7. GENERAL LAND USE PLAN AND MAP

The land uses proposed in the Near North Redevelopment Plan and Project conform to the land uses approved by the Chicago Plan Commission. Property within the Redevelopment Project Area may be rezoned as required to reflect the general land use plan.

The General Land Use Plan, Figure 10, identifies land uses expected to result from implementation of the Near North Redevelopment Plan and Project. The major land use categories included within the Redevelopment Project Area are residential, commercial, industrial, institutional and open space. Existing manufacturing uses which remain viable are expected to remain. The land use plan is intended to provide a guide for future land use improvements and developments within the Redevelopment Project Area. Locations of specific uses or public infrastructure improvements may vary from the General Land Use Plan as a result of more detailed land planning and site design activities. Such variations are permitted without amendment of this Redevelopment Plan and Project as long as they are consistent with the Redevelopment Plan goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

The land use plan envisions development of a mixed-use town center built around the Clybourn, Division, Orleans and Sedgwick intersections adjacent to the CTA's elevated line. The mix of uses is expected to include commercial and residential uses, community facilities and open space. The highest residential densities for new development are expected to be generally concentrated in this area. New residential neighborhoods are expected to evolve and blend into existing residential neighborhoods. Job opportunities are expected to grow as a result of new commercial developments and other employment generators. Job training initiatives are intended to provide residents of the Redevelopment Project Area with the skills necessary to secure these job opportunities.

The Near North Redevelopment Plan and Project is intended to transform the area's public housing developments and adjacent blighted properties into a healthy, mixed-income community where children have safe places to play and learn, and working families and singles can live and become homeowners. The redevelopment plan envisions the construction of a mix of new residential units including townhomes, single-family houses, three-flats and mid-rise buildings, the rehabilitation of remaining CHA buildings, construction of commercial facilities to serve the community, and relocation, rehabilitation and construction of parks, schools, a library, a police station and other public facilities needed to serve the community. The initial development phases are expected to focus primarily on residential development and the provision of community support facilities. Viable existing land uses which contribute to the overall land use plan and redevelopment objectives for the area are expected to remain.

Circulation within the Redevelopment Project Area will continue to be focused on the following arterial streets: North Avenue, Wells Street, Chicago Avenue, Division Street, Larrabee Street, Orleans Street and Clybourn Avenue. A number of previously vacated streets may be rededicated as part of the Redevelopment Plan and Project. Development of new rights-of-way that further the objectives of this Redevelopment Plan and Project may also be considered.

The proposed Near North Redevelopment Plan and Project envisions the vacation or reopening of public streets in order to accommodate specific development projects within the Redevelopment Project Area. The Redevelopment Plan further assumes consolidation and resubdivision of the property within the Redevelopment Project Area as needed to facilitate construction of site-specific development projects.

In order to initiate the redevelopment process and attract private investment, a number of public improvements will be required. These projects are intended to provide the context for future developments by both the public and private sector. It is anticipated that expenditures for redevelopment project costs will be staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues. Property within the Redevelopment Project Area may be rezoned as required to conform with the general land use plan approved by the Chicago Plan Commission as part of the Near North Tax Increment Redevelopment Plan and Project.



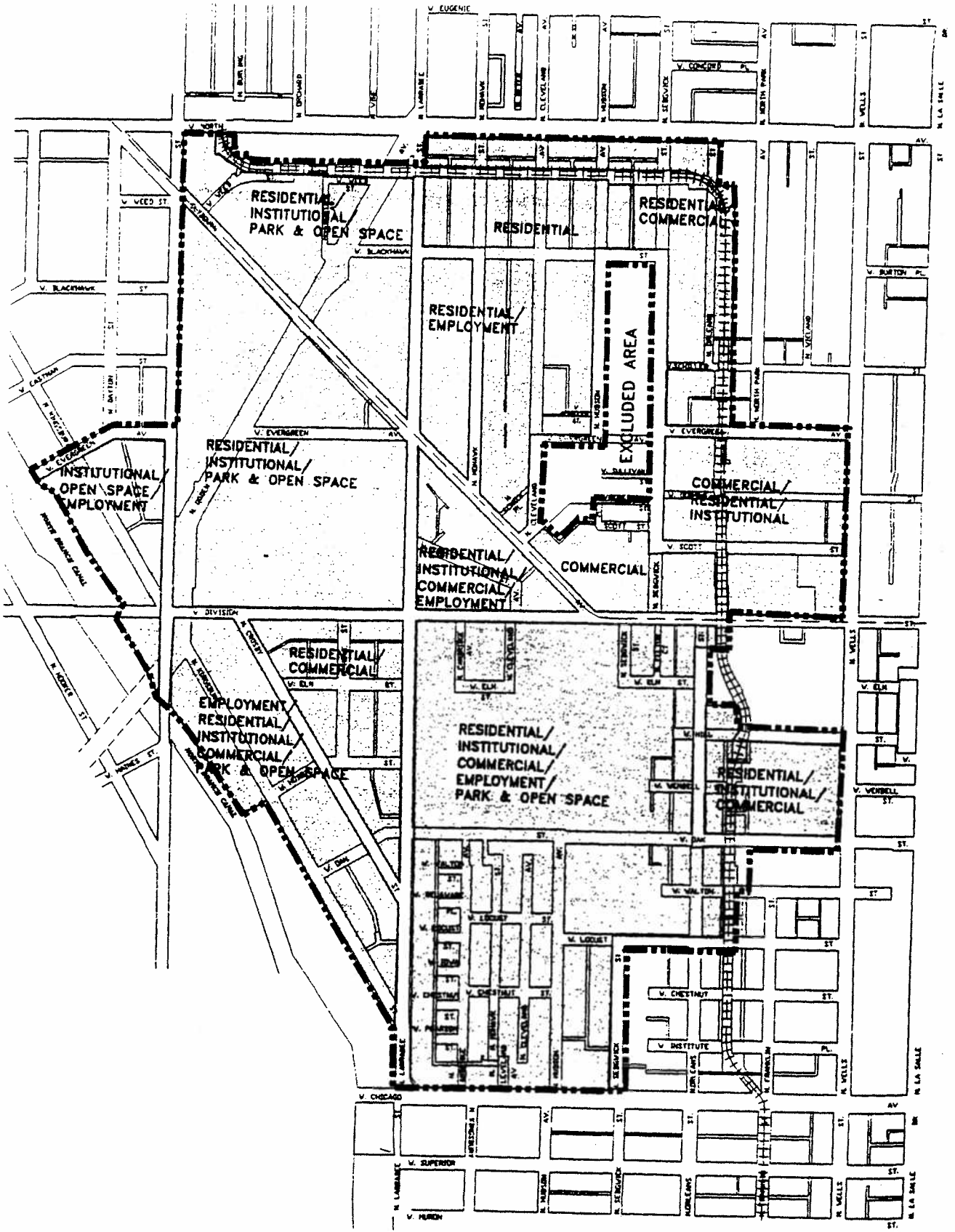


FIGURE 10
 GENERAL LAND USE MAP
 Near North Redevelopment Project Area
 Chicago, Illinois



8. DESIGN CONTROLS AND CRITERIA

It is the intent of this Redevelopment Plan and Project that the Area become an economically integrated residential neighborhood that includes conveniently located commercial uses, community support facilities and services, and employment opportunities.

The following design and development objectives should be used to guide new development and improvements within the Redevelopment Project Area, and apply equally to all areas included in the land use plan.

- Ensure that new development within the Redevelopment Project Area complies with the Zoning Ordinance and other applicable City development regulations.
- Enhance, or re-establish where needed, an internal street grid that serves the residential neighborhoods, and promotes safety and security.
- Locate land uses to create an understandable land use pattern and identifiable residential neighborhoods.
- Locate community facilities such as parks, schools, police and fire stations in a logical fashion.
- Consolidate vacant property into appropriately sized redevelopment sites consistent with the Redevelopment Plan and Project.
- Establish attractive gateways to the community.

9. REDEVELOPMENT PLAN AND PROJECT FINANCING

Tax increment financing can only be used when desired 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.

Eligible Project Costs

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

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

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

Estimated Project Costs

A range of activities and improvements will be required to implement this tax increment financing project. The proposed eligible activities and their costs previously described in Chapter 6 are further briefly described below and also shown in Table 1.

1. Professional services including: Planning, legal, surveys, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, marketing, financial and special service costs. *(Estimated cost: \$8,000,000)*
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. 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 goals and objectives of this redevelopment 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 clean up costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$65,000,000)*
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures. *(Estimated cost: \$35,000,000)*
4. Construction of public improvements which may include, but are not limited to, provision of water and sewer service in the public way, road construction, or other roadway improvements, provision of public support facilities, and streetscape amenities. These improvements are intended to improve access to the Redevelopment Project Area, stimulate private investment, and establish a more coherent pattern of land use and public facilities intended to serve the area. Among the public facilities that may be constructed as part of this Redevelopment Plan and Project are schools, parks, a library and district police station. *(Estimated cost: \$75,000,000)*
5. Costs of job training and retraining projects. *(Estimated cost: \$5,000,000)*
6. Financing costs pursuant to the provisions of the Act. *(Estimated cost: \$18,000,000)*
7. Capital costs incurred by tax districts resulting from the Redevelopment Project or in furtherance of the Redevelopment Plan and Project. *(Estimated cost: \$35,000,000)*
8. Relocation costs as judged to by the City to be appropriate or required to further implementation of the Near North Redevelopment Plan and Project. *(Estimated cost: \$10,000,000)*
9. Payments in lieu of taxes. *(Estimated cost: \$5,000,000)*
10. Job training and retraining projects, advanced vocational education or career education as provided for in the Act. *(Estimated cost: \$5,000,000)*
11. Interest costs pursuant to the provisions of the Act. *(Estimated cost: \$20,000,000)*



The estimated gross eligible project cost is \$281 million. All project cost estimates are in 1997 dollars. Any bonds issued to finance portions of the 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. Adjustments to estimated line items are expected and may be made without amendment to the Redevelopment Plan and Project.

Table 1
ELIGIBLE REDEVELOPMENT PROJECT COSTS

Planning, Legal, Surveys and Related Development Costs	\$8,000,000
Property Assembly	65,000,000
Rehabilitation	35,000,000
Public Improvements	75,000,000
Job Training and Retraining	5,000,000
Financing Costs	18,000,000
Capital Costs Incurred by Tax Districts	35,000,000
Relocation	10,000,000
Payments in Lieu of Taxes	5,000,000
Job Training, Retraining and Education Costs	5,000,000
Interest Costs	20,000,000
TOTAL	\$281,000,000

Sources of Funds

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. Funds may also potentially include tax increment revenues from adjacent tax increment financing districts that currently exist or will be established in the future. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the municipality may from time to time deem appropriate.

The Near North Redevelopment Project Area may become contiguous to other redevelopment project areas. The City may find that it is in the best interests of the City, and in furtherance of the purposes of the Act, that net revenues from each such redevelopment project area be made available to support the other. The City may therefore propose to utilize net incremental revenues received from one redevelopment project area to pay eligible redevelopment project costs or obligations issued to pay such costs in another redevelopment project area, and vice versa. The amount of revenue from the Near North Redevelopment Project Area made available to support such contiguous redevelopment project areas, when added to all amounts used to pay eligible redevelopment project costs within the Near North Project Area, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 above.

The City, at its sole discretion, may issue general obligation bonds secured by the full faith and credit of the City for the purpose of financing redevelopment project costs. Such bonds may be payable from ad valorem taxes levied against all taxable property in the City of Chicago.

Development of the Near North Redevelopment 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 set forth in the Act. Tax increment financing or other public sources will be used to the extent needed to encourage commitments for private redevelopment activity.

Nature and Term of Obligations to be Issued

The City of Chicago may issue obligations secured by the tax increment special tax allocation fund established for the project area pursuant to the Act or such other funds or security as are available to the City by virtue of its powers pursuant to the Illinois State Constitution and are available under the Act.

All obligations issued by the City of Chicago in order to implement this Redevelopment Plan and Project shall be retired within twenty-three (23) years from the adoption of the ordinance approving the Redevelopment Project Area. The final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan and Project. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer.

Revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs, and, to the extent that the real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation

As of the 1995 tax year, the total initial equalized assessed valuation for all property within the Near North Redevelopment Project Area is \$41,343,984. The equalized assessed valuation for each of the parcels contained within the Near North Redevelopment Project Area is presented in Appendix C.

The initial equalized assessed valuation is subject to final determination and verification by the Cook County Assessor. After verification, the correct figure shall be certified by the County Clerk of Cook County, Illinois.

Anticipated Equalized Assessed Valuation

Once the project has been completed and the property is fully assessed, the equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$341,000,000 and \$464,000,000. This estimate has been calculated assuming that the Redevelopment Project Area will be developed in accordance with the general land use plan described in Figure 10 of this document.

The estimated equalized assessed valuation assumes that the assessed value of property within the study area will increase substantially as a result of new development within the Redevelopment Project Area.

Calculation of the projected equalized assessed valuation is based on several other assumptions, including: 1) redevelopment of the Near North Redevelopment Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.1041 to the projected assessed value of property within the study area; and 3) an annual inflation rate of 3%. The projected State Multiplier was

calculated by averaging the State Multipliers for Cook County for the most recent five year period (1991-1995).

Financial Impact on Taxing Districts

In 1994, the Tax Increment Allocation Redevelopment Act was amended to require an assessment of any financial impact of the Redevelopment 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 following taxing jurisdictions currently have authority to levy taxes on property within the Near North Redevelopment Project Area.

- City of Chicago
- City of Chicago Library Fund
- County of Cook
- Chicago School Finance Authority
- Chicago Community College District 508
- Chicago Urban Transportation District
- Chicago Park District
- Forest Preserve District of Cook County
- Board of Education
- Metropolitan Water Reclamation District of Greater Chicago

As of the 1995 tax year, the tax rate for property within the Near North Redevelopment Project Area was 9.345.

When completed, the Near North Redevelopment Plan and Project will generate property tax revenues for a variety of taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees.

Redevelopment of the area may result in substantial changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Redevelopment Project Area. While the specific nature and timing of the private investment expected to be attracted to the 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 Redevelopment Plan and Project.

The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to arrive at some sense of the financial impact of the Redevelopment Plan and Project on the affected taxing jurisdictions.

It is expected that an increased residential population will require the construction and rehabilitation of schools, parks, and other community facilities designed to meet the needs of neighborhood residents. The planning group involved with preparing the land use plan for the Mayor's Near North Redevelopment Initiative, which addressed anticipated redevelopment activities in a portion of the Near North Redevelopment Project Area, included representatives of the City, the Chicago Housing Authority, U.S. Department of Housing and Urban Development, Chicago Board of Education, Chicago Park District, Chicago Public Library, and Chicago Transit Authority. Thus, it can be assumed that concerns over the potential financial impacts for the park district, public schools, and other affected taxing districts have been taken into consideration.

The capital costs for infrastructure, parks, schools and other community improvements have been incorporated into the eligible project cost budget. Planning for future development of the Redevelopment Project Area has included improvements which are expected to be needed to meet the anticipated residential population. No other programs are anticipated at present to address other potential financial impacts on taxing districts which are presently unknown.

For most of the taxing jurisdictions levying taxes on property within the Near North Redevelopment Project Area, increased service demands are expected to be negligible because they are already serving the area. Upon completion of the Near North Redevelopment Plan and Project, all taxing

jurisdictions are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Redevelopment Plan and Project, certain taxing districts may experience an increased demand for services.

Real estate tax revenues resulting from increases in the equalized assessed value over and above the certified initial equalized assessed value established with the adoption of this Redevelopment Plan and Project will be used to pay eligible redevelopment costs in the area. At the end of such period, the real estate tax revenues attributable to the increase in the equalized assessed value over the certified initial equalized assessed value will be distributed to all taxing districts levying property taxes against property located in the Redevelopment Project Area. Successful implementation of this Redevelopment Plan and Project 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 area.

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

This Redevelopment Plan and Project will be completed, including the retirement of any obligations issued to finance improvements, on or before a date twenty-three (23) years from the adoption of the ordinance designating the Redevelopment Project Area. Improvements will be phased and scheduled to facilitate redevelopment in accordance with this Redevelopment Plan and Project.

10. PROVISIONS FOR AMENDING THE PLAN

This Near North Tax Increment Redevelopment Project and Plan may be amended pursuant to the provisions of the Tax Increment Allocation Redevelopment Act.

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

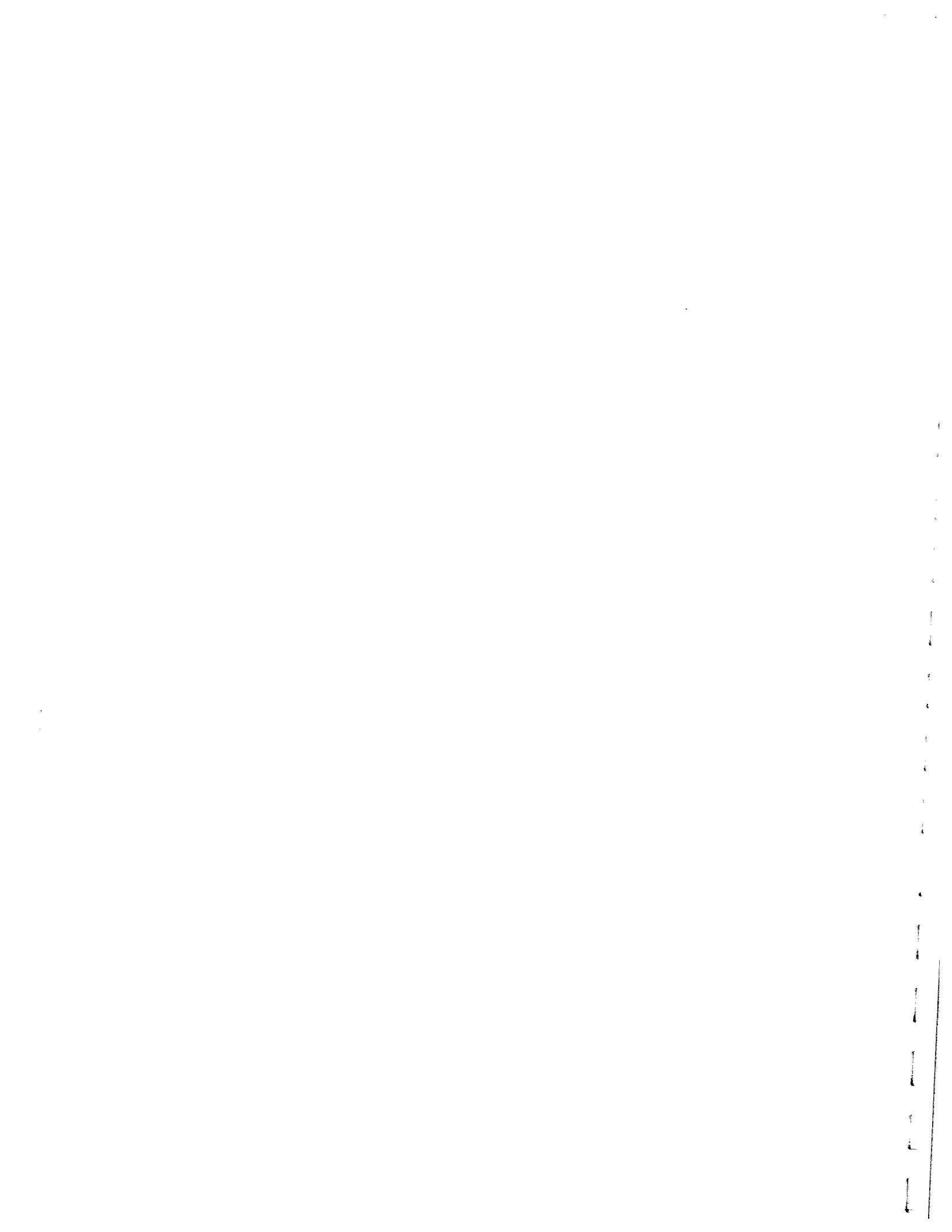
As part of any Redevelopment Agreement entered into by the City and the private developer, the developer will agree to establish and implement an affirmative action program that serves appropriate sectors of the City of Chicago.

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

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

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

Underlying this policy is the recognition that successful affirmative action programs are important to the continued growth and vitality of the City of Chicago.



APPENDIX A

NEAR NORTH REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF A PART OF SECTION 4, AND A PART OF THE EAST HALF OF SECTION 5, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH HALSTED STREET WITH THE SOUTH LINE OF WEST NORTH AVENUE IN SECTION 4 AFORESAID;
 THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 3 IN OGDEN AND TOWNE S SUBDIVISION OF LOT 158 IN BUTTERFIELD S ADDITION TO CHICAGO, IN AFORESAID SECTION 4;
 THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF (BEING ALSO A POINT ON THE NORTH LINE OF A VACATED ALLEY);
 THENCE SOUTHEASTERLY TO THE INTERSECTION OF THE CENTERLINE OF SAID VACATED ALLEY WITH A NORTHEASTERLY LINE OF THE CHICAGO TRANSIT AUTHORITY RIGHT-OF-WAY;
 THENCE EAST AND NORTHEASTERLY ALONG SAID CENTERLINE TO A INTERSECTION WITH THE NORTHWARD PROJECTION OF A EAST LINE OF SAID RIGHT-OF-WAY;
 THENCE SOUTH ALONG SAID NORTHWARD PROJECTION AND SAID EAST LINE TO AN INTERSECTION WITH A NORTH LINE OF SAID RIGHT-OF-WAY;
 THENCE EAST ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE CENTERLINE OF VACATED NORTH BURLING STREET;
 THENCE SOUTH ALONG SAID CENTERLINE TO AN INTERSECTION WITH A NORTH LINE OF SAID RIGHT-OF-WAY;
 THENCE EAST ALONG SAID NORTH LINE, CROSSING THE EAST HALF OF VACATED NORTH BURLING STREET, TO AN INTERSECTION WITH AN EAST LINE OF SAID RIGHT-OF-WAY;
 THENCE SOUTH ALONG SAID EAST LINE TO AN INTERSECTION WITH A NORTH LINE OF SAID RIGHT-OF-WAY;
 THENCE EAST ALONG SAID NORTH LINE, PASSING INTO VACATED NORTH ORCHARD STREET, TO AN INTERSECTION WITH THE CENTERLINE OF SAID VACATED STREET;
 THENCE NORTH ALONG SAID CENTERLINE TO AN INTERSECTION WITH A NORTH LINE OF SAID RIGHT-OF-WAY;
 THENCE EAST ALONG SAID NORTH LINE, CROSSING THE EAST HALF OF VACATED NORTH ORCHARD STREET, TO AN INTERSECTION WITH THE CENTERLINE OF A VACATED ALLEY;
 THENCE SOUTH ALONG SAID CENTERLINE TO AN INTERSECTION WITH A NORTH LINE OF SAID RIGHT-OF-WAY;
 THENCE EAST ALONG SAID NORTH LINE, CROSSING THE EAST HALF OF SAID VACATED ALLEY TO AN INTERSECTION WITH THE CENTERLINE OF VACATED NORTH FRONTIER AVENUE;
 THENCE SOUTH ALONG SAID CENTERLINE TO AN INTERSECTION WITH A NORTH LINE OF SAID RIGHT-OF-WAY;
 THENCE EAST ALONG SAID NORTH LINE, CROSSING THE EAST HALF OF VACATED NORTH FRONTIER AVENUE AND CROSSING NORTH OGDEN AVENUE, TO AN INTERSECTION WITH THE WEST LINE OF NORTH LARRABEE STREET;
 THENCE CONTINUING EAST ALONG SAID NORTH LINE EXTENDED TO AN INTERSECTION WITH THE EAST LINE OF NORTH LARRABEE STREET;
 THENCE NORTH ALONG SAID EAST LINE, CROSSING A PUBLIC ALLEY TO AN INTERSECTION WITH THE SOUTH LINE OF WEST NORTH AVENUE;
 THENCE EAST ALONG SAID SOUTH LINE, CROSSING NORTH MOHAWK STREET, NORTH CLEVELAND AVENUE, NORTH HUDSON AVENUE, NORTH SEDGWICK STREET,

AND NORTH ORLEANS STREET TO AN INTERSECTION WITH THE EAST LINE OF NORTH ORLEANS STREET;

THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 90 IN W.B. OGDEN S SUBDIVISION OF THE WEST HALF OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO LOT 134 INCLUSIVE AND LOT 137 OF BRONSON S ADDITION TO CHICAGO, IN AFORESAID SECTION 4;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 90 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 90 THROUGH 51 INCLUSIVE IN AFORESAID W.B. OGDEN S SUBDIVISION, AND ALONG THE EAST LINE OF LOTS 1 TO 4 INCLUSIVE IN DIXON S SUBDIVISION OF THE EAST HALF OF LOT 135 OF AFORESAID BRONSON S ADDITION TO CHICAGO, AND THE EAST LINE OF LOTS 8 TO 5 INCLUSIVE IN THE SUBDIVISION OF LOT 136 IN SAID BRONSON S ADDITION, AND THE EAST LINE, AND EAST LINE EXTENDED SOUTH OF LOTS 25 TO 17 INCLUSIVE OF W.B. OGDEN S SUBDIVISION OF LOTS 138, 139 AND RESUBDIVISION OF LOTS 142 TO 151 OF AFORESAID BRONSON S ADDITION, TO AN INTERSECTION WITH THE CENTERLINE OF A PUBLIC ALLEY;

THENCE WEST ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE CENTERLINE OF A PUBLIC ALLEY LYING BETWEEN SAID W.B. OGDEN S SUBDIVISION THE RESUBDIVISION OF LOTS 12 TO 16 AND 50 TO 54 IN THE SUBDIVISION OF LOTS 138 AND 139 AND RESUBDIVISION OF LOTS 142 TO 151, OF AFORESAID BRONSON S ADDITION;

THENCE SOUTH ALONG SAID NORTHWARD PROJECTION, SAID CENTERLINE AND THE SOUTHWARD EXTENSION THEREOF, CROSSING WEST SCHILLER STREET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID STREET;

THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 25 IN THE SUBDIVISION OF LOTS 142 TO 151, 154 TO 156, 163 TO 165, 168 TO 173, 176 AND 178 TO 183, OF AFOREMENTIONED BRONSON S ADDITION;

THENCE SOUTH ALONG THE EAST LINE OF LOT 25 AND ALONG THE EAST LINE OF LOT 18 AND THE SOUTHWARD EXTENSION THEREOF IN AFOREMENTIONED SUBDIVISION, CROSSING A PUBLIC ALLEY, TO AN INTERSECTION WITH THE NORTH LINE OF WEST EVERGREEN STREET;

THENCE EAST ALONG SAID NORTH LINE, CROSSING NORTH PARK AVENUE AND A VACATED ALLEY, TO AN INTERSECTION WITH THE WEST LINE OF NORTH WELLS STREET;

THENCE SOUTH ALONG SAID WEST LINE EXTENDED SOUTH AND SAID WEST LINE, CROSSING WEST EVERGREEN AVENUE, WEST GOETHE STREET AND WEST SCOTT STREET TO AN INTERSECTION WITH THE NORTH LINE OF WEST DIVISION STREET;

THENCE WEST ALONG SAID NORTH LINE TO AN INTERSECTION WITH AN EAST LINE OF THE AFORESAID RIGHT-OF-WAY;

THENCE SOUTH, CROSSING WEST DIVISION STREET TO THE INTERSECTION OF SAID EAST LINE OF RIGHT-OF-WAY WITH THE SOUTH LINE OF WEST DIVISION STREET;

THENCE SOUTH ALONG SAID EAST LINE, BEING ALSO THE EAST LINE OF LOT 29 IN THE SUBDIVISION OF BLOCK 3 OF JOHNSTON, ROBERTS AND STORR S ADDITION TO CHICAGO, TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 29 THROUGH 26 INCLUSIVE IN SAID SUBDIVISION, TO A INTERSECTION WITH THE EAST LINE OF NORTH ORLEANS STREET;

THENCE SOUTH ALONG SAID EAST LINE, CROSSING VACATED WEST ELM STREET, TO THE SOUTHWEST CORNER OF LOT 2 IN THE COUNTY CLERK S DIVISION OF BLOCK 6 OF JOHNSTON, ROBERTS AND STORR S ADDITION TO CHICAGO;

THENCE EAST ALONG THE SOUTH LINES OF LOT 2 AND LOT 3 IN SAID DIVISION TO AN INTERSECTION WITH A WESTERLY LINE OF THE AFOREMENTIONED RIGHT-OF-WAY, SAID WESTERLY LINE BEING A CURVED LINE CONVEX TO THE EAST;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO AN INTERSECTION WITH THE NORTH LINE OF WEST HILL STREET;

THENCE EAST ALONG SAID NORTH LINE, CROSSING VACATED NORTH FRANKLIN STREET AND VACATED ALLEYS TO AN INTERSECTION WITH THE WEST LINE OF NORTH WELLS STREET;

THENCE SOUTH ALONG SAID WEST LINE EXTENDED SOUTH AND ALONG SAID WEST LINE, CROSSING WEST HILL STREET, VACATED WEST WENDELL STREET AND WEST OAK STREET, TO AN INTERSECTION WITH THE SOUTH LINE OF WEST OAK STREET;

THENCE WEST ALONG SAID SOUTH LINE, CROSSING VACATED ALLEYS AND VACATED NORTH FRANKLIN STREET TO THE NORTHEAST CORNER OF LOT 1 IN THE ASSESSOR S DIVISION OF LOTS 5 TO 8 IN THE SUBDIVISION OF BLOCK 19 OF JOHNSTON, ROBERTS AND STORR S ADDITION;

THENCE SOUTH ALONG THE EAST LINE OF LOTS 1 AND 10 IN SAID DIVISION, AND THE SOUTHWARD EXTENSION OF SAID EAST LINE, TO AN INTERSECTION WITH THE CENTERLINE OF WEST WALTON STREET;

THENCE WEST ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE EAST LINE OF THE AFOREMENTIONED RIGHT-OF-WAY;

THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED SOUTH, CROSSING WEST WALTON STREET, A PUBLIC ALLEY AND WEST LOCUST STREET, TO AN INTERSECTION WITH THE SOUTH LINE OF WEST LOCUST STREET;

THENCE WEST ALONG SAID SOUTH LINE CROSSING PUBLIC ALLEYS AND NORTH ORLEANS STREET, TO AN INTERSECTION WITH THE EAST LINE OF NORTH SEDGWICK STREET;

THENCE SOUTH ALONG SAID EAST LINE TO AN INTERSECTION WITH THE NORTH LINE OF WEST CHICAGO AVENUE;

THENCE WEST ALONG SAID NORTH LINE EXTENDED WEST AND ALONG SAID NORTH LINE, CROSSING NORTH SEDGWICK STREET, NORTH HUDSON AVENUE, NORTH CLEVELAND AVENUE, NORTH CAMBRIDGE AVENUE AND NORTH LARRABEE STREET TO AN INTERSECTION WITH THE WEST LINE OF SAID NORTH LARRABEE STREET;

THENCE NORTH ALONG SAID WEST LINE TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, CROSSING VACATED NORTH BRANCH STREET, TO THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 96 OF ELSTON S ADDITION TO CHICAGO;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF BLOCK 96, TO THE NORTHWEST CORNER OF LOT 1 IN SAID BLOCK;

THENCE NORTHWESTERLY, CROSSING VACATED HAINES STREET, TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 85 OF ELSTON S ADDITION, AFORESAID;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 85 TO A WESTERLY CORNER OF LOT 5 IN SAID BLOCK;

THENCE NORTHWESTERLY, CROSSING NORTH HALSTED STREET AND ENTERING SECTION 5, AFORESAID, TO THE SOUTHEAST CORNER OF BLOCK 73 IN ELSTON S ADDITION;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 73 TO AN INTERSECTION WITH THE SOUTH LINE OF WEST DIVISION STREET;

THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 71, IN CHICAGO LAND COMPANY S RESUBDIVISION OF CERTAIN BLOCKS IN ELSTON S ADDITION;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE SOUTHWESTERLY LINES OF BLOCK 71 OF ELSTON S ADDITION, AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN SAID CHICAGO LAND COMPANY S RESUBDIVISION;

THENCE NORTHWESTERLY CROSSING WEST EVERGREEN AVENUE, TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 62, IN SAID CHICAGO LAND COMPANY S RESUBDIVISION;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID WEST EVERGREEN AVENUE, CROSSING NORTH KINGSBURY STREET, TO AN INTERSECTION WITH THE WEST LINE OF NORTH DAYTON STREET;

THENCE EASTERLY TO THE INTERSECTION OF THE EAST LINE OF NORTH DAYTON STREET WITH THE NORTH LINE OF WEST EVERGREEN AVENUE;

THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST, CROSSING A PUBLIC ALLEY AND NORTH HALSTED STREET, AND PASSING INTO SECTION

4 AFORESAID, TO AN INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE EAST LINE OF NORTH HALSTED STREET;

THENCE NORTH ALONG SAID EAST LINE, CROSSING VACATED WEST EVERGREEN AVENUE, VACATED WEST FAIR PLACE, VACATED WEST BLACKHAWK STREET, NORTH CLYBOURN AVENUE AND VACATED ALLEYS, TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID TRACT THAT PART OF SECTION 4 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH HUDSON AVENUE WITH THE SOUTH LINE OF WEST BLACKHAWK STREET;

THENCE EAST ALONG SAID SOUTH LINE, CROSSING A VACATED ALLEY, TO AN INTERSECTION WITH THE WEST LINE OF NORTH SEDGWICK STREET;

THENCE SOUTH ALONG SAID WEST LINE, CROSSING VACATED WEST SCHILLER STREET, WEST EVERGREEN AVENUE, VACATED AND PUBLIC ALLEYS AND WEST GOETHE STREET, TO AN INTERSECTION WITH THE SOUTH LINE OF WEST GOETHE STREET;

THENCE WEST ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF VACATED WEST GOETHE STREET, CROSSING NORTH HUDSON AVENUE TO AN INTERSECTION WITH THE WEST LINE OF NORTH HUDSON AVENUE;

THENCE SOUTH ALONG SAID WEST LINE TO AN INTERSECTION WITH THE NORTH LINE OF A 12 FOOT PUBLIC ALLEY;

THENCE WEST ALONG SAID NORTH LINE TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF THE 12 FOOT PUBLIC ALLEY LYING SOUTHEASTERLY AND ADJACENT TO LOTS 1 TO 6 INCLUSIVE IN THE SUBDIVISION OF LOTS 18 AND 19 IN BUTTERFIELD S ADDITION IN AFORESAID SECTION 4;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTWARD PROJECTION, AND SAID NORTHWESTERLY LINE AND THE SOUTHWESTWARD PROJECTION THEREOF, TO AN INTERSECTION WITH THE SOUTHEASTWARD PROJECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 6 IN SAID SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTWARD PROJECTION, AND SAID SOUTHWESTERLY LINE AND THE NORTHWESTWARD PROJECTION THEREOF, CROSSING VACATED WEST GOETHE STREET, TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF VACATED WEST GOETHE STREET (BEING ALSO THE SOUTHEASTERLY LINE OF LOT 24, IN THE SUBDIVISION OF SUB-LOTS 17 TO 27, OF HEIN S SUBDIVISION OF LOTS 7 AND 20 IN BUTTERFIELD S ADDITION TO CHICAGO);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT 24;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 24 TO AN INTERSECTION WITH THE EAST LINE OF NORTH CLEVELAND AVENUE;

THENCE NORTH ALONG SAID EAST LINE, CROSSING PUBLIC AND VACATED ALLEYS TO AN INTERSECTION WITH THE SOUTH LINE OF WEST EVERGREEN AVENUE;

THENCE EAST ALONG SAID SOUTH LINE TO AN INTERSECTION WITH THE SOUTHWARD PROJECTION OF THE EAST LINE OF NORTH HUDSON STREET;

THENCE NORTH ALONG SAID SOUTHWARD PROJECTION AND ALONG SAID EAST LINE, CROSSING WEST EVERGREEN AVENUE AND VACATED WEST SCHILLER STREET, TO THE POINT OF BEGINNING.

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

APPENDIX B

NEAR NORTH
TAX INCREMENT REDEVELOPMENT PROJECT AREA
ELIGIBILITY REPORT

The purpose of this analysis is to determine whether a portion of the City of Chicago located north of the Chicago River in the area generally bounded by North Avenue, the North Branch Canal, Wells Street and Chicago Avenue qualifies for designation as a Redevelopment Project Area 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.), hereinafter referred to as 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 project area for the payment or reimbursement of eligible redevelopment project costs.

The proposed Near North Tax Increment Redevelopment Project Area is shown in Figure 1 and is bounded on the north by West Evergreen Avenue, West North Avenue and CTA right-of-way, on the east by North Orleans, CTA right-of-way, North Wells Street and North Sedgwick, on the south by West Oak Street, West Locust Street, and West Chicago Avenue, and on the west by North Larabee Street, North Kingsbury Street, the east bank of the North Branch Canal and North Halsted Street. Excluded from these boundaries is an irregularly shaped area bounded by West Evergreen Avenue and West Blackhawk Street on the north, North Sedgwick and North Hudson on the east, West Goethe, and an alley north of Clybourn Avenue on the south, and North Cleveland and North Hudson on the west.

The proposed redevelopment project area is approximately 339.8 acres in size and includes 1,438 tax parcels of which 744 are improved and 694 were classified as vacant. The study area includes only contiguous parcels and street right-of way and is not less than 1-1/2 acres in size. As of the 1995 tax year, 644 parcels representing 45% of the total number of parcels, were exempt from property taxes. The distribution of exempt parcels is shown in Figure 2. Table 1 identifies the major owners of tax exempt property within the proposed redevelopment project area.

This report summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. Camiros, Ltd. has prepared this eligibility report with the understanding that the City would rely (i) on 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 (ii) on the fact that Camiros, Ltd. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

TABLE 1
Major Tax Exempt Property Owners

Exempt Property Owner	Approximate Number of Parcels	Percentage of Total Exempt Parcels
Chicago Housing Authority	157	24%
Chicago Board of Education	79	12%
Chicago Dept. of Economic Development	33	5%
Chicago Park District	13	2%
City of Chicago	15	2%
Dept. of Housing and Urban Renewal	82	13%
Moody Bible Institute	41	6%
Near North Development Corp.	23	4%
Public Building Commission of Chicago	24	4%
St. Luke Church of God	8	1%
Union MB Church	6	1%
YMCA Metropolitan Church	112	17%

Note: The exact number of parcels could not be determined due to conflicting taxpayer and ownership information.

1. INTRODUCTION

The 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. By definition, a redevelopment project area is:

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

The legislative findings were made on the basis that the presence of blight or conditions which 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. The Act defines a "blighted area" as any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, because of a combination of factors, an improved area is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired.

Blighted Areas

If the property under consideration is **improved**, a combination of five or more of the following 14 factors must be present for designation as a blighted area:

- Age
- Deleterious land use or layout
- Depreciation of physical maintenance
- Dilapidation
- Deterioration
- Excessive land coverage
- Illegal use of individual structures
- Excessive vacancies
- Inadequate utilities

- Lack of community planning
- Lack of ventilation, light or sanitary facilities
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards.

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted.

- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
- Diversity of ownership of vacant land
- Flooding on all or part of such vacant land
- Obsolete platting of vacant land
- Tax or special assessment delinquencies on such land.

Vacant property also qualifies as "blighted" if any one of the following circumstances is present:

- The area qualified as blighted immediately before it became vacant
- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area consists of an unused disposal site containing debris from construction demolition, etc.
- The area is subject to chronic flooding which adversely impacts on real property in the area, and such flooding is substantially caused by one or more improvements in or near the area in existence for at least five years
- The area is 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.

Conservation Areas

Conservation areas are improved areas which are rapidly deteriorating and declining. Such areas are not yet blighted, but may soon become blighted areas if their decline is not checked. Establishing an area as a "conservation area" under the Act requires that 50 percent or more of the structures in the area must be 35 years of age or older, and the presence of three or more of the following 14 factors:

- Abandonment
- Deleterious land use or layout
- Deterioration
- Depreciation of physical maintenance
- Dilapidation
- Excessive land coverage
- Illegal use of individual structures
- Excessive vacancies
- Lack of community planning
- Lack of ventilation, light, or sanitary facilities
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards
- Inadequate utilities.

Industrial Park Conservation Area

In order to qualify for designation as an "industrial park conservation area", a redevelopment project area must meet all of the following conditions:

- Be within a labor surplus municipality (unemployment for the municipality at any time within the last 6 months was at or above the national average and was also greater than 6 percent);
- Be within the territorial limits of the municipality or within 1-1/2 miles of the territorial limits of the municipality and is annexed and zoned as industrial;
- Include both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

Although the Act defines blighted and conservation areas, it does not define when the factors present qualify an area for such designation. Therefore, it is necessary to establish reasonable and defensible criteria to support each local finding that serves to qualify an area as either a blighted or conservation area.

The presence and documentation of the minimum number of factors may be sufficient to establish eligibility for designation as a blighted or conservation area. However, this evaluation was made on the basis that such factors should be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. In other words, each factor identified should be present to a meaningful degree so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. Similarly, blighting factors should be reasonably distributed throughout the study area so that basically good areas are not arbitrarily found to be blighted because of their proximity to areas which are blighted.

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.

Improved property clearly constitutes a majority of parcels on 26 of the 41 analysis blocks. The vacant parcel count was artificially high for several blocks where various institutional owners had not consolidated ownership prior to development and parcels could not be easily attributed to a particular structure. Parks, school grounds and other parcels that lacked any structural improvements were also generally classified as vacant. In other blocks, new construction is transforming land that was vacant at the time of the condition survey into improved property.

Vacant land, defined generally under the Act as land without buildings, constitutes a majority of parcels on fifteen analysis blocks (B1, B2, C7, C8, C9, C10, C11, D3, E2, E3, E5, E6, E9, F2 and F3). Only analysis block E6 is entirely vacant.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors 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 and code violation records to determine the level of development activity in the area.

The exterior building and site condition survey of the area was undertaken in August and September, 1996. The analysis of site conditions was organized by block, based on the street grid that presently exists rather than by tax block. The analysis block divisions are shown in Figure 3. Although new construction and redevelopment activity, (most notably the Mohawk North, Orchard Park and Old Town Square developments) is evident in some parts of the Redevelopment Project Area, the blighting factors found on these blocks at the time of the original condition survey continue to exist on this analysis blocks.

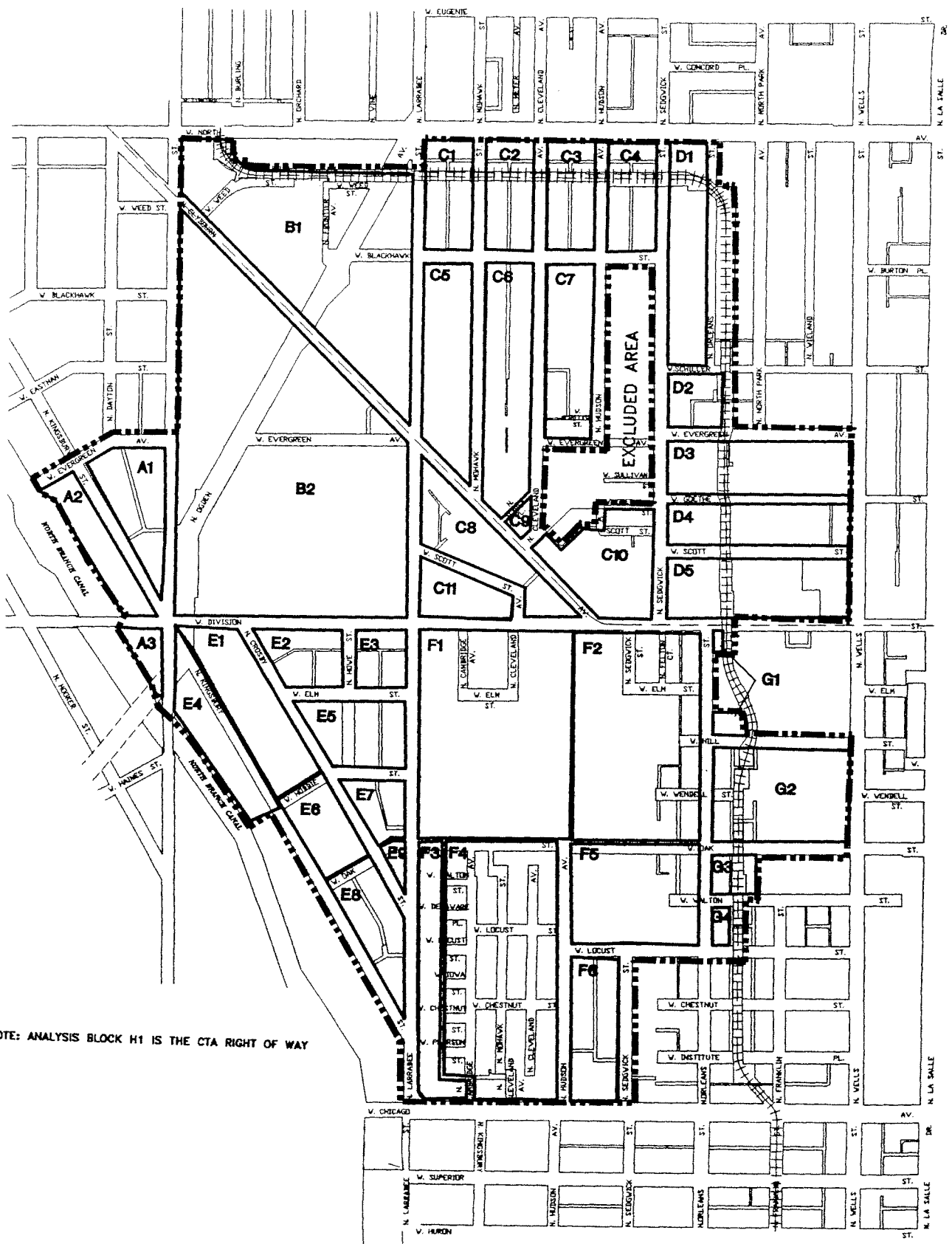
The findings in this analysis are based on the conditions in the area at the time of the field survey. Thus, new construction in the area that began after the field work was completed are not reflected in the building totals described below. Similarly, foundations and other partially completed buildings were not included in the building condition analysis.

A statement that a factor 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. A factor described as being present to a limited extent indicates that the factor is present, but that the distribution or impact of the blighting condition is limited. Where a factor is described as being present to a major extent, the factor is present throughout major portions of the study area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby development.

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

Most blocks contained a mix of improved and vacant property. Consequently, the eligibility analysis considered both the blighting factors present with respect to improved property and blighting factors which pertain to vacant land.

Of the 41 analysis blocks, only one block (E6) was made up entirely of vacant land. This block was qualified as blighted vacant property. Improved parcels constituted 50% or more of parcels on 26 analysis blocks. These blocks were qualified as improved blighted property. The remaining 14 analysis blocks were qualified both as blighted improved and blighted vacant property.



NOTE: ANALYSIS BLOCK H1 IS THE CTA RIGHT OF WAY

FIGURE 3
DATA ANALYSIS BLOCKS
 Near North Redevelopment Project Area
 Chicago, Illinois



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 Planning, Zoning,
 Economic Development
 and Landscape Architecture

IMPROVED PROPERTY

Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under a single or common ownership. Landscaped yards, open space or other accessory functions may also be classified as improved property for the purposes of the eligibility analysis if they are an obvious part of adjacent buildings.

Within the study area, 744 parcels were defined as improved. The distribution of improved property is shown in Figure 4. All analysis blocks contain at least some improved property except for the area bounded by Hobie, Crosby, vacated Oak, and vacated Kingsbury (E6). Therefore, 40 of the 41 analysis blocks were qualified under the criteria for improved property. Table 2 shows the distribution of vacant and improved parcels in each analysis block. Improved property qualifies as blighted if at least five of fourteen blighting conditions are present.

Age

The age of a structure is often a key indicator of the relative usefulness of a piece of property. Older structures frequently require extensive maintenance in order to maintain mechanical systems or maintain structural integrity. The costs involved in maintaining and upgrading aging buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures.

In establishing a conservation area under the Act, 35 years is used as an indication of the point at which age becomes a potentially blighting factor with respect to structures within a study area. For buildings intended for long-term occupancy, this is the point at which building systems can be expected to begin to fail, and building types may become obsolete as a result of changing technology or use. For buildings that are designed for a shorter life span, age can become a blighting factor even in relatively new buildings. (The Act does not define age as a factor with respect to blighted areas.)

Much of the single-family housing stock was built before the turn of the century and is approximately 100 years old. The Cabrini Homes were built in the 1940s and the Cabrini Extension was built in the late 1950s. The Green Homes, located north of Division Street were built in 1962, and as of 1997 are now 35 years old.

Age is present to a major extent within the proposed Near North Redevelopment Project Area. The majority of structures are 35 years of age or older. Of the 460 buildings within the study area, 396 or 86% are at least 35 years old. As shown in Figure 5 and Table 3, this condition is present in nearly all parts of the study area, with 37 of 40 analysis blocks with improved property affected to a major extent and 2 blocks to a minor extent.

Deleterious Land Use or Layout

Deleterious land uses include instances of incompatible land use relationships, single-purpose buildings converted to accommodate other activity, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive, or environmentally unsuitable. This condition also exists if any of the following are present:

- Platting does not conform to the current subdivision code with respect to lot size, configuration and public access.
- Parcels are of inadequate size or shape for contemporary development.
- Land uses are nonconforming with respect to current zoning.
- There are land use conflicts with adjacent land uses.

TABLE 2
Distribution of Improved Property

Analysis Block	Total Number Parcels	Number Improved Parcels	Percent Improved
A1	19	12	63%
A2	5	4	80%
A3	4	3	75%
B1 ¹	176	37	20%
B2 ¹	205	56	28%
C1	38	23	61%
C2	40	31	78%
C3	44	31	71%
C4	37	30	81%
C5	74	56	76%
C6	105	48	46%
C7 ^{2&3}	40	7	18%
C8 ⁴	49	23	47%
C9	6	2	33%
C10 ³	21	9	43%
C11 ³	23	9	39%
D1	72	63	88%
D2	31	20	65%
D3 ^{2&3}	20	7	35%
D4	10	7	70%
D5	31	21	68%
E1	3	3	100%
E2	25	1	4%
E3	18	7	39%
E4	6	3	50%
E5	29	4	14%
E6	4	0	0%
E7	14	7	50%
E8	8	7	88%
E9	3	1	33%
F1	11	9	82%
F2 ¹	49	24	49%
F3	32	15	47%
F4	25	20	80%
F5	19	15	79%
F6	6	6	100%
G1	2	1	50%
G2	72	63	88%
G3	10	7	70%
G4	4	4	100%
H1	48	48	100%
TOTAL	1438	744	52%

Footnote: see next page

Footnotes for Table 2

- 1 *Vacant parcel count is artificially high because parcels were not consolidated when the block was developed and could not be clearly associated with a particular structure.*
- 2 *Property classified as vacant, is currently being developed but has not yet been reclassified as improved by the assessor's office.*
- 3 *Vacant parcel count includes parks, school grounds and other institutional uses where parcels have not been consolidated.*
- 4 *More than 50% of land area on block is improved.*

TABLE 3
Structure Age

Analysis Block	Total Number of Structures	Number Structures 35+ Years	Percentage
A1	6	4	67%
A2	2	2	100%
A3	1	1	100%
B1	8	3	38%
B2	13	7	54%
C1	11	8	73%
C2	30	29	97%
C3	30	28	93%
C4	27	27	100%
C5	14	14	100%
C6	42	30	71%
C7	4	3	75%
C8	14	13	93%
C9	2	2	100%
C10	6	3	50%
C11	2	2	100%
D1	38	32	84%
D2	16	14	88%
D3	5	5	100%
D4	7	6	86%
D5	20	13	65%
E1	3	1	33%
E2	1	1	100%
E3	5	4	80%
E4	3	3	100%
E5	4	4	100%
E6	0	0	0%
E7	4	3	75%
E8	3	2	67%
E9	1	1	100%
F1	8	8	100%
F2	20	17	85%
F3	10	9	90%
F4	84	84	100%
F5	6	4	67%
F6	3	3	100%
G1	1	1	100%
G2	3	2	67%
G3	2	2	100%
G4	0	0	0%
H1	1	1	100%
TOTAL	460	396	86%

- Single purpose buildings have been converted to accommodate another activity, or buildings are occupied by inappropriate mixed uses.
- Residential uses front on or near heavily traveled streets, thus causing susceptibility to noise, fumes and glare;
- Structures are located in a 100 year flood plain; or
- Environmental contamination is present which hampers reuse.

This factor is present to a major extent within the study area as shown in Figure 6 and Table 4. This condition is especially prevalent with respect to the CHA's holdings generally south of Division Street and west of Clybourn Avenue. The vacation of streets to create superblocks for the construction of the Cabrini-Green housing complex, resulted in disruption of the traditional street grid. Access to and circulation within this area is, therefore, severely restricted, and is provided largely through fire lanes and parking lots.

The current platting of tax parcels bears little relation to either the existing street grid or the development pattern which has evolved over time. In some instances, parcels exist without any street access. In other blocks, such as analysis block A1, alleys function as streets. Buildings throughout the area exist on multiple parcels which were not consolidated into single-building sites.

Because the area evolved as a mixed industrial and working class neighborhood, there are numerous examples of incompatible land uses. Examples include the residential uses and horse barns along Sedgwick and the industrial/residential land use mix along Larabee between Chicago Avenue and vacated West Oak Street and along Cleveland near Clybourn.

The concentration of deteriorated Cabrini-Green buildings has also had a deleterious effect on adjacent properties, which has resulted in disinvestment in the entire area. There are a number of abandoned buildings scattered throughout the area which constitute instances of deleterious land use because of their negative impact on adjacent property. This factor is found in 24 of the 40 analysis blocks, (15 analysis blocks to a major extent and 9 blocks to a minor extent.)

Depreciation of Physical Maintenance

This factor refers to the effects of deferred maintenance or lack of maintenance of buildings, improvements and grounds. This condition is present where buildings have unpainted or unfinished surfaces, peeling paint, limited amounts of loose or missing materials, broken windows, deteriorated gutters and downspouts, or are in need of minor tuck pointing. Deterioration of streetlights, sidewalks, curbs and gutters adjacent to the building, the presence of construction debris, deteriorated parking areas or parking areas that exhibit an accumulation of trash or debris also are indicative of depreciation of physical maintenance.

This factor is present to a major extent. All of the 40 blocks in the study area that contain improved property include improved parcels that exhibit this condition. In two analysis blocks, this factor is present to a limited extent. In all of the remaining 38 blocks containing improved property, at least half of the improved property reflects the depreciation of physical maintenance.

This factor affects 363 of 460 structures, or 79% of all structures within the Redevelopment Project Area. The distribution of this factor is shown in Figure 7 and Table 5.

TABLE 4
Deleterious Land Use or Layout

Analysis Block	Number Improved Parcels	Number Affected Improved Parcels	Percent of Improved Parcels Affected on Block
A1	12	1	9%
A2	4	0	0%
A3	3	0	0%
B1	37	37	100%
B2	56	56	100%
C1	23	0	0%
C2	31	5	17%
C3	31	0	0%
C4	30	0	0%
C5	56	16	29%
C6	48	3	7%
C7	7	3	43%
C8	23	20	87%
C9	2	0	0%
C10	9	2	23%
C11	9	8	89%
D1	63	22	35%
D2	20	0	0%
D3	7	3	43%
D4	7	3	43%
D5	21	2	10%
E1	3	0	0%
E2	1	1	100%
E3	7	2	29%
E4	3	3	100%
E5	4	0	0%
E6	0	0	0%
E7	7	5	72%
E8	7	0	0%
E9	1	0	0%
F1	9	2	23%
F2	24	23	96%
F3	15	15	100%
F4	20	5	25%
F5	15	15	100%
F6	6	6	100%
G1	1	0	0%
G2	63	0	0%
G3	7	0	0%
G4	4	0	0%
H1	48	0	0%
TOTAL	744	258	35%

TABLE 5
Depreciation of Physical Maintenance of Structures

Analysis Block	Total Number Structures	Number Structures Impacted	Percentage Structures Impacted
A1	6	5	83%
A2	2	2	100%
A3	1	1	100%
B1	8	5	63%
B2	13	12	92%
C1	11	6	55%
C2	30	14	47%
C3	30	23	77%
C4	27	21	78%
C5	14	8	58%
C6	42	20	48%
C7	4	2	50%
C8	14	14	100%
C9	2	2	100%
C10	6	4	67%
C11	2	1	50%
D1	38	34	90%
D2	16	10	63%
D3	5	3	60%
D4	7	6	86%
D5	20	13	65%
E1	3	3	100%
E2	1	1	100%
E3	5	5	100%
E4	3	2	67%
E5	4	4	100%
E6	0	0	0%
E7	4	3	75%
E8	3	3	100%
E9	1	1	100%
F1	8	8	100%
F2	20	16	80%
F3	10	10	100%
F4	84	84	100%
F5	6	5	84%
F6	3	3	100%
G1	1	1	100%
G2	3	3	100%
G3	2	1	50%
G4	3	3	100%
HI	1	1	100%
TOTAL	460	363	79%

Dilapidation

This factor reflects a substandard condition of a building's foundation, wall or roof elements where deterioration has occurred to such an extent that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, bowed or sagging roofs, or cracked or missing foundation walls.

During the condition survey, 17 of the 460 buildings were classified as dilapidated. On four analysis blocks dilapidated buildings accounted for 20% or more of the structures on the block and this factor is present to a major extent. Six other analysis blocks contained at least one dilapidated structure and this factor is present to a minor extent. In all, ten of the 40 analysis blocks contained at least one dilapidated structure.

Dilapidated structures included vacant, boarded up commercial and industrial buildings and multi-family residential buildings which had been ordered vacated by the City. Because only four analysis blocks contained substantial numbers of dilapidated buildings, this factor was judged to be present to a limited extent. The blocks containing dilapidated properties are shown in Figure 8, Table 6.

The blocks containing the most substantial numbers of dilapidated buildings are generally under private ownership, but are in close proximity to CHA properties. Their location is an indication of the deleterious impact that conditions found within the Cabrini-Green housing complex has had on the surrounding neighborhood.

Deterioration

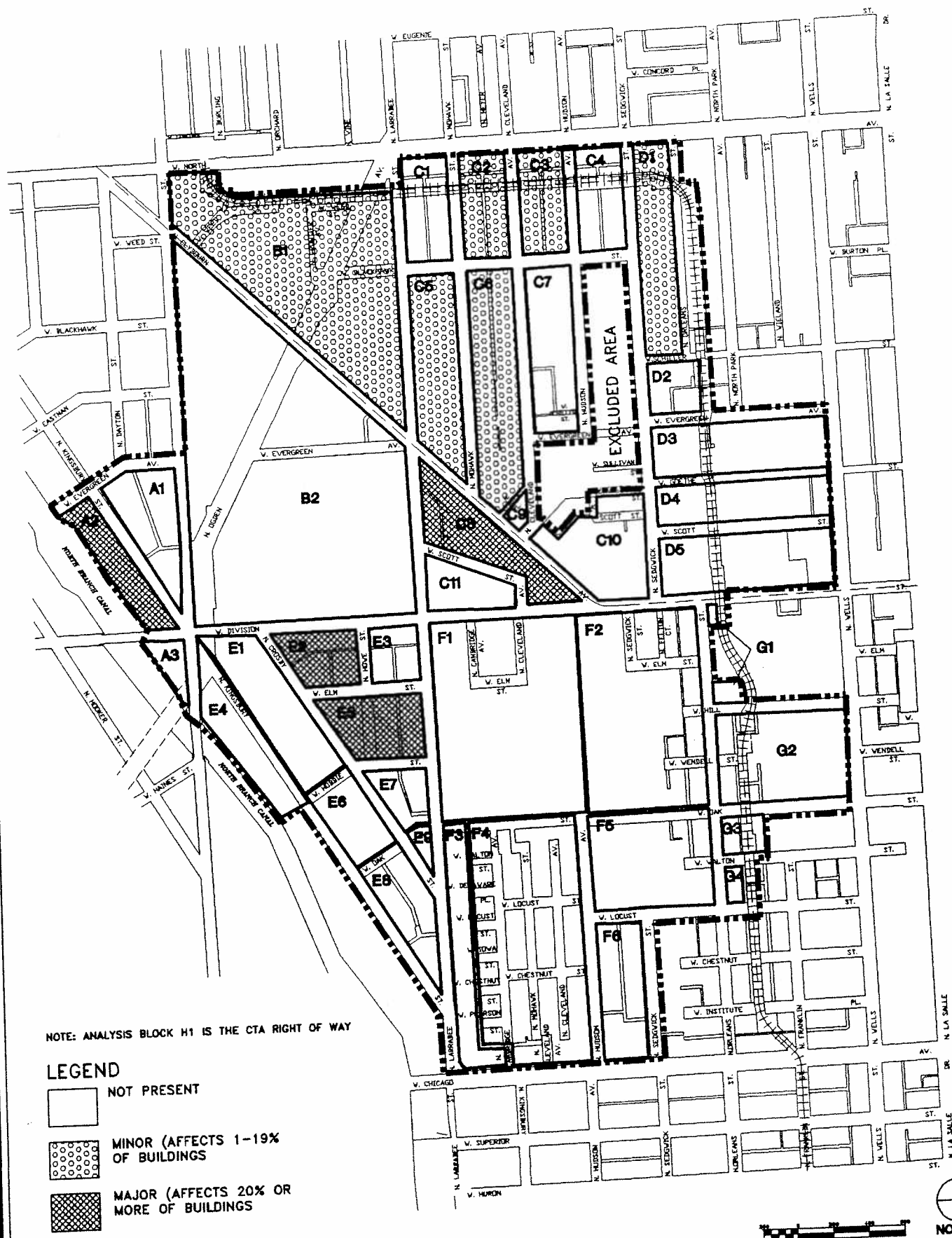
This condition is present when there are physical deficiencies in buildings or site improvements requiring treatment or repair. Deterioration may be present in basically sound buildings that contain defects that can be corrected. Deterioration that is not easily correctable and cannot be accomplished during the course of normal maintenance may also be evident. Examples of conditions that indicate deterioration include loose or missing materials, major cracks in masonry walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls, roofs) or secondary building components (doors, windows, porches, fiasco materials, gutters and downspouts). All buildings classified as dilapidated are also deteriorating.

Deterioration is prevalent throughout the study area as shown in Figure 9, Table 7. This factor was considered present to a major extent on blocks where 30% or more of the buildings were rated as deteriorated during the exterior condition survey. Deterioration of public infrastructure, especially sidewalks, is also prevalent in the central portions of the area.

Overall, 164 out of 460 buildings, or 36%, were found to be deteriorated. Included within this total are a number of CHA properties that have deteriorated to a point where they cannot be successfully rehabilitated and demolition is warranted. This factor is present in 26 of the 40 analysis blocks. Deterioration is present to a major extent on 12 of 40 analysis blocks and to a limited extent on 14 blocks.

Excessive Land Coverage

This condition is present when buildings occupy all or most of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development, health or safety. The resulting inadequate conditions include insufficient provision for light and air, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.



NOTE: ANALYSIS BLOCK H1 IS THE CTA RIGHT OF WAY

LEGEND

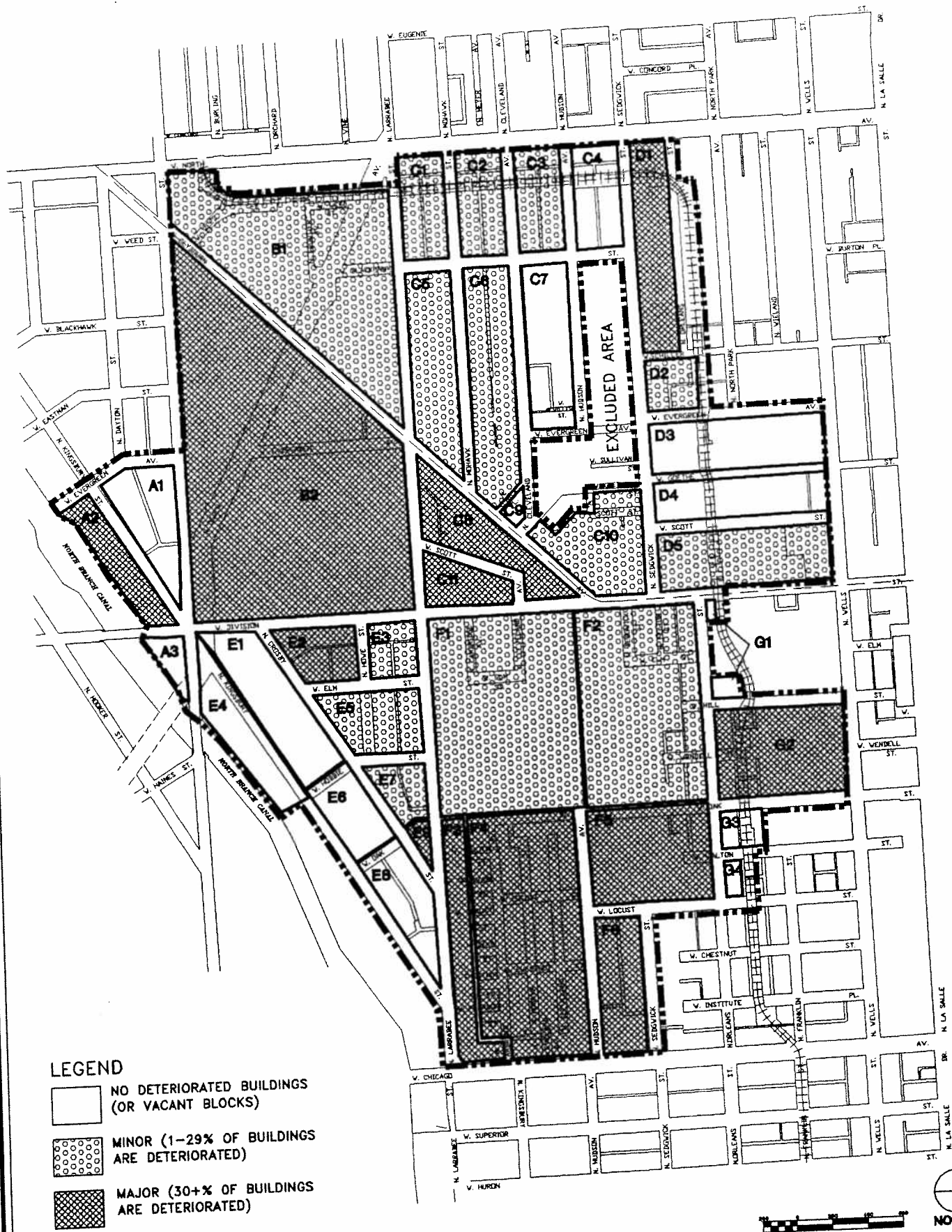
- NOT PRESENT
- MINOR (AFFECTS 1-19% OF BUILDINGS)
- MAJOR (AFFECTS 20% OR MORE OF BUILDINGS)

FIGURE 8
BLIGHTING FACTORS
DILAPIDATION
 Near North Redevelopment Project Area
 Chicago, Illinois

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TABLE 6
Dilapidation of Structures

Analysis Block	Total Number of Structures	Number of Structures Impacted	Percentage of Structures Impacted
A1	6	0	0%
A2	2	2	100%
A3	1	0	0%
B1	8	1	13%
B2	13	0	0%
C1	11	0	0%
C2	30	1	4%
C3	30	1	4%
C4	27	0	0%
C5	14	1	7%
C6	42	3	7%
C7	4	0	0%
C8	14	3	21%
C9	2	0	0%
C10	6	0	0%
C11	2	0	0%
D1	38	3	8%
D2	16	0	0%
D3	5	0	0%
D4	7	0	0%
D5	20	0	0%
E1	3	0	0%
E2	1	1	100%
E3	5	0	0%
E4	3	0	0%
E5	4	1	25%
E6	0	0	0%
E7	4	0	0%
E8	3	0	0%
E9	1	0	0%
F1	8	0	0%
F2	20	0	0%
F3	10	0	0%
F4	84	0	0%
F5	6	0	0%
F6	3	0	0%
G1	1	0	0%
G2	3	0	0%
G3	2	0	0%
G4	3	0	0%
II	1	0	0%
TOTAL	460	17	4%



LEGEND




-  NO DETERIORATED BUILDINGS (OR VACANT BLOCKS)
-  MINOR (1-29% OF BUILDINGS ARE DETERIORATED)
-  MAJOR (30+% OF BUILDINGS ARE DETERIORATED)

FIGURE 9
BLIGHTING FACTORS
DETERIORATION
 Near North Redevelopment Project Area
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TABLE 7
Deterioration of Structures

Analysis Block	Total Number of Structures	Number of Structures Impacted	Percentage of Structures Impacted
A1	6	0	0%
A2	2	2	100%
A3	1	0	0%
B1	8	1	13%
B2	13	9	69%
C1	11	1	9%
C2	30	2	7%
C3	30	4	14%
C4	27	0	0%
C5	14	1	8%
C6	42	9	21%
C7	4	0	0%
C8	14	10	71%
C9	2	0	0%
C10	6	1	17%
C11	2	1	50%
D1	38	15	40%
D2	16	1	7%
D3	5	0	0%
D4	7	0	0%
D5	20	2	10%
E1	3	0	0%
E2	1	1	100%
E3	5	1	20%
E4	3	0	0%
E5	4	1	25%
E6	0	0	0%
E7	4	1	25%
E8	3	0	0%
E9	1	1	100%
F1	8	2	25%
F2	20	3	15%
F3	10	3	30%
F4	84	82	98%
F5	6	6	100%
F6	3	3	100%
G1	1	0	0%
G2	3	2	67%
G3	2	0	0%
G4	3	0	0%
H1	1	0	0%
TOTAL	460	164	36%

This condition is not present to a sufficient degree to warrant inclusion as a blighting factor in establishing the eligibility of the study area as a "blighted area" under the Act. For the most part, the structures associated with this factor are multi-story commercial structures that occupied most of their sites, leaving little or no space for off-street parking and other site amenities. These buildings are sufficiently dispersed throughout the study area that they do not have a substantial adverse impact on neighboring properties or the study area as a whole.

Illegal Use of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law. This condition also exists when the use of a structure does not conform to the requirements of the existing zoning code.

This factor was not found to be present to a sufficient degree to warrant its inclusion as a blighting factor within the study area. Land uses were found to generally correspond to existing zoning. Thirty-five residential structures were found within the manufacturing districts in the area. While new housing is not permitted within manufacturing districts, these units have been "grandfathered" in and exist as legal nonconforming uses.

Excessive Vacancies

This condition is present when the occupancy or use level of a building is low for frequent or lengthy periods. The presence of buildings or sites which are unoccupied or underutilized generally represents an adverse influence on the area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization.

Residential uses account for approximately 53% of the structures within the Redevelopment Project Area. Most of the identified vacant and abandoned buildings also are residential buildings. Therefore, the evaluation of this factor focused on an analysis of residential vacancy rate data.

According to 1990 U.S. Census, the residential vacancy rate of the census tracts that contain most of the study area far exceeds the city-wide vacancy rate of 9.5% as shown in Table 8. This factor affects 23 of the 40 improved analysis blocks. This factor is present to a major extent on 15 analysis blocks, and to a minor extent on 8 analysis blocks. The remaining 17 analysis blocks contain no residential uses.

TABLE 8
Near North Area Residential Vacancy Rate

Census Tract	Analysis Blocks with Residential Uses	1990 Vacancy Rate
0803	D1, D2, D3, D4, D5	19.6%
0804	C1, C2, C3, C4, C5, C6, C7, C11	41.0%
0805	B1, B2	40.9%
0807	E3, E5	26.3%
0808	F1, F2, Part of F5	40.7%
0818	Part of F5, F6	12.9%
0819	F3, F4	14.1%
Chicago	Not applicable	9.5%

Sources: 1990 U.S. Census
Camiros, Ltd.

Vacant, abandoned and dilapidated residential structures in the neighborhoods surrounding the Cabrini-Green complex account for many of the vacant units. However, most of the vacant units are found in CHA buildings which have deteriorated to the point where they can no longer be occupied. This factor is present to a major extent within the study area.

Inadequate Utilities

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, water, sanitary sewer or storm sewer. This factor is also present when the existing utilities are inadequate to accommodate the level of development permitted under current zoning or envisioned under the comprehensive plan or adopted redevelopment plan for the area.

The study area is fully served by public utilities that appear to adequately meet the needs of existing development. However, it should be noted that these utilities may need to be relocated or upgraded to adequately serve new development associated with the Near North Redevelopment Plan and Project. Also, while public utilities are adequate, the heating for the Cabrini Extension and Green Homes is routinely a problem. A leak is believed to be located somewhere in pipes underground from the physical plant to the CHA buildings it serves. Furthermore, the City water lines which serve CHA's buildings are original piping and approaching the end of their useful life.

Lack of Community Planning

This factor is present if the proposed redevelopment area developed prior to or without the benefit and guidance of a community plan. This means that no plan for the overall development of the community existed, the community's plan was inadequate, or that the plan was ignored at the time the area was developed.

Conditions resulting from a lack of community planning include the existence of incompatible land uses, the lack of proper development of vacant or improved sites, and the presence of inconsistent platting including parcels of small or irregular shapes, the presence of nonconforming uses with respect to zoning, inadequate street layout or improper subdivision.

Lack of community planning is also indicated when there are inadequate public utilities or plans for utility improvements that would allow the property to be developed in accordance with the intensity of use identified in the municipality's comprehensive plan or zoning ordinance or other economic development plans for the area. This factor is also present if public improvements serving the site including streets, streetlights and other utility systems do not meet current municipal standards. Similarly, lack of community planning is indicated if private improvements including parking lots, screening and organization of buildings within the site do not meet accepted community development standards.

This factor is present to a major extent within the study area as shown in Figure 10. While only 6 of the 40 analysis blocks were found to suffer from this condition (5 to a major extent and 1 to a minor extent), these blocks adversely impact the land pattern of the entire Redevelopment Project Area to a significant degree, since these six analysis blocks account for 36% of the land area in the Redevelopment Project Area.

Although the configuration of the Cabrini-Green public housing complex was the result of a coordinated planning effort covering a twenty year span between the early 1940s and early 1960s, it is now clear that this plan was inadequate. The creation of superblocks on which public housing towers stand has isolated these residential units from the rest of the neighborhood and worked against the community's objective of creating safe, economically integrated neighborhoods.

The construction of the Cabrini Extension and the Green Homes resulted in the loss of the original street grid. Some streets were officially vacated as part of these developments and parcels consolidated, other streets remained platted on the base map, although they no longer exist on the ground. The only paved roadways continuing through much of the Cabrini-Green public housing project are fire lanes which are routinely used as through streets. The area around the buildings has been paved so that open areas are no longer distinguishable among travel lane, parking, and play area functions.

Tax parcels continue to reflect the original street grid rather than development patterns, which have evolved over the last 40 years. The consolidation and resubdivision of parcels was not required as more recent development occurred under a variety of institutional owners. This has made determination of ownership of land difficult in many instances and can be expected to exacerbate the inherent difficulties in promoting redevelopment in the Near North Redevelopment Project Area. Current platting of the area is shown in Figure 11 and illustrates the extent to which this is an issue in any reuse plans for the area.

The current pattern of zoning, shown in Figure 12, reflects the diversity of land uses and intensities that have been found in this area throughout its history. Major streets continue to contain a mix of industrial, commercial and residential uses, often without any clear land use pattern, further evidence of lack of community planning.

Lack of Ventilation, Light, or Sanitary Facilities

Conditions, such as lack of indoor plumbing or lack of adequate windows or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows such as bathrooms, and dust, odor, or smoke producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and amounts by room area to window area ratios; and
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

Insufficient information was available to determine the degree to which this factor may be present in the study area.

Obsolescence

Functional obsolescence is characterized by buildings designed for a single or specific purpose or use, buildings of inadequate size to accommodate alternative uses, or buildings using a type of construction which limits long term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, height, or other factors which detract from the overall usefulness or desirability of the property. As an inherent deficiency, functional obsolescence results in a loss in value of the property.

Economic obsolescence may be evidenced by a variety of factors including deterioration of the physical environment, streets of inadequate width or parcels of inadequate size or irregular shape which prevent reasonable development. This condition is often a result of adverse conditions which cause some degree of market rejection and, therefore, a depreciation of market values. The majority of buildings within the study area were designed for residential use and continue to be used for this purpose. The few commercial and industrial structures which may be obsolete for continued non-residential use are sufficiently dispersed within the study area that they do not adversely affect adjacent properties or the area as a whole. These obsolete non-residential uses may also have some potential for conversion to other appropriate neighborhood uses, including housing.

Many of the CHA's housing units, especially those in the high-rise buildings have reached the point where rehabilitation is no longer economically justified. Consequently, economic obsolescence is a factor with respect to certain CHA properties. The two analysis blocks where this factor is considered to be present to a major extent are highlighted in Figure 13. However, because obsolescence was felt to be generally limited to CHA properties within the area, this factor was judged to be present to a limited extent within the study area as a whole.

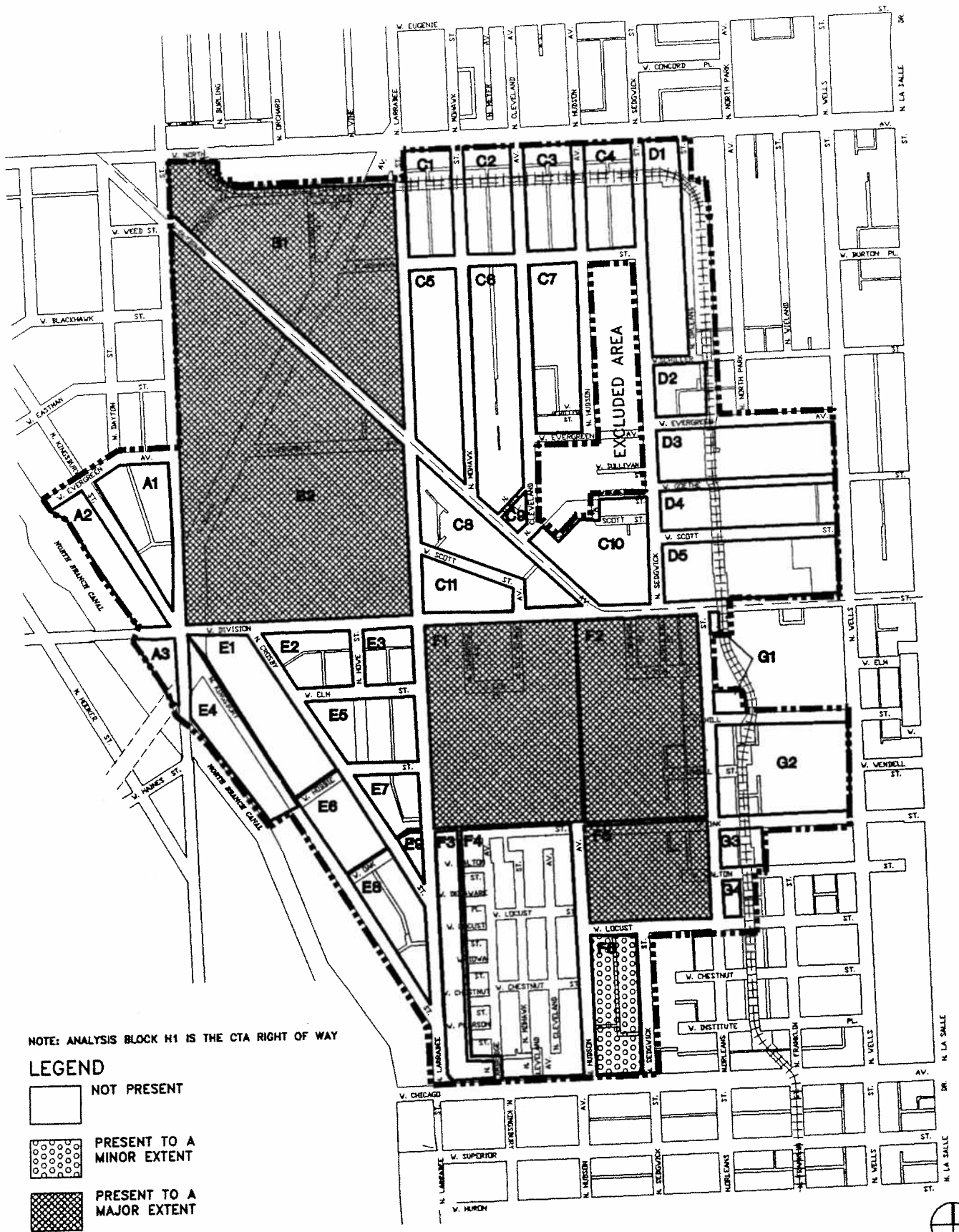
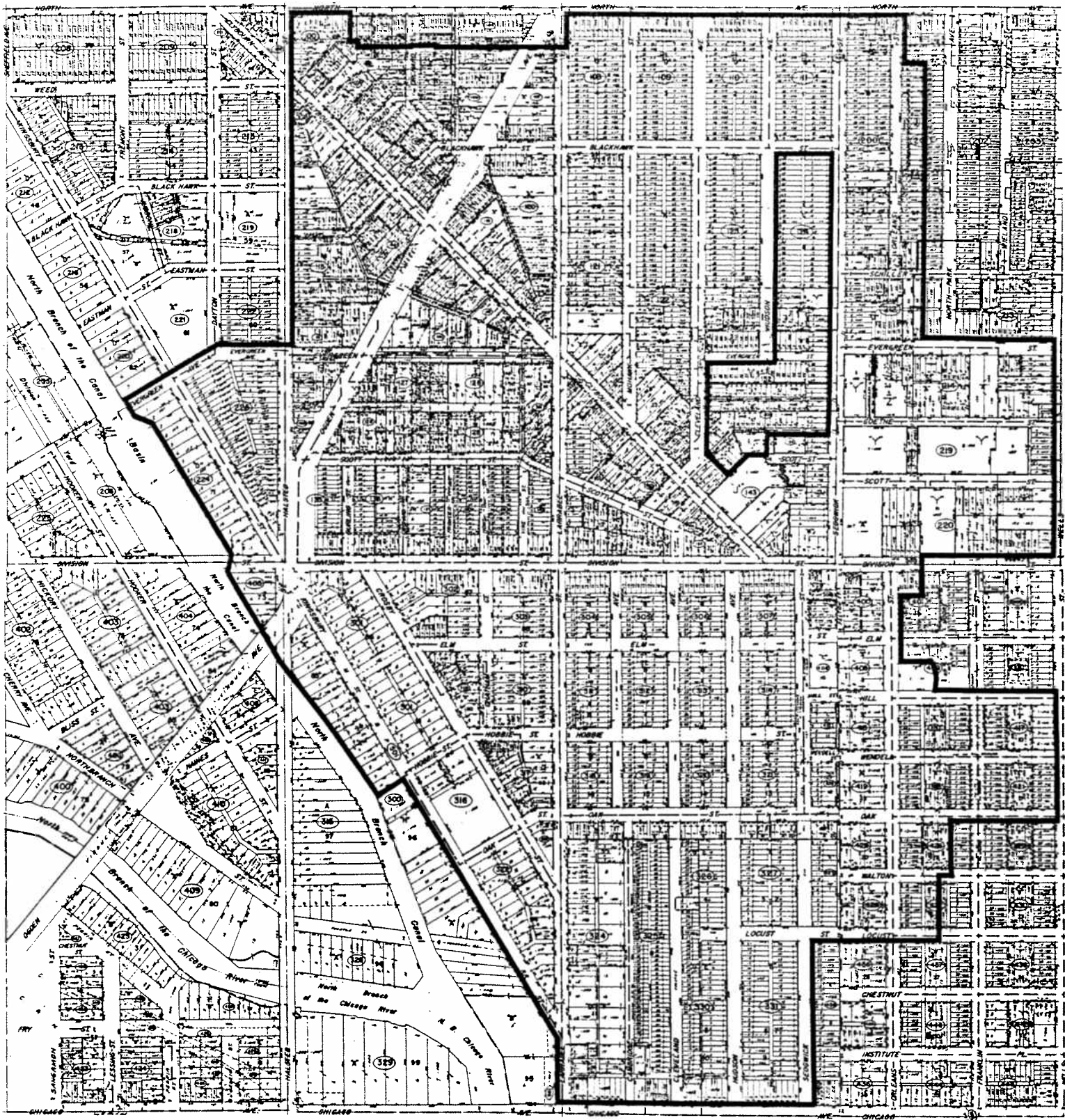


FIGURE 10
BLIGHTING FACTORS
LACK OF COMMUNITY PLANNING
 Near North Redevelopment Project Area
 Chicago, Illinois

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— Redevelopment Project Area Boundary

FIGURE 11

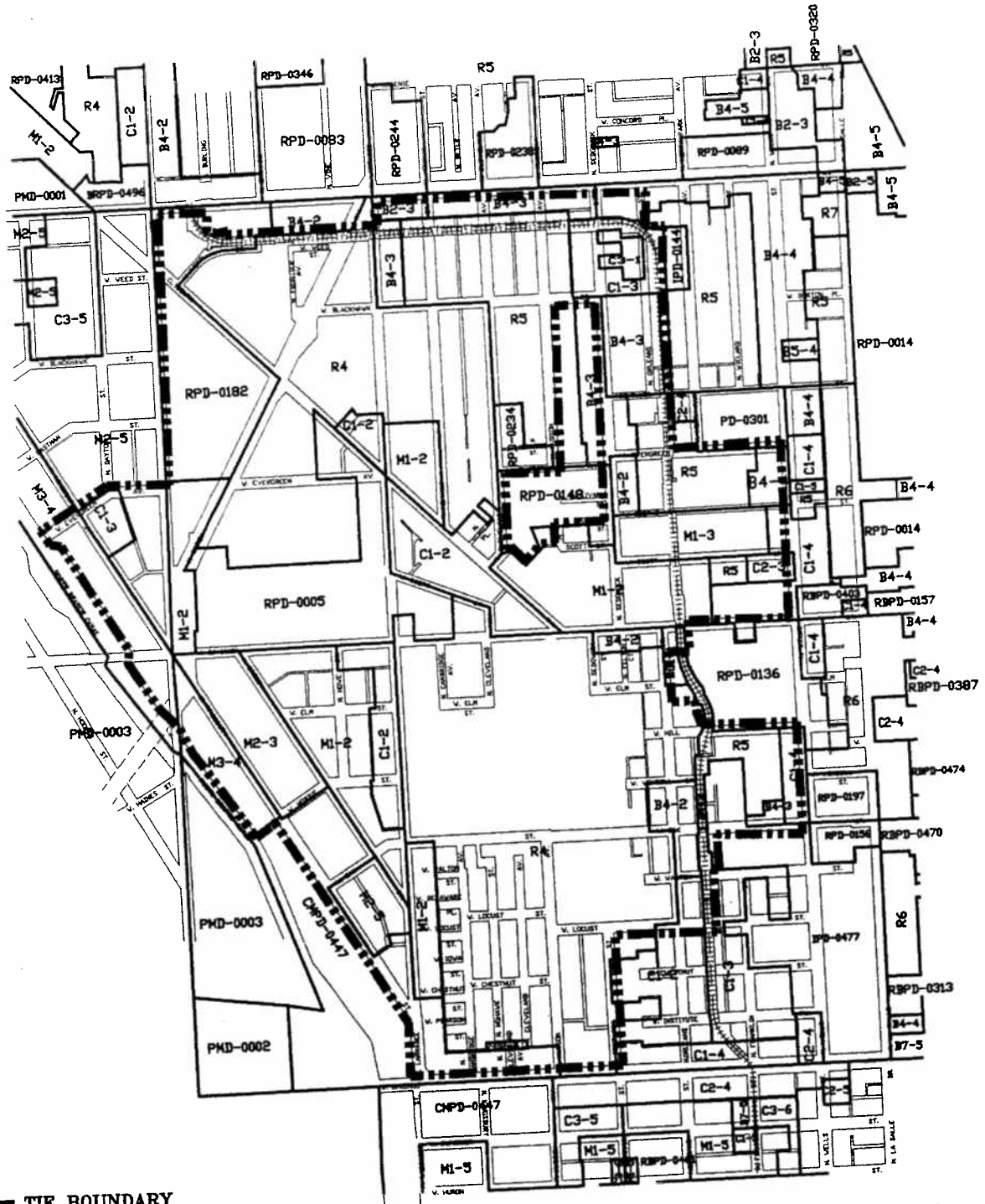
PLAT MAP

Near North Redevelopment Project Area
Chicago, Illinois

Scale 1" = 200'



CAMIROS



■■■■ TIF BOUNDARY

ZONING LEGEND

RESIDENCE DISTRICTS

- R1 SINGLE-FAMILY RESIDENCE DISTRICT
- R2 SINGLE-FAMILY RESIDENCE DISTRICT
- R3 GENERAL RESIDENCE DISTRICT
- R4 GENERAL RESIDENCE DISTRICT
- R5 GENERAL RESIDENCE DISTRICT
- R6 GENERAL RESIDENCE DISTRICT
- R7 GENERAL RESIDENCE DISTRICT
- R8 GENERAL RESIDENCE DISTRICT

MANUFACTURING DISTRICTS

- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS
- M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
- M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICTS

BUSINESS DISTRICTS

- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
- B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
- B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
- B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
- B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
- B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
- B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

COMMERCIAL DISTRICTS

- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
- C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
- C3-5 TO C3-7 COMMERCIAL MANUFACTURING DISTRICTS
- C4 MOTOR FREIGHT TERMINAL DISTRICT



FIGURE 12
EXISTING ZONING
Near North Redevelopment Project Area
Chicago, Illinois

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Overcrowding of Structures and Community Facilities

This condition exists when a structure or community facility has reached a level of use beyond a designed or legally permitted level. Overcrowding is often found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequately meeting requirements for minimum floor area, privacy, ingress and egress, loading and services, or the capacity of building systems. Evidence of this condition may include the outside storage of materials that cannot be contained in enclosed buildings or vehicles that cannot be stored in buildings or enclosed storage yards.

One of the paradoxes with respect to the Cabrini-Green public housing complex is that it suffers both from excessive vacancies and overcrowding. The U.S. Department of Housing and Urban Development uses units containing more than one person per room as its measure of overcrowding. As shown in the Table 9, most census tracts within the study area have a higher percentage of units that are overcrowded than is true of Chicago as a whole.

TABLE 9
Overcrowding of Residential Units

Census Tract	Analysis Blocks With Residential Units	Percentage of Units with One or More Persons Per Room
0803	D1, D2, D3, D4, D5	5.9%
0804	C1, C2, C3, C4, C5, C6, C7, C11	10.2%
0805	B1, B2	33.8%
0807	E3, E5	10.7%
0808	F1, F2, Part of F5	21.9%
0818	Part of F5, F6	5.6%
0819	F3, F4	14.3%
Chicago	Not applicable	8.8%

Sources: 1990 U.S. Census
Cameros, Ltd.

The census tracts with the highest percentage of overcrowded units contain the Green Homes (0805) and much of the Cabrini Extension (0808). The Cabrini townhouse units in census tract 0819 also include a high percentage of overcrowded units. This condition affects 5 of the 40 analysis blocks to a major extent and 12 analysis blocks to a limited extent. Six analysis blocks with residential uses are below the City average with respect to overcrowding. Seventeen of the 40 analysis blocks with improved property do not contain residential uses. However, because overcrowding is generally limited to the five CHA properties, this factor is considered to be present to a limited extent within the study area as a whole.

Presence of Structures Below Minimum Code Standards

This factor is present when structures do not conform with local standards of building, fire, housing, zoning, subdivision or other applicable governmental codes. Structures below minimum code standards include all buildings which do not meet the standards of zoning, subdivision, building, housing, fire, property maintenance or other governmental codes applicable to the property. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the loads expected from the type of occupancy and are safe for occupancy against fire and similar hazards, and/or to establish minimum standards for safe and sanitary habitation. Buildings below minimum code are characterized by defects or deficiencies which threaten health and safety.

Review of building code violation data reveals that 175 violations have occurred in the study area since January 1, 1994 (Figure 14, Table 10). This means that 38% of the structures in the study area have not been in compliance with the building code since 1994. On 19 of the analysis blocks, 50% or

more of the structures have been cited with building code violations. Thus, presence of structures below minimum code standards is considered to be present to a major extent on 19 of the 40 analysis blocks. An additional 12 analysis blocks have at least one building below minimum code standards, representing between 5% and 43% of structures on the analysis block; this factor was found to be present to a minor extent on these 12 blocks. All in all, 31 of the 40 analysis blocks with improvements have buildings which have been cited with building code violations. Therefore, this factor is present to a major extent within the study area.

TABLE 10
Presence of Structures Below Minimum Code Standards

Analysis Block	Total Number of Structures	Building Code Violations	Percentage of Structures with Violations
A1	6	0	0%
A2	2	0	0%
A3	1	0	0%
B1	8	3	38%
B2	13	7	54%
C1	11	8	73%
C2	30	4	13%
C3	30	5	17%
C4	27	6	22%
C5	14	11	79%
C6	42	14	33%
C7	4	2	50%
C8	14	6	43%
C9	2	2	100%
C10	6	7	*
C11	2	1	50%
D1	38	11	29%
D2	16	8	50%
D3	5	1	20%
D4	7	8	*
D5	20	1	5%
E1	3	0	0%
E2	1	2	*
E3	5	6	*
E4	3	2	67%
E5	4	7	*
E6	0	0	0%
E7	4	2	50%
E8	3	2	67%
E9	1	1	100%
F1	8	7	88%
F2	20	6	30%
F3	10	7	70%
F4	84	23	27%
F5	6	4	67%
F6	3	1	33%
G1	1	0	0%
G2	3	0	0%
G3	2	0	0%
G4	0	0	0%
H1	1	0	0%
TOTAL	460	175	38%

* The 'Percentage of Block with Violations' was over 100% for these analysis blocks because violation data was compiled from 1994 to the present and some violations occurred at buildings which have since been demolished. Therefore, those structures were not accounted for in the building survey.

VACANT LAND

Vacant land is generally defined under the Act as property without buildings. The study area includes 694 parcels which have been classified as vacant according to assessment records or field observations. Parcels which could not be associated with a particular development because of obsolete platting were also evaluated as vacant land. This caused the percentage of vacant land on several analysis blocks, including B1 and B2 to be artificially high. Vacant parcels are distributed throughout the study area as shown in Figure 15 and further described in Table 11.

If the property is vacant, a combination of two or more of the following factors qualifies the area as blighted.

- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
- Diversity of ownership of vacant land
- Flooding on all or part of such vacant land
- Obsolete platting of vacant land
- Tax or special assessment delinquencies on such land.

Vacant property also qualifies as "blighted" if any one of the following circumstances is present:

- The area qualified as blighted immediately before it became vacant
- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area consists of an unused disposal site containing debris from construction demolition, etc.
- The area is subject to chronic flooding which adversely impacts on real property in the area, and such flooding is substantially caused by one or more improvements in or near the area in existence for at least five years
- The area is 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.

Because of the way vacant land was defined during the condition survey, vacant property constitutes a majority of parcels on 15 analysis blocks. Analysis block E6 is entirely vacant. Thirty-seven of the 41 analysis blocks contain some parcels which were classified as vacant.

This discussion focuses on those conditions which either singly or in combination qualify vacant land as blighted. It should be noted that while these factors apply specifically to vacant land, some such as diversity of ownership and tax or special assessment delinquencies also can affect improved property.

Deterioration of structures or site improvements in neighboring areas

The condition of improved property can have a significant impact on the development potential of vacant land. This condition exists when buildings on adjacent parcels show evidence of physical deterioration, depreciation of physical maintenance or other blighting conditions that apply to improved property.

This factor is present to a major extent with respect to vacant property. As shown in Figures 7, 8 and 9, deteriorated properties are found throughout the study area. This factor was considered to be present with respect to all of the 37 analysis blocks that contain vacant parcels.

TABLE 11
Distribution of Vacant Parcels

Analysis Block	Total Number of Parcels	Total Number of Vacant Parcels	Percent Vacant
A1	19	7	37%
A2	5	1	20%
A3	4	1	25%
¹ B1	176	139	79%
¹ B2	205	149	72%
C1	38	15	39%
C2	40	9	22%
C3	44	13	29%
C4	37	7	19%
C5	74	18	24%
C6	105	57	56%
C7 ^{2&3}	40	33	83%
C8 ⁴	49	26	53%
C9	6	4	67%
C10 ³	21	12	57%
C11 ³	23	14	61%
D1	72	9	12%
D2	31	11	35%
D3 ^{2&3}	20	13	65%
D4	10	3	30%
D5	31	10	32%
E1	3	0	0%
E2	25	24	96%
E3	18	11	61%
E4	6	3	50%
E5	29	25	87%
E6	4	4	100%
E7	14	7	50%
E8	8	1	12%
E9	3	2	67%
F1	11	2	18%
F2	49	25	51%
F3	32	17	53%
F4	25	5	20%
F5	19	4	21%
F6	6	0	0%
G1	2	1	50%
G2	72	9	12%
G3	10	3	30%
G4	4	0	0%
H1	48	0	0%
TOTAL	1438	694	48%

Footnote: see next page

Footnotes for Table 11

- 1 *Vacant parcel count is artificially high because parcels were not consolidated when the block was developed and could not be clearly associated with a particular structure.*
- 2 *Property classified as vacant, is currently being developed but has not yet been reclassified as improved by the assessor's office.*
- 3 *Vacant parcel count includes parks, school grounds and other institutional uses where parcels have not been consolidated.*
- 4 *More than 50% of land area on block is improved.*

Diversity of ownership

Diversity of ownership can make the assembly of redevelopment sites involving vacant land more difficult. The costs of land assembly can also be a significant issue where there is a combination of vacant and improved property with multiple owners.

There are scattered groupings of vacant tax parcels throughout the study area that represent a variety of development opportunities. While some sites could be used for single family units, others may be more appropriate for townhouse or other kinds of multi-family residential or non-residential development. In these instances multiple owners can have a detrimental effect on the development potential of the area.

Diversity of ownership was defined as being present when more than two owners held three or more adjacent vacant properties. Figure 16 shows the analysis blocks where this condition is present to either a major or minor degree. Table 12 shows overall diversity of ownership patterns for both vacant property and the block as a whole including both improved and vacant property. An indexing method of analysis was developed to gauge diversity of ownership (refer to the last column). The index is the result of dividing the number of owners of vacant parcels by the total number of vacant parcels. If the index value is 0 to 0.24, diversity is a non-factor. If the index is .25-.49, diversity is a minor factor. Diversity is a major factor if the index is .50 to 1.0.

In nine of the 27 blocks for which an index was calculated, diversity of ownership is present to a major extent. In 12 of the 37 analysis blocks with vacant land this factor was present to a minor extent. In all diversity of ownership was present with respect to 21 of the analysis blocks. (Indexes were not calculated for blocks without vacant parcels or two or fewer owners were present.)

The Chicago Housing Authority, the Board of Education, the Chicago Park District and the City of Chicago all own substantial numbers of vacant parcels (defined as parcels without buildings) which could be consolidated for development. Because these entities have been involved in the planning for the area, diversity of ownership involving institutional owners was not judged to meet the intent of this criteria. It is assumed that the institutional property owners will be able to agree upon a development plan, and that institutional ownership patterns will not hinder redevelopment of the area.

Flooding

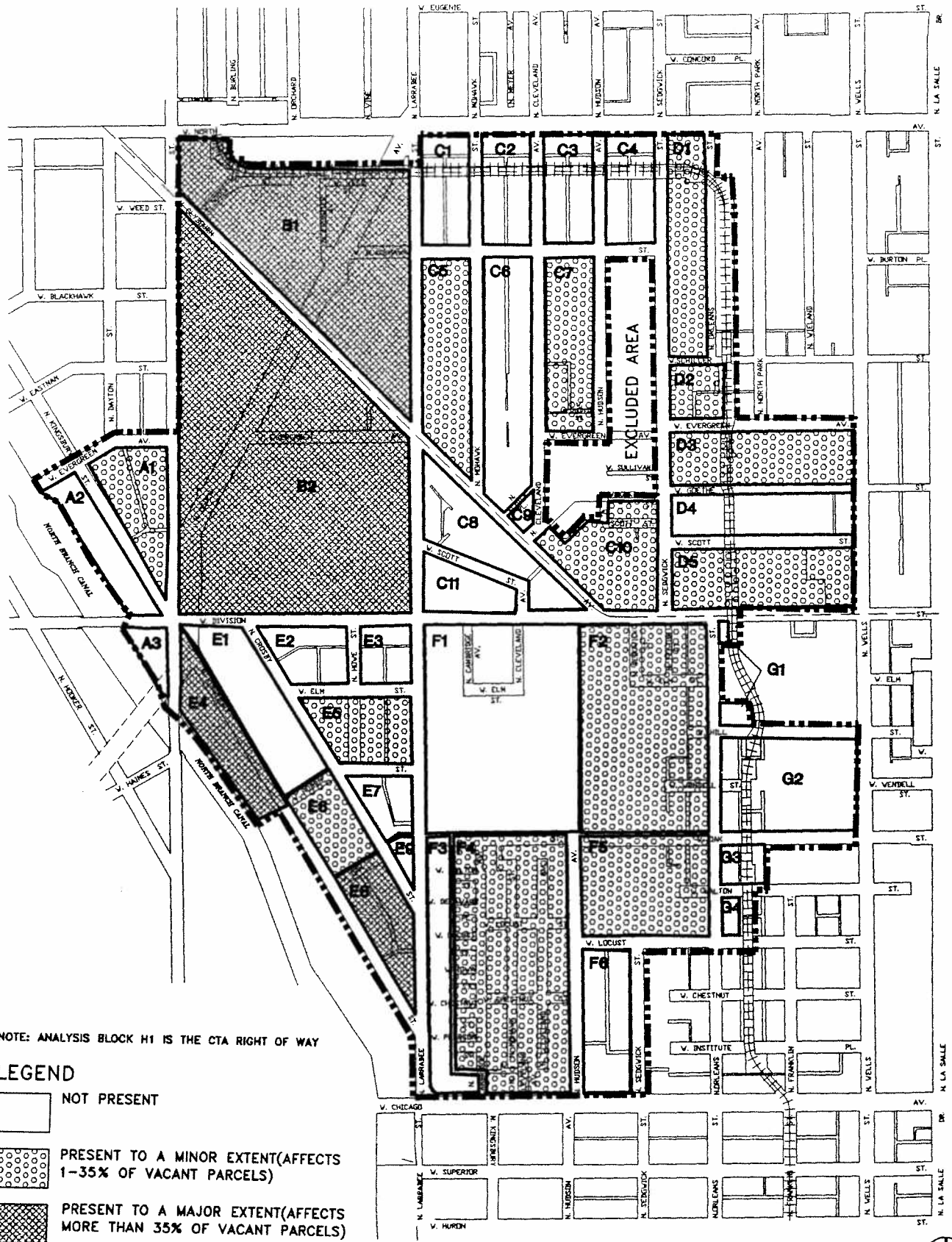
The presence of this factor is indicated when the parcel lies within the 100 year flood plain as indicated on official flood plain maps. Either all or a portion of the vacant land may be subject to periodic flooding. Flooding, in combination with one other factor pertaining to vacant land, qualifies the vacant land as blighted. If the area is subject to chronic flooding which adversely impacts on real property in the area, and such flooding is substantially caused by one or more improvements in or near the area that have been in existence for at least five years, then flooding alone is sufficient to qualify the vacant land as blighted.

This factor is not present in the study area.

TABLE 12
Diversity of Ownership

Analysis Block	Number of Parcels	Number of Owners	Number of Vacant Parcels	Number of Vacant Parcel Owners	Vacant Land Diversity of Ownership
A1	19	9	7	5	0.72
A2	5	1	1	1	*
A3	4	2	1	1	*
B1	176	13	139	4	0.03
B2	205	7	149	7	0.05
C1	38	14	15	1	*
C2	40	26	9	6	0.67
C3	44	35	13	9	0.70
C4	37	31	7	5	0.72
C5	74	17	18	6	0.34
C6	105	36	57	28	0.50
C7	40	3	33	3	0.09
C8	49	26	26	8	0.31
C9	6	3	4	3	0.75
C10	21	9	12	3	0.25
C11	23	3	14	1	*
D1	72	35	9	7	0.78
D2	31	23	11	3	0.28
D3	20	3	13	2	0.15
D4	10	8	3	1	*
D5	31	17	10	2	0.20
E1	3	2	0	1	*
E2	25	2	24	1	*
E3	18	10	11	4	0.37
E4	6	4	3	1	*
E5	29	12	25	8	0.32
E6	4	1	4	1	*
E7	14	4	7	2	*
E8	8	2	1	1	*
E9	3	3	2	2	*
F1	11	4	2	1	*
F2	49	23	25	11	0.44
F3	32	18	17	10	0.59
F4	25	4	5	2	*
F5	19	4	4	2	*
F6	6	3	0	0	*
G1	2	4	1	1	*
G2	72	6	9	5	0.56
G3	10	8	3	1	*
G4	4	1	0	0	*
H1	48	7	0	0	*
TOTAL	1438	443	694	160	0.23

* Index not calculated. No vacant parcels or two or fewer owners.



NOTE: ANALYSIS BLOCK H1 IS THE CTA RIGHT OF WAY

LEGEND




-  NOT PRESENT
-  PRESENT TO A MINOR EXTENT(AFFECTS 1-35% OF VACANT PARCELS)
-  PRESENT TO A MAJOR EXTENT(AFFECTS MORE THAN 35% OF VACANT PARCELS)

FIGURE 17
BLIGHTING FACTORS
OBSOLETE PLATTING OF VACANT LAND
 Near North Redevelopment Project Area
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Obsolete platting

Obsolete platting corresponds to the deleterious land use or layout criterion for improved property. This factor is present when the platting of the vacant land limits or precludes development of the property in accordance with contemporary standards of development. Examples of obsolete platting include parcels that are too small or lack sufficient street frontage to be developed under current zoning or readily marketed for development, or parcels that must be subdivided to accommodate appropriate land uses and development densities.

As noted in the discussions concerning lack of community planning and deleterious land use and layout, the street grid was substantially changed when the Cabrini-Green housing projects were built. This resulted in tax parcels which lack street frontage and irregularly shaped parcels that hinder development. The extent to which this condition exists in blocks with vacant parcels is shown in Figure 17 and further described in Table 13. This condition is present to a major extent on 4 analysis blocks and to a minor extent on 13 of the 37 analysis blocks with vacant land. Overall, this factor affects 154 of 694 vacant parcels or 22% of vacant parcels.

Tax or special assessment delinquencies

This factor is present when tax records indicate that the taxes on the property have been sold in any of the last three years. The presence of this factor indicates a significant lack of market interest in the development potential of the area.

The 1995 Cook County scavenger sale list included 213 properties within the study area. Of these parcels, 63 were delinquent and 23 were classified as delinquent and vacant. The remaining 150 parcels appear to be exempt properties for which the exemption had not been filed by the institutional owner.

This factor is present to a major extent with respect to vacant land within the study area. This is especially true since 45% of all parcels are exempt from property taxes. The distribution of blocks containing tax delinquent, vacant properties is shown in Figure 18. This factor is present to a major extent in 3 analysis blocks and to a minor extent in 6 analysis blocks. Table 14 describes the distribution of both vacant and improved tax delinquent property throughout the proposed redevelopment project area.

Area qualified as blighted immediately before it became vacant

Many vacant parcels became vacant as a result of demolition of deteriorated or dilapidated buildings. Evidence of the presence of this factor may be indicated in previous condition analyses of the area or in code enforcement records.

Although there was insufficient data available to document the presence of this factor in all parts of the study area, it is likely that much of the vacant land that presently exists in the study area is the result of demolition of deteriorated and dilapidated buildings. The blighting conditions which existed on cleared sites can be partially substantiated by the presence of several slum and blighted areas covering portions of the study area which have been designated by the City as redevelopment areas over the last 30 years. The location of these urban renewal areas is shown in Figure 19. Because the data needed to document the presence of this condition within the Redevelopment Project Area was unavailable, this factor was not used to establish the eligibility of vacant land within the Area as blighted.

TABLE 13
Obsolete Platting

Analysis Block	Number of Vacant Parcels	Number of Vacant Parcels with Obsolete Platting	Percentage of Vacant Parcels with Obsolete Platting
A1	7	1	14%
A2	1	0	0%
A3	1	0	0%
B1	139	54	39%
B2	149	75	51%
C1	15	0	0%
C2	9	0	0%
C3	13	0	0%
C4	7	0	0%
C5	18	1	6%
C6	57	0	0%
C7	33	1	3%
C8	26	0	0%
C9	4	0	0%
C10	12	2	17%
C11	14	0	0%
D1	9	2	22%
D2	11	1	9%
D3	13	1	8%
D4	3	0	0%
D5	10	1	10%
E1	0	0	0%
E2	24	0	0%
E3	11	0	0%
E4	3	3	100%
E5	25	7	28%
E6	4	1	25%
E7	7	0	0%
E8	1	1	100%
E9	2	0	0%
F1	2	0	0%
F2	25	1	4%
F3	17	0	0%
F4	5	1	20%
F5	4	1	33%
F6	0	0	0%
G1	1	0	0%
G2	9	0	0%
G3	3	0	0%
G4	0	0	0%
H1	0	0	0%
TOTAL	694	154	22%

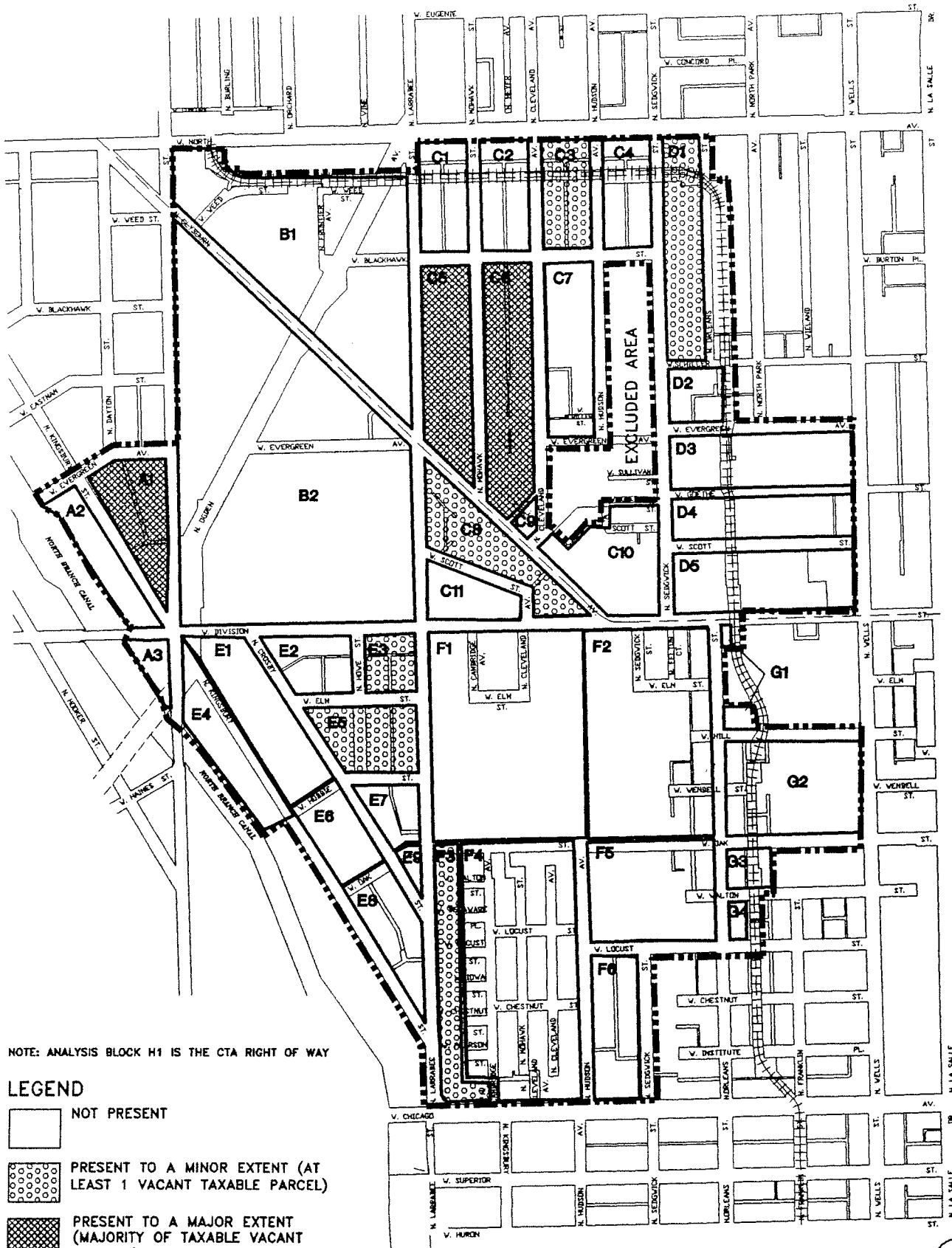


FIGURE 18
BLIGHTING FACTORS
TAX DELINQUENCIES ON VACANT PARCELS
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TABLE 14
Tax and Special Delinquencies

Analysis Block	Total Number Parcels	Number of Taxable Parcels	Number of Delinquent Parcels	Percentage of Delinquent Taxable Parcels	Number of Vacant Parcels	Number of Vacant & Delinquent Parcels	Percentage of Vacant Parcels that are Delinquent
A1	19	17	6	35%	7	4	58%
A2	5	5	0	0%	1	0	0%
A3	4	3	0	0%	1	0	0%
B1	176	13	0	0%	139	0	0%
B2	205	10	0	0%	149	0	0%
C1	38	13	0	0%	15	0	0%
C2	40	40	0	0%	9	0	0%
C3	44	44	1	2%	13	1	8%
C4	37	37	0	0%	7	0	0%
C5	74	44	28	64%	18	5	28%
C6	105	95	17	18%	57	15	27%
C7	40	0	0	0%	33	0	0%
C8	49	45	4	9%	26	3	12%
C9	6	6	0	0%	4	0	0%
C10	21	12	0	0%	12	0	0%
C11	23	6	0	0%	14	0	0%
D1	72	70	1	1%	9	1	11%
D2	31	30	0	0%	11	0	0%
D3	20	7	0	0%	13	0	0%
D4	10	10	0	0%	3	0	0%
D5	31	28	0	0%	10	0	0%
E1	3	3	0	0%	0	0	0%
E2	25	25	0	0%	24	0	0%
E3	18	18	2	11%	11	1	9%
E4	6	6	0	0%	3	0	0%
E5	29	28	1	4%	25	1	4%
E6	4	4	0	0%	4	0	0%
E7	14	14	0	0%	7	0	0%
E8	8	7	0	0%	1	0	0%
E9	3	3	0	0%	2	0	0%
F1	11	0	0	0%	2	0	0%
F2	49	23	0	0%	25	0	0%
F3	32	32	1	3%	17	1	6%
F4	25	10	0	0%	5	0	0%
F5	19	1	0	0%	4	0	0%
F6	6	2	0	0%	0	0	0%
G1	2	1	0	0%	1	0	0%
G2	72	8	0	0%	9	0	0%
G3	10	6	2	33%	3	0	0%
G4	4	0	0	0%	0	0	0%
H1	48	4	0	0%	0	0	0%
TOTAL	1438	730	63	9%	694	32	5%

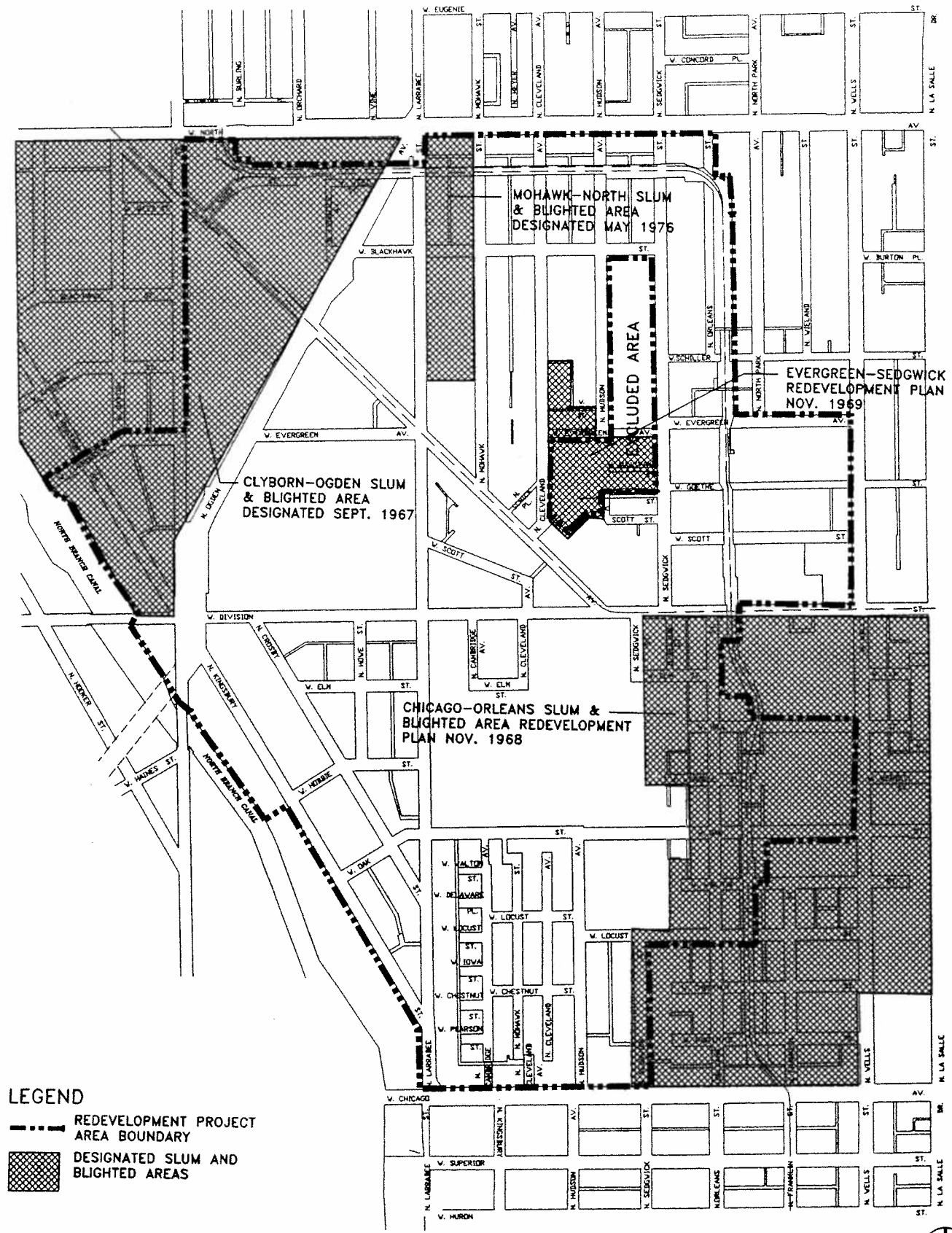


FIGURE 19
 DESIGNATED SLUM AND BLIGHTED AREAS
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Area consists of an unused quarry or quarries

The presence of unused quarries presents significant challenges for redevelopment and reuse. The historic transformation of quarry to landfill is no longer an appropriate reuse model, particularly in developed urban areas.

This factor is not present within the proposed Near North Redevelopment Project Area.

Area consists of unused railyards, tracks or rights-of-way

Under the Act, unused railyards, tracks and rights-of-way are blighted. Former railroad property frequently presents significant challenges to redevelopment as a result of environmental conditions, platting and other land use issues. Evidence that this condition may apply to vacant land includes property ownership records and the presence of abandoned track or rail sidings that have been partially buried or paved over.

This condition exists to a limited extent within the southwestern quadrant of the study area, as shown in Figure 20. The unused Kingsbury right-of-way south of West Division Street, extending to Larabee contains unused rail lines.

Area consists of an unused disposal site containing debris from construction demolition, etc.

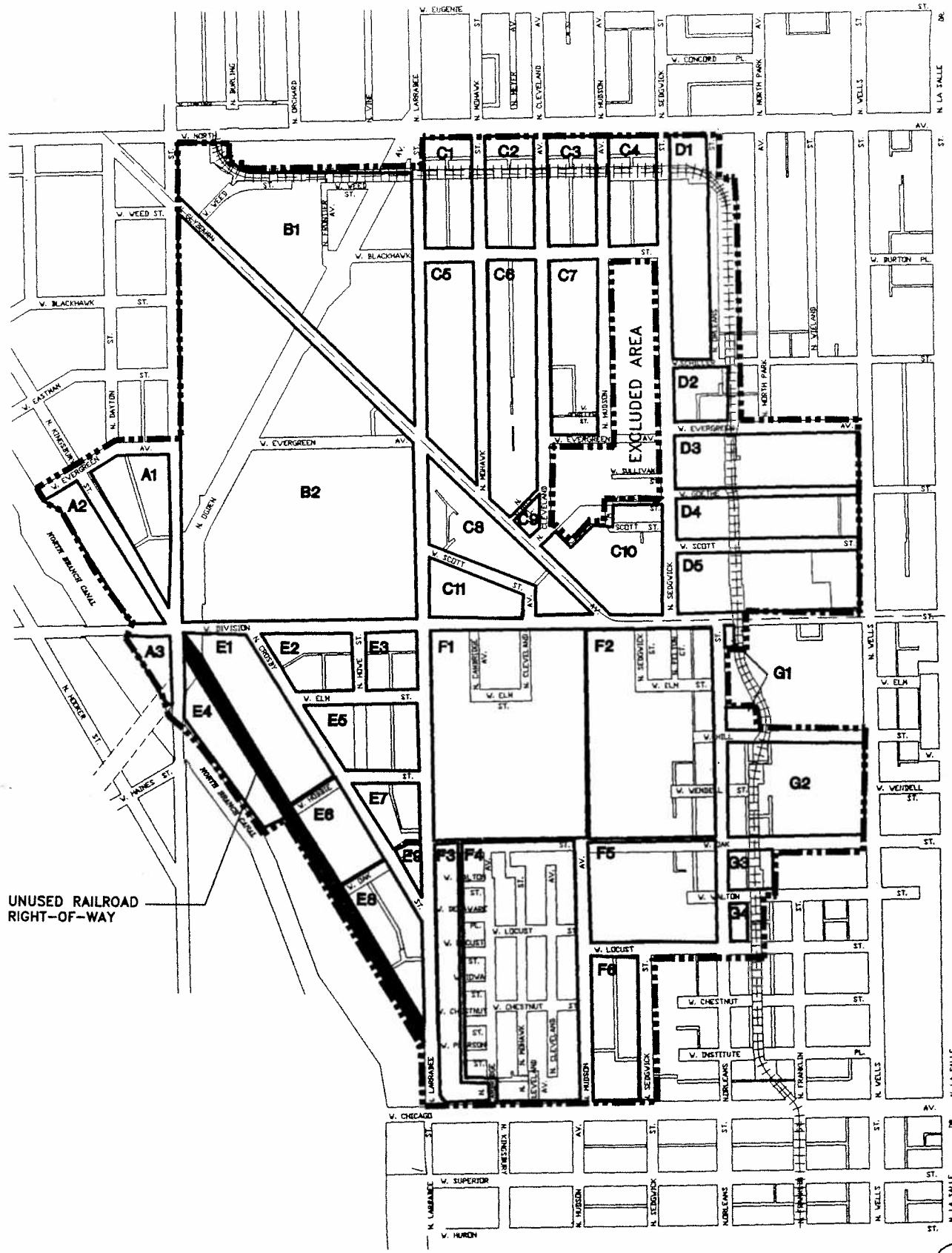
This condition applies to disposal sites which have ceased to operate but which have not been appropriately closed by grading, landscaping or other appropriate improvements. Such sites include officially designated disposal facilities as well as those created as the result of illegal dumping.

A site located north of vacated Evergreen between Halsted and the Ogden Avenue right-of-way, shown in Figure 21, contains construction debris from the YMCA complex and other activity in the area. This area is commonly referred to as "The Hill." The site is approximately 2.5 acres in size and is currently covered on all sides with a mound of dirt, concrete and rubble 10 to 15 feet high. These conditions have severely limited the marketability and reuse potential of the site. However, because this condition affects a limited geographic area, this factor is considered present to a limited extent within the proposed redevelopment project area.

Designation as a town center

This blighting factor is defined as an area 50 to 100 acres in size that is 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but was not developed for that purpose.

This factor does not apply to vacant land within the study area.

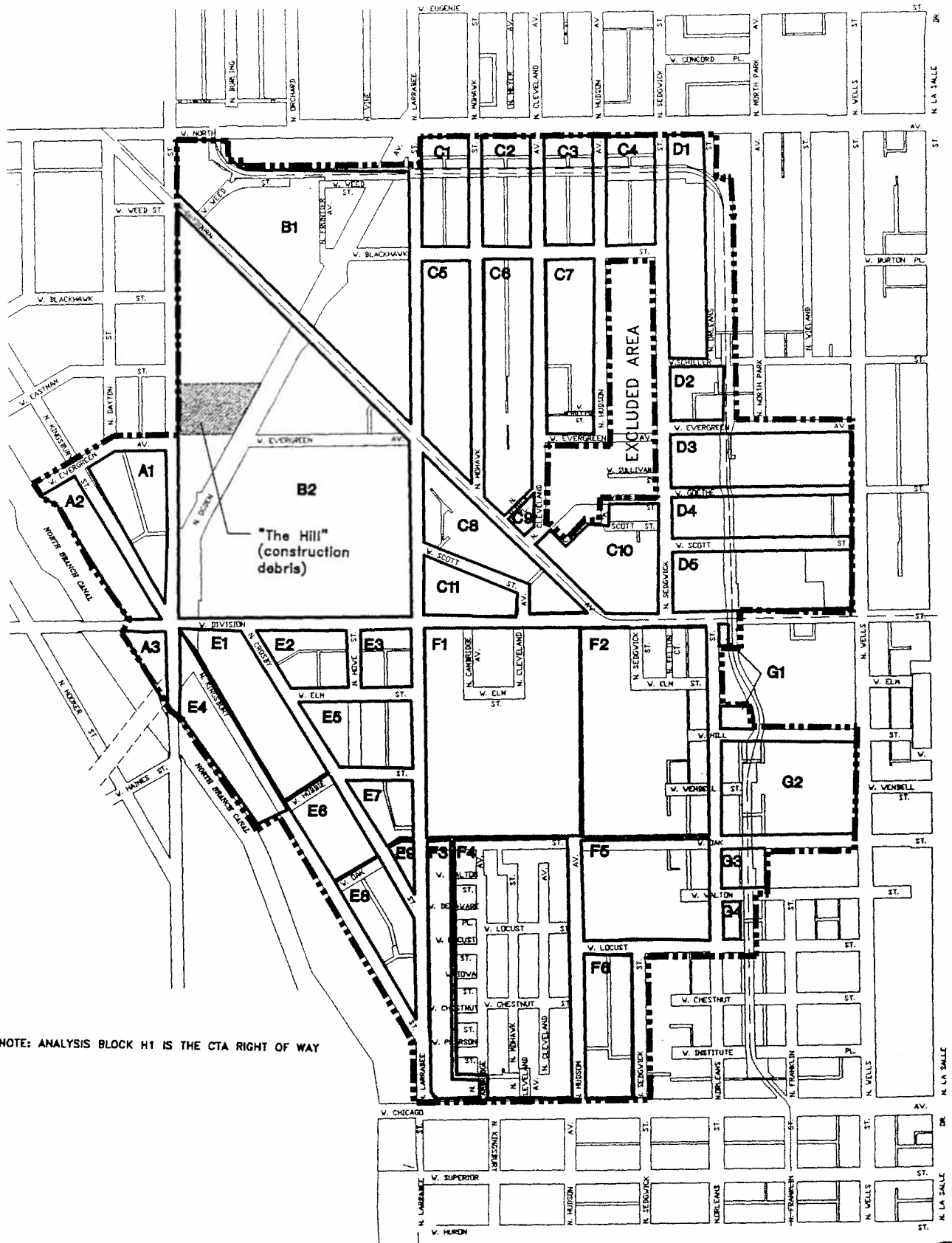


UNUSED RAILROAD
RIGHT-OF-WAY

FIGURE 20
 BLIGHTING FACTORS
 UNUSED RAILROAD RIGHT-OF-WAY
 Near North Redevelopment Project Area
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NOTE: ANALYSIS BLOCK H1 IS THE CTA RIGHT OF WAY

FIGURE 21
 BLIGHTING FACTORS
 UNUSED DISPOSAL SITE
 Near North Redevelopment Project Area
 Chicago, Illinois



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3. DETERMINATION OF STUDY AREA ELIGIBILITY

The proposed Near North Redevelopment Project Area meets the requirements of the Act for designation as a "blighted area". There is a reasonable presence and distribution of ten of the fourteen factors listed in the Act with respect to improved property. These include:

- Age
- Deleterious land use or layout
- Depreciation of physical maintenance
- Dilapidation
- Deterioration
- Excessive vacancies
- Lack of community planning
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards

Seven of these factors are present to a major extent. Three factors, dilapidation, obsolescence, and overcrowding of structures and community facilities are present to a limited extent.

The distribution of blighting factors which qualify the improved portions of the study area as a "blighted area" are summarized in Table 15 and shown in Figure 22.

Vacant land within the study area boundaries was found to qualify as "blighted" based on the presence of the five circumstances listed below. The distribution of blighting factors on analysis blocks where more than 50% of parcels were defined as vacant land is shown in Table 16. Depending on the circumstances, the presence of two or more specified factors or the existence of one of several other specified factors is sufficient to qualify vacant land as blighted.

- None* • Deterioration of structures or site improvements in neighboring areas
- Minor* • Diversity of ownership
- Minor* • Obsolete platting
- Area includes an unused disposal site
- Area includes unused railyards, tracks or rights-of-way

Analysis Block E6, the only block that contained no improved property, qualifies as blighted based on the presence of the following conditions:

- Deterioration of structures or site improvements in neighboring areas
- Obsolete platting
- Area includes unused railyards, tracks or rights-of-way

The blighting factors are reasonably distributed throughout the study area. Based on the conditions present, the area is not likely to be developed without the designation of all or part of the study area as a "blighted area" and the adoption of a tax increment redevelopment plan and project.

TABLE 15
Distribution of Blighting Factors for Improved Property

Analysis Blocks	Blighting Factors													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A1	●	Δ	●											
A2	●		●	●	●									
A3	●		●											
B1	Δ	●	●	Δ	Δ			●		●		●		Δ
B2	●	●	●		●			●		●		●	●	
C1	●		●		Δ			●				Δ	●	
C2	●	Δ	Δ	Δ	Δ			●				Δ	Δ	
C3	●		●	Δ	Δ			●				Δ	Δ	
C4	●		●					●				Δ	Δ	
C5	●	Δ	●	Δ	Δ			●				Δ	●	
C6	●	Δ	Δ	Δ	Δ			●				Δ	Δ	
C7	●	●	●					●				Δ	●	
C8	●	●	●	●	●								Δ	
C9	●		●										●	
C10	●	Δ	●		Δ								●	
C11	●	●	●		●			●				Δ	●	
D1	●	●	●	Δ	●			Δ					Δ	
D2	●		●		Δ			Δ					●	
D3	●	●	●					Δ					Δ	
D4	●	●	●					Δ					●	
D5	●	Δ	●		Δ			Δ					Δ	
E1	Δ		●											
E2	●	●	●	●	●								●	
E3	●	Δ	●		Δ			●				Δ	●	
E4	●	●	●										●	
E5	●		●	●	Δ			●				Δ	●	
E6														
E7	●	●	●		Δ								●	
E8	●		●										●	
E9	●		●		●								●	
F1	●	Δ	●		Δ			●		●		●	●	●
F2	●	●	●		Δ			●		●		●	●	Δ
F3	●	●	●		●			Δ				Δ	●	
F4	●	Δ	●		●			Δ				Δ	Δ	
F5	●	●	●		●			●		●		●	●	
F6	●	●	●		●			Δ		Δ			Δ	
G1	●		●											
G2	●		●		●									
G3	●		●											
G4			●											
H1	●		●											

Legend

- 1 Age
- 2 Deleterious Land Use or Layout
- 3 Depreciation of Physical Maintenance
- 4 Dilapidation
- 5 Deterioration
- 6 Excessive Land Coverage
- 7 Illegal Use of Structures
- 8 Excessive Vacancies
- 9 Inadequate Utilities
- 10 Lack of Community Planning
- 11 Lack of Ventilation, Light, or Sanitary Facilities
- 12 Obsolescence
- 13 Overcrowding of Structures and Community Facilities
- 14 Presence of Structures Below Minimum Code Standards

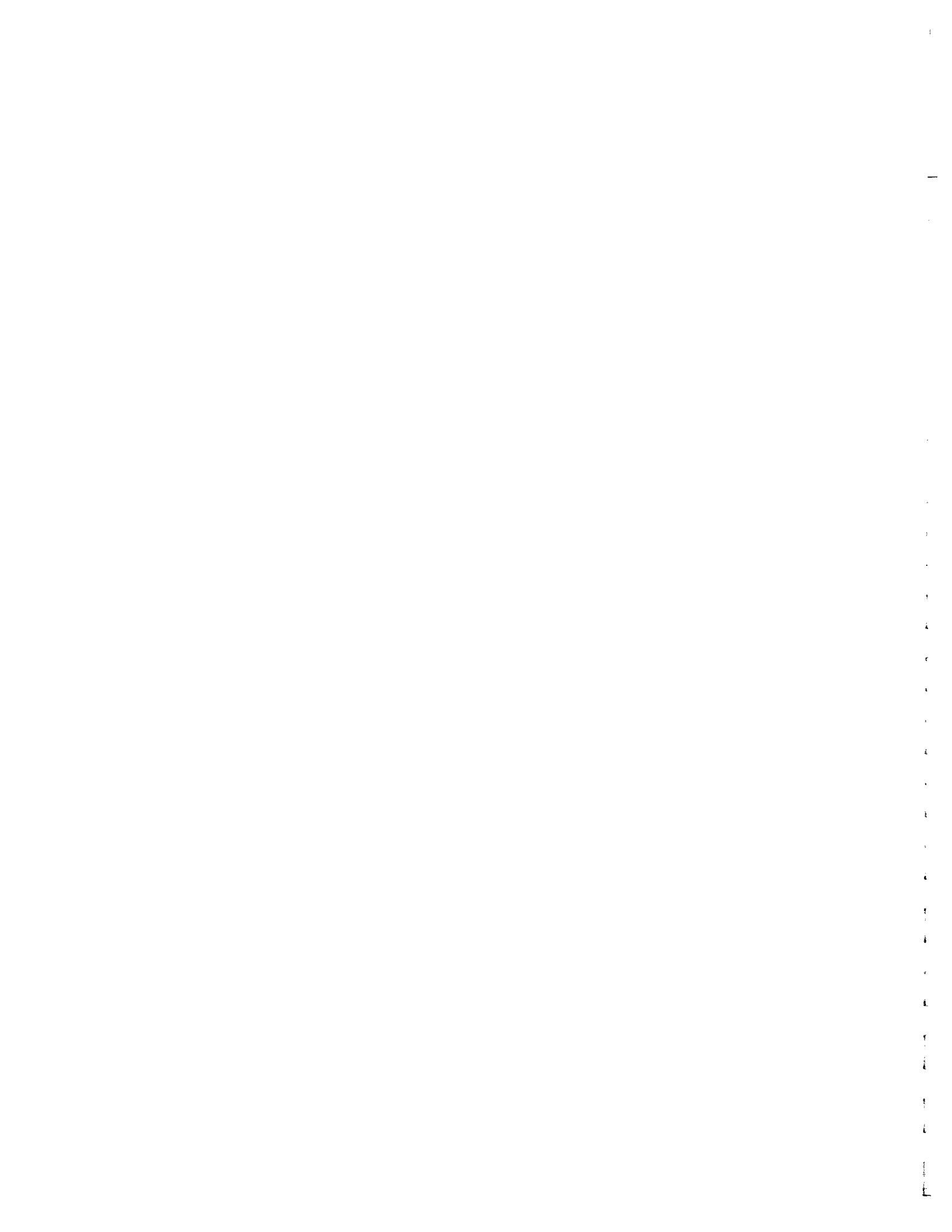
● = Factor Present to a Major Extent
 Δ = Factor Present to a Minor Extent

TABLE 16
Distribution of Blighting Factors On Blocks Where More Than 50% of Parcels are Classified as Vacant

Blighting Factors	Analysis Block														
	B1	B2	C7	C8	C9	C10	C11	D3	E2	E3	E5	E6	E9	F2	F3
# Vacant Parcels	139	149	33	26	4	12	14	13	24	11	25	4	2	25	17
% Vacant Parcel	79	72	83	53	67	57	61	65	96	61	87	100	67	51	53
Presence of 2 factors qualifies vacant land as blighted															
Deterioration in Neighboring Areas	•	•	Δ	•	Δ	•	•	Δ	•	•	•	Δ	•	•	•
Diversity of Ownership				Δ	•	Δ				Δ	Δ			Δ	•
Flooding															
Obsolete Platting	•	•	Δ			Δ		Δ			Δ	Δ		Δ	
Tax Delinquencies				Δ						Δ	Δ				Δ
Presence of 1 factor qualifies vacant land and as blighted															
Blighted before becoming vacant															
Unused quarry or quarries															
Unused railroad tracks or R.O.W.												•			
Unused disposal area		•													
Subject to chronic flooding															
Designated but unused															

• = Factor Present to a Major Extent

Δ = Factor Present to a Minor Extent



Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-100	001-0000	17-04-101	008-0000	17-04-102	028-0000
17-04-100	002-0000	17-04-101	009-0000	17-04-102	030-0000
17-04-100	003-0000	17-04-101	010-0000	17-04-102	031-0000
17-04-100	004-0000	17-04-101	029-0000	17-04-103	010-0000
17-04-100	005-0000	17-04-101	030-0000	17-04-103	011-0000
17-04-100	008-0000	17-04-101	031-0000	17-04-103	012-0000
17-04-100	013-0000	17-04-101	032-0000	17-04-103	015-0000
17-04-100	014-0000	17-04-101	036-0000	17-04-103	022-0000
17-04-100	015-0000	17-04-101	037-0000	17-04-103	023-0000
17-04-100	016-0000	17-04-101	038-0000	17-04-103	026-0000
17-04-100	017-0000	17-04-101	039-0000	17-04-103	027-0000
17-04-100	018-0000	17-04-101	040-0000	17-04-103	028-0000
17-04-100	021-0000	17-04-101	041-0000	17-04-103	029-0000
17-04-100	022-0000	17-04-101	042-0000	17-04-103	030-0000
17-04-100	023-0000	17-04-101	044-0000	17-04-103	037-0000
17-04-100	024-0000	17-04-101	045-0000	17-04-103	038-0000
17-04-100	027-0000	17-04-101	047-0000	17-04-103	039-0000
17-04-100	028-0000	17-04-101	048-0000	17-04-103	041-0000
17-04-100	030-0000	17-04-101	050-0000	17-04-103	042-0000
17-04-100	031-0000	17-04-101	051-0000	17-04-103	043-0000
17-04-100	032-0000	17-04-101	052-0000	17-04-103	044-0000
17-04-100	033-0000	17-04-102	008-0000	17-04-103	045-0000
17-04-100	034-0000	17-04-102	013-0000	17-04-103	046-0000
17-04-100	035-0000	17-04-102	018-0000	17-04-106	001-0000
17-04-100	036-0000	17-04-102	024-0000	17-04-106	002-0000
17-04-100	037-0000	17-04-102	027-0000	17-04-106	003-0000

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-106 004-0000	Exempt	17-04-108 004-0000	Exempt	17-04-108 030-0000	Exempt
17-04-106 005-0000	Exempt	17-04-108 005-0000	Exempt	17-04-108 031-0000	\$ 40,137
17-04-106 006-0000	Exempt	17-04-108 006-0000	Exempt	17-04-108 032-0000	\$ 29,891
17-04-106 007-0000	Exempt	17-04-108 007-0000	\$ 228,757	17-04-108 033-0000	Exempt
17-04-106 008-0000	Exempt	17-04-108 008-0000	NA	17-04-108 034-0000	Exempt
17-04-106 009-0000	Exempt	17-04-108 009-0000	NA	17-04-108 035-0000	Exempt
17-04-106 010-0000	Exempt	17-04-108 010-000	Exempt	17-04-108 036-0000	Exempt
17-04-106 011-0000	Exempt	17-04-108 011-000	Exempt	17-04-108 037-0000	Exempt
17-04-106 012-0000	Exempt	17-04-108 012-000	Exempt	17-04-108 038-0000	Exempt
17-04-106 013-0000	Exempt	17-04-108 013-000	Exempt	17-04-109 001-0000	\$ 535,899
17-04-106 014-0000	Exempt	17-04-108 014-000	Exempt	17-04-109 002-0000	\$ 58,779
17-04-106 015-0000	Exempt	17-04-108 015-0000	Exempt	17-04-109 003-0000	\$ 139,411
17-04-107 005-0000	Exempt	17-04-108 016-0000	Exempt	17-04-109 004-0000	\$ 58,779
17-04-107 006-0000	Exempt	17-04-108 017-0000	Exempt	17-04-109 005-0000	\$ 88,303
17-04-107 007-0000	Exempt	17-04-108 018-0000	Exempt	17-04-109 006-0000	\$ 553,735
17-04-107 008-0000	Exempt	17-04-108 019-0000	Exempt	17-04-109 007-0000	\$ 11,614
17-04-107 009-0000	Exempt	17-04-108 020-0000	Exempt	17-04-109 008-0000	\$ 11,614
17-04-107 010-0000	Exempt	17-04-108 021-0000	Exempt	17-04-109 009-0000	\$ 11,614
17-04-107 011-0000	Exempt	17-04-108 022-0000	\$ 22,260	17-04-109 010-0000	\$ 68,396
17-04-107 012-0000	Exempt	17-04-108 023-0000	\$ 23,737	17-04-109 011-0000	\$ 42,907
17-04-107 013-0000	Exempt	17-04-108 024-0000	\$ 21,635	17-04-109 012-0000	\$ 68,396
17-04-107 014-0000	Exempt	17-04-108 025-0000	\$ 22,564	17-04-109 013-0000	\$ 19,490
17-04-107 015-0000	Exempt	17-04-108 026-0000	\$ 11,614	17-04-109 014-0000	\$ 35,665
17-04-108 001-0000	Exempt	17-04-108 027-0000	\$ 38,747	17-04-109 015-0000	\$ 11,614
17-04-108 002-0000	Exempt	17-04-108 028-0000	\$ 33,171	17-04-109 016-0000	\$ 11,614
17-04-108 003-0000	Exempt	17-04-108 029-0000	\$ 39,812	17-04-109 017-0000	\$ 14,147

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-109 018-0000	\$ 16,287	17-04-110 006-0000	\$ 64,722	17-04-110 032-0000	\$ 11,614
17-04-109 019-0000	\$ 21,190	17-04-110 007-0000	\$ 9,105	17-04-110 033-0000	\$ 30,877
17-04-109 020-0000	\$ 25,538	17-04-110 008-0000	\$ 1,347	17-04-110 034-0000	\$ 37,479
17-04-109 021-0000	\$ 11,614	17-04-110 009-0000	\$ 11,507	17-04-110 035-0000	\$ 17,875
17-04-109 022-0000	\$ 11,614	17-04-110 010-0000	\$ 15,580	17-04-110 036-0000	\$ 17,956
17-04-109 023-0000	\$ 11,614	17-04-110 011-0000	\$ 159,323	17-04-110 037-0000	\$ 9,226
17-04-109 024-0000	\$ 34,116	17-04-110 012-0000	\$ 8,446	17-04-110 038-0000	\$ 15,919
17-04-109 025-0000	\$ 8,750	17-04-110 013-0000	\$ 15,224	17-04-110 039-0000	\$ 11,614
17-04-109 026-0000	\$ 11,614	17-04-110 014-0000	\$ 11,614	17-04-110 040-0000	\$ 29,035
17-04-109 027-0000	\$ 50,469	17-04-110 015-0000	\$ 11,614	17-04-110 041-0000	\$ 11,614
17-04-109 028-0000	\$ 23,564	17-04-110 016-0000	\$ 11,614	17-04-110 042-0000	\$ 26,035
17-04-109 029-0000	\$ 16,036	17-04-110 017-0000	\$ 11,614	17-04-110 043-0000	\$ 18,920
17-04-109 030-0000	\$ 57,801	17-04-110 018-0000	\$ 11,614	17-04-110 045-0000	\$ 399,445
17-04-109 031-0000	\$ 11,614	17-04-110 019-0000	\$ 11,614	17-04-110 046-0000	\$ 40,574
17-04-109 032-0000	\$ 25,555	17-04-110 020-0000	\$ 11,614	17-04-110 047-0000	\$ 27,405
17-04-109 033-0000	\$ 39,012	17-04-110 021-0000	\$ 26,298	17-04-111 001-0000	\$ 335,639
17-04-109 034-0000	\$ 21,314	17-04-110 022-0000	\$ 25,024	17-04-111 002-0000	\$ 316,512
17-04-109 035-0000	\$ 42,074	17-04-110 023-0000	\$ 13,315	17-04-111 003-0000	\$ 73,038
17-04-109 036-0000	\$ 20,174	17-04-110 024-0000	\$ 13,315	17-04-111 005-0000	\$ 95,135
17-04-109 037-0000	\$ 29,918	17-04-110 025-0000	\$ 8,446	17-04-111 006-0000	\$ 155,176
17-04-109 038-0000	\$ 16,965	17-04-110 026-0000	\$ 25,965	17-04-111 007-0000	\$ 363,255
17-04-109 039-0000	\$ 30,991	17-04-110 027-0000	\$ 5,580	17-04-111 008-0000	\$ 18,443
17-04-109 040-0000	\$ 10,025	17-04-110 028-0000	\$ 55,261	17-04-111 009-0000	\$ 23,435
17-04-110 003-0000	\$ 127,966	17-04-110 029-0000	\$ 32,752	17-04-111 010-0000	\$ 21,210
17-04-110 004-0000	\$ 98,402	17-04-110 030-0000	\$ 19,245	17-04-111 011-0000	\$ 11,614
17-04-110 005-0000	\$ 60,882	17-04-110 031-0000	\$ 11,614	17-04-111 012-0000	\$ 20,458

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-111 013-0000	\$ 28,414	17-04-112 001-0000	Exempt	17-04-112 027-0000	Exempt
17-04-111 014-0000	\$ 42,475	17-04-112 002-0000	Exempt	17-04-112 028-0000	Exempt
17-04-111 015-0000	\$ 13,202	17-04-112 003-0000	Exempt	17-04-112 029-0000	Exempt
17-04-111 016-0000	\$ 21,878	17-04-112 004-0000	Exempt	17-04-112 030-0000	Exempt
17-04-111 017-0000	\$ 32,272	17-04-112 005-0000	Exempt	17-04-112 031-0000	Exempt
17-04-111 018-0000	\$ 31,391	17-04-112 006-0000	Exempt	17-04-112 032-0000	Exempt
17-04-111 019-0000	\$ 22,934	17-04-112 007-0000	Exempt	17-04-112 033-0000	Exempt
17-04-111 020-0000	\$ 23,892	17-04-112 008-0000	Exempt	17-04-112 034-0000	Exempt
17-04-111 022-0000	\$ 23,227	17-04-112 009-0000	Exempt	17-04-112 035-0000	Exempt
17-04-111 023-0000	\$ 189,171	17-04-112 010-0000	Exempt	17-04-112 036-0000	Exempt
17-04-111 024-0000	\$ 289,999	17-04-112 011-0000	Exempt	17-04-112 037-0000	Exempt
17-04-111 025-0000	\$ 65,987	17-04-112 012-0000	Exempt	17-04-112 038-0000	Exempt
17-04-111 026-0000	\$ 30,987	17-04-112 013-0000	Exempt	17-04-112 039-0000	Exempt
17-04-111 027-0000	\$ 14,362	17-04-112 014-0000	Exempt	17-04-112 040-0000	Exempt
17-04-111 028-0000	\$ 25,525	17-04-112 015-0000	Exempt	17-04-113 001-0000	Exempt
17-04-111 029-0000	\$ 17,419	17-04-112 016-0000	Exempt	17-04-113 002-0000	Exempt
17-04-111 030-0000	\$ 25,432	17-04-112 017-0000	Exempt	17-04-113 003-0000	Exempt
17-04-111 031-0000	\$ 12,567	17-04-112 018-0000	Exempt	17-04-113 004-0000	Exempt
17-04-111 032-0000	\$ 29,530	17-04-112 019-0000	Exempt	17-04-113 005-0000	Exempt
17-04-111 033-0000	\$ 33,238	17-04-112 020-0000	Exempt	17-04-113 006-0000	Exempt
17-04-111 034-0000	\$ 18,260	17-04-112 021-0000	Exempt	17-04-113 007-0000	Exempt
17-04-111 035-0000	\$ 26,159	17-04-112 022-0000	Exempt	17-04-113 011-0000	Exempt
17-04-111 036-0000	\$ 193,881	17-04-112 023-0000	Exempt	17-04-113 014-0000	Exempt
17-04-111 037-0000	\$ 108,329	17-04-112 024-0000	Exempt	17-04-113 015-0000	Exempt
17-04-111 038-0000	\$ 37,912	17-04-112 025-0000	Exempt	17-04-113 016-0000	Exempt
17-04-111 039-0000	\$ 31,990	17-04-112 026-0000	Exempt	17-04-113 017-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV		PIN	EAV		PIN	EAV	
17-04-113	018-0000	Exempt	17-04-113	060-0000	Exempt	17-04-114	018-0000	Exempt
17-04-113	020-0000	Exempt	17-04-113	061-0000	Exempt	17-04-114	019-0000	Exempt
17-04-113	021-0000	Exempt	17-04-113	062-0000	Exempt	17-04-114	020-0000	Exempt
17-04-113	022-0000	Exempt	17-04-113	063-0000	Exempt	17-04-114	021-0000	Exempt
17-04-113	026-0000	Exempt	17-04-113	064-0000	Exempt	17-04-114	022-0000	Exempt
17-04-113	027-0000	Exempt	17-04-113	065-0000	Exempt	17-04-114	023-0000	Exempt
17-04-113	030-0000	Exempt	17-04-113	066-0000	Exempt	17-04-114	024-0000	Exempt
17-04-113	031-0000	Exempt	17-04-113	067-0000	Exempt	17-04-114	025-0000	Exempt
17-04-113	032-0000	Exempt	17-04-113	068-0000	Exempt	17-04-114	026-0000	Exempt
17-04-113	033-0000	Exempt	17-04-114	001-0000	Exempt	17-04-114	027-0000	Exempt
17-04-113	034-0000	Exempt	17-04-114	002-0000	Exempt	17-04-114	028-0000	Exempt
17-04-113	035-0000	Exempt	17-04-114	003-0000	Exempt	17-04-114	029-0000	Exempt
17-04-113	036-0000	Exempt	17-04-114	004-0000	Exempt	17-04-114	030-0000	Exempt
17-04-113	037-0000	Exempt	17-04-114	005-0000	Exempt	17-04-114	031-0000	Exempt
17-04-113	041-0000	Exempt	17-04-114	006-0000	Exempt	17-04-115	003-0000	Exempt
17-04-113	042-0000	Exempt	17-04-114	007-0000	Exempt	17-04-115	011-0000	Exempt
17-04-113	043-0000	Exempt	17-04-114	008-0000	Exempt	17-04-115	016-0000	Exempt
17-04-113	049-0000	Exempt	17-04-114	009-0000	Exempt	17-04-115	017-0000	Exempt
17-04-113	050-0000	Exempt	17-04-114	010-0000	Exempt	17-04-115	018-0000	Exempt
17-04-113	053-0000	Exempt	17-04-114	011-0000	Exempt	17-04-115	019-0000	Exempt
17-04-113	054-0000	Exempt	17-04-114	012-0000	Exempt	17-04-115	025-0000	Exempt
17-04-113	055-0000	Exempt	17-04-114	013-0000	Exempt	17-04-115	026-0000	Exempt
17-04-113	056-0000	Exempt	17-04-114	014-0000	Exempt	17-04-115	027-0000	Exempt
17-04-113	057-0000	Exempt	17-04-114	015-0000	Exempt	17-04-115	028-0000	Exempt
17-04-113	058-0000	Exempt	17-04-114	016-0000	Exempt	17-04-115	029-0000	Exempt
17-04-113	059-0000	Exempt	17-04-114	017-0000	Exempt	17-04-115	030-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-116 036-0000	Exempt	17-04-119 011-0000	Exempt	17-04-119 040-0000	\$ 10,239
17-04-116 037-0000	Exempt	17-04-119 012-0000	Exempt	17-04-119 041-0000	Exempt
17-04-116 038-0000	Exempt	17-04-119 013-0000	Exempt	17-04-119 042-0000	\$ 7,788
17-04-116 039-0000	Exempt	17-04-119 014-0000	Exempt	17-04-120 001-0000	Exempt
17-04-117 021-0000	Exempt	17-04-119 015-0000	Exempt	17-04-120 002-0000	Exempt
17-04-117 022-0000	Exempt	17-04-119 016-0000	Exempt	17-04-120 003-0000	Exempt
17-04-117 023-0000	Exempt	17-04-119 017-0000	Exempt	17-04-120 004-0000	Exempt
17-04-117 025-0000	Exempt	17-04-119 018-0000	Exempt	17-04-120 005-0000	Exempt
17-04-117 026-0000	Exempt	17-04-119 019-0000	Exempt	17-04-120 006-0000	Exempt
17-04-117 027-0000	Exempt	17-04-119 020-0000	Exempt	17-04-120 007-0000	Exempt
17-04-117 028-0000	Exempt	17-04-119 021-0000	Exempt	17-04-120 008-0000	Exempt
17-04-118 001-0000	Exempt	17-04-119 022-0000	Exempt	17-04-120 009-0000	Exempt
17-04-118 002-0000	Exempt	17-04-119 023-0000	Exempt	17-04-120 010-0000	Exempt
17-04-118 019-0000	Exempt	17-04-119 024-0000	Exempt	17-04-120 011-0000	Exempt
17-04-118 020-0000	Exempt	17-04-119 027-0000	\$ 11,701	17-04-120 012-0000	Exempt
17-04-118 021-0000	Exempt	17-04-119 028-0000	\$ 77,703	17-04-120 013-0000	Exempt
17-04-119 001-0000	Exempt	17-04-119 029-0000	\$ 8,342	17-04-120 014-0000	Exempt
17-04-119 002-0000	Exempt	17-04-119 030-0000	\$ 7,246	17-04-120 015-0000	Exempt
17-04-119 003-0000	Exempt	17-04-119 031-0000	\$ 6,813	17-04-120 016-0000	Exempt
17-04-119 004-0000	Exempt	17-04-119 033-0000	\$ 14,796	17-04-120 017-0000	Exempt
17-04-119 005-0000	Exempt	17-04-119 034-0000	\$ 7,410	17-04-120 018-0000	Exempt
17-04-119 006-0000	Exempt	17-04-119 035-0000	\$ 8,085	17-04-120 019-0000	Exempt
17-04-119 007-0000	Exempt	17-04-119 036-0000	\$ 6,507	17-04-120 020-0000	Exempt
17-04-119 008-0000	Exempt	17-04-119 037-0000	\$ 6,883	17-04-120 021-0000	Exempt
17-04-119 009-0000	Exempt	17-04-119 038-0000	\$ 53,277	17-04-120 022-0000	Exempt
17-04-119 010-0000	Exempt	17-04-119 039-0000	Exempt	17-04-120 023-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-120	025-0000 Exempt	17-04-121	026-0000 \$ 9,697	17-04-121	054-0000 \$ 11,280
17-04-121	001-0000 Exempt	17-04-121	027-0000 \$ 9,697	17-04-121	055-0000 \$ 10,870
17-04-121	002-0000 Exempt	17-04-121	028-0000 \$ 9,666	17-04-121	056-0000 \$ 10,870
17-04-121	003-0000 Exempt	17-04-121	029-0000 \$ 10,726	17-04-121	058-0000 \$ 163,501
17-04-121	004-0000 Exempt	17-04-121	030-0000 \$ 9,942	17-04-121	059-0000 \$ 10,135
17-04-121	005-0000 Exempt	17-04-121	031-0000 \$ 11,051	17-04-121	060-0000 \$ 354,809
17-04-121	006-0000 Exempt	17-04-121	032-0000 \$ 10,407	17-04-121	061-0000 \$ 70,246
17-04-121	007-0000 Exempt	17-04-121	033-0000 \$ 1,491	17-04-121	062-0000 \$ 56,859
17-04-121	008-0000 Exempt	17-04-121	034-0000 Exempt	17-04-121	063-0000 \$ 22,600
17-04-121	009-0000 Exempt	17-04-121	035-0000 \$ 21,014	17-04-121	064-0000 \$ 17,574
17-04-121	010-0000 Exempt	17-04-121	036-0000 Exempt	17-04-121	065-0000 \$ 57,229
17-04-121	011-0000 Exempt	17-04-121	037-0000 \$ 36,672	17-04-121	066-0000 \$ 23,505
17-04-121	012-0002 Exempt	17-04-121	039-0000 Exempt	17-04-121	067-0000 \$ 17,604
17-04-121	013-0000 Exempt	17-04-121	040-0000 \$ 40,437	17-04-121	068-0000 \$ 19,070
17-04-121	014-0000 Exempt	17-04-121	041-0000 \$ 49,925	17-04-121	069-0000 Exempt
17-04-121	015-0000 Exempt	17-04-121	042-0000 \$ 44,043	17-04-121	070-0000 \$ 4,193
17-04-121	016-0000 \$ 14,970	17-04-121	043-0000 \$ 105,590	17-04-121	071-0000 \$ 841
17-04-121	017-0000 \$ 16,633	17-04-121	044-0000 \$ 17,578	17-04-121	072-0000 \$ 9,961
17-04-121	018-0000 Exempt	17-04-121	045-0000 Exempt	17-04-121	073-0000 \$ 23,726
17-04-121	019-0000 Exempt	17-04-121	046-0000 \$ 11,881	17-04-121	074-0000 \$ 18,093
17-04-121	020-0000 Exempt	17-04-121	047-0000 Exempt	17-04-121	075-0000 \$ 18,392
17-04-121	021-0000 Exempt	17-04-121	048-0000 \$ 11,881	17-04-121	076-0000 \$ 30,525
17-04-121	022-0000 Exempt	17-04-121	049-0000 Exempt	17-04-121	077-0000 \$ 618
17-04-121	023-0000 Exempt	17-04-121	050-0000 Exempt	17-04-122	001-0000 \$ 11,484
17-04-121	024-0000 Exempt	17-04-121	051-0000 \$ 9,961	17-04-122	002-0000 \$ 11,484
17-04-121	025-0000 \$ 27,807	17-04-121	053-0000 \$ 11,184	17-04-122	003-0000 \$ 50,160

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-122 004-0000	\$ 30,160	17-04-122 030-0000	\$ 10,456	17-04-122 056-0000	\$ 11,025
17-04-122 005-0000	\$ 44,081	17-04-122 031-0000	\$ 18,127	17-04-122 057-0000	\$ 26,061
17-04-122 006-0000	\$ 11,025	17-04-122 032-0000	\$ 20,213	17-04-122 058-0000	\$ 27,907
17-04-122 007-0000	\$ 127,013	17-04-122 033-0000	\$ 11,484	17-04-122 059-0000	\$ 63,654
17-04-122 008-0000	\$ 25,408	17-04-122 034-0000	Exempt	17-04-122 060-0000	\$ 23,174
17-04-122 009-0000	\$ 11,025	17-04-122 035-0000	\$ 11,484	17-04-122 061-0000	\$ 24,034
17-04-122 010-0000	\$ 17,846	17-04-122 036-0000	\$ 11,484	17-04-122 062-0000	\$ 12,060
17-04-122 011-0000	\$ 15,847	17-04-122 037-0000	\$ 52,275	17-04-122 063-0000	\$ 11,824
17-04-122 012-0000	\$ 37,267	17-04-122 038-0000	\$ 49,763	17-04-122 064-0000	\$ 102,159
17-04-122 013-0000	\$ 10,222	17-04-122 039-0000	\$ 8,017	17-04-122 065-0000	\$ 21,527
17-04-122 014-0000	\$ 82,521	17-04-122 040-0000	\$ 11,154	17-04-122 066-0000	\$ 15,643
17-04-122 015-0000	\$ 11,025	17-04-122 041-0000	\$ 17,170	17-04-122 067-0000	\$ 13,169
17-04-122 016-0000	\$ 11,025	17-04-122 042-0000	\$ 19,706	17-04-122 068-0000	\$ 25,177
17-04-122 017-0000	\$ 29,393	17-04-122 043-0000	\$ 11,025	17-04-122 069-0000	\$ 13,086
17-04-122 018-0000	\$ 11,025	17-04-122 044-0000	\$ 11,025	17-04-122 070-0000	\$ 13,086
17-04-122 019-0000	\$ 11,025	17-04-122 045-0000	\$ 11,025	17-04-122 071-0000	Exempt
17-04-122 020-0000	\$ 45,256	17-04-122 046-0000	\$ 20,376	17-04-122 072-0000	\$ 11,684
17-04-122 021-0000	\$ 28,735	17-04-122 047-0000	\$ 73,995	17-04-122 073-0000	\$ 13,030
17-04-122 022-0000	\$ 17,898	17-04-122 048-0000	\$ 11,025	17-04-122 074-0000	\$ 12,253
17-04-122 023-0000	\$ 15,749	17-04-122 049-0000	\$ 11,025	17-04-122 075-0000	\$ 9,884
17-04-122 024-0000	\$ 11,025	17-04-122 050-0000	\$ 11,025	17-04-122 076-0000	\$ 6,624
17-04-122 025-0000	\$ 11,025	17-04-122 051-0000	\$ 38,838	17-04-122 077-0000	\$ 5,459
17-04-122 026-0000	\$ 11,025	17-04-122 052-0000	\$ 11,025	17-04-122 078-0000	\$ 4,744
17-04-122 027-0000	\$ 10,456	17-04-122 053-0000	\$ 11,565	17-04-122 079-0000	\$ 19,272
17-04-122 028-0000	\$ 10,456	17-04-122 054-0000	\$ 11,025	17-04-122 080-0000	Exempt
17-04-122 029-0000	\$ 10,456	17-04-122 055-0000	\$ 17,092	17-04-122 081-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-122 082-0000	Exempt	17-04-123 004-0000	Exempt	17-04-123 030-0000	Exempt
17-04-122 083-0000	Exempt	17-04-123 005-0000	Exempt	17-04-123 031-0000	Exempt
17-04-122 084-0000	Exempt	17-04-123 006-0000	Exempt	17-04-123 032-0000	Exempt
17-04-122 085-0000	Exempt	17-04-123 007-0000	Exempt	17-04-123 033-0000	Exempt
17-04-122 086-0000	\$ 51,886	17-04-123 008-0000	Exempt	17-04-123 034-0000	Exempt
17-04-122 087-0000	\$ 25,942	17-04-123 009-0000	Exempt	17-04-123 035-0000	Exempt
17-04-122 088-0000	\$ 25,942	17-04-123 010-0000	Exempt	17-04-123 036-0000	Exempt
17-04-122 089-0000	\$ 11,843	17-04-123 011-0000	Exempt	17-04-123 037-0000	Exempt
17-04-122 090-0000	\$ 11,843	17-04-123 012-0000	Exempt	17-04-123 038-0000	Exempt
17-04-122 091-0000	Exempt	17-04-123 013-0000	Exempt	17-04-124 006-0000	Exempt
17-04-122 092-0000	\$ 11,720	17-04-123 014-0000	Exempt	17-04-124 007-0000	Exempt
17-04-122 093-0000	\$ 30,214	17-04-123 015-0000	Exempt	17-04-125 008-0000	\$ 7,278
17-04-122 094-0000	\$ 10,184	17-04-123 016-0000	Exempt	17-04-125 011-0000	\$ 6,732
17-04-122 095-0000	\$ 15,722	17-04-123 017-0000	Exempt	17-04-125 012-0000	\$ 8,380
17-04-122 096-0000	\$ 15,722	17-04-123 018-0000	Exempt	17-04-125 013-0000	\$ 7,278
17-04-122 097-0000	\$ 12,210	17-04-123 019-0000	Exempt	17-04-125 014-0000	\$ 6,392
17-04-122 098-0000	\$ 11,741	17-04-123 020-0000	Exempt	17-04-125 015-0000	\$ 4,317
17-04-122 099-0000	\$ 29,407	17-04-123 021-0000	Exempt	17-04-125 017-0000	\$ 302
17-04-122 100-0000	\$ 11,741	17-04-123 022-0000	Exempt	17-04-125 018-0000	\$ 185
17-04-122 101-0000	\$ 10,991	17-04-123 023-0000	Exempt	17-04-125 019-0000	\$ 13,423
17-04-122 102-0000	\$ 7,220	17-04-123 024-0000	Exempt	17-04-125 020-0000	Exempt
17-04-122 103-0000	\$ 5,719	17-04-123 025-0000	Exempt	17-04-126 001-0000	Exempt
17-04-122 107-0000	\$ 60,041	17-04-123 026-0000	Exempt	17-04-126 007-0000	\$ 3,237
17-04-123 001-0000	Exempt	17-04-123 027-0000	Exempt	17-04-126 008-0000	Exempt
17-04-123 002-0000	Exempt	17-04-123 028-0000	Exempt	17-04-127 029-0000	Exempt
17-04-123 003-0000	Exempt	17-04-123 029-0000	Exempt	17-04-127 030-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-127 031-0000	Exempt	17-04-129 026-0000	Exempt	17-04-130 025-0000	\$ 6,788
17-04-127 032-0000	Exempt	17-04-129 027-0000	Exempt	17-04-130 029-0000	Exempt
17-04-127 033-0000	Exempt	17-04-130 001-0000	\$ 17,079	17-04-130 033-0000	\$ 57,173
17-04-127 034-0000	Exempt	17-04-130 002-0000	\$ 24,398	17-04-130 039-0000	\$ 18,288
17-04-127 035-0000	Exempt	17-04-130 003-0000	\$ 33,332	17-04-130 040-0000	\$ 104,598
17-04-127 036-0000	Exempt	17-04-130 004-0000	\$ 113,187	17-04-130 041-0000	\$ 67,553
17-04-128 009-0000	Exempt	17-04-130 005-0000	\$ 323,854	17-04-130 042-0000	\$ 29,541
17-04-128 013-0000	Exempt	17-04-130 006-0000	\$ 20,098	17-04-130 043-0000	\$ 68,908
17-04-128 014-0000	Exempt	17-04-130 007-0000	\$ 10,239	17-04-130 045-0000	\$ 218,620
17-04-128 015-0000	Exempt	17-04-130 008-0000	\$ 20,480	17-04-130 046-0000	\$ 305,513
17-04-128 016-0000	Exempt	17-04-130 009-0000	\$ 10,239	17-04-130 047-0000	\$ 23,474
17-04-128 020-0000	Exempt	17-04-130 010-0000	\$ 10,239	17-04-131 001-0000	\$ 7,386
17-04-128 021-0000	Exempt	17-04-130 011-0000	\$ 10,239	17-04-131 002-0000	\$ 10,749
17-04-128 022-0000	Exempt	17-04-130 012-0000	Exempt	17-04-131 003-0000	\$ 136,076
17-04-128 023-0000	Exempt	17-04-130 013-0000	Exempt	17-04-131 004-0000	\$ 22,577
17-04-128 024-0000	Exempt	17-04-130 014-0000	\$ 45,564	17-04-131 005-0000	\$ 17,986
17-04-128 025-0000	Exempt	17-04-130 015-0000	\$ 8,074	17-04-131 006-0000	\$ 40,678
17-04-128 026-0000	Exempt	17-04-130 016-0000	\$ 10,133	17-04-133 053-0000	Exempt
17-04-129 008-0000	Exempt	17-04-130 017-0000	\$ 18,490	17-04-134 011-0000	\$ 57,473
17-04-129 017-0000	Exempt	17-04-130 018-0000	\$ 18,562	17-04-134 012-0000	\$ 41,075
17-04-129 018-0000	Exempt	17-04-130 019-0000	\$ 18,562	17-04-135 022-0000	Exempt
17-04-129 019-0000	Exempt	17-04-130 020-0000	\$ 10,479	17-04-135 023-0000	Exempt
17-04-129 020-0000	Exempt	17-04-130 021-0000	Exempt	17-04-136 024-0000	Exempt
17-04-129 021-0000	Exempt	17-04-130 022-0000	Exempt	17-04-136 031-0000	Exempt
17-04-129 022-0000	Exempt	17-04-130 023-0000	Exempt	17-04-136 032-0000	Exempt
17-04-129 025-0000	Exempt	17-04-130 024-0000	\$ 7,422	17-04-136 033-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-136 035-0000	Exempt	17-04-141 010-0000	Exempt	17-04-142 009-0000	\$ 13,800
17-04-136 037-0000	Exempt	17-04-141 011-0000	Exempt	17-04-142 010-0000	\$ 12,460
17-04-136 038-0000	Exempt	17-04-141 012-0000	Exempt	17-04-142 011-0000	\$ 6,925
17-04-136 039-0000	Exempt	17-04-141 013-0000	Exempt	17-04-142 012-0000	\$ 61,456
17-04-137 001-0000	Exempt	17-04-141 016-0000	\$ 7,446	17-04-142 013-0000	\$ 122,256
17-04-137 002-0000	Exempt	17-04-141 017-0000	\$ 23,928	17-04-142 014-0000	\$ 7,495
17-04-137 003-0000	Exempt	17-04-141 020-0000	Exempt	17-04-142 015-0000	\$ 24,217
17-04-137 012-0000	Exempt	17-04-141 021-0000	Exempt	17-04-143 010-0000	\$ 175,329
17-04-137 013-0000	Exempt	17-04-141 022-0000	Exempt	17-04-143 011-0000	\$ 13,313
17-04-137 026-0000	Exempt	17-04-141 023-0000	Exempt	17-04-143 012-0000	\$ 130,647
17-04-137 027-0000	Exempt	17-04-141 029-0000	\$ 8,495	17-04-143 013-0000	\$ 6,449
17-04-137 033-0000	Exempt	17-04-141 030-0000	\$ 8,100	17-04-143 022-0000	Exempt
17-04-137 034-0000	Exempt	17-04-141 031-0000	\$ 7,692	17-04-143 025-0000	Exempt
17-04-137 035-0000	Exempt	17-04-141 032-0000	\$ 16,992	17-04-143 028-0000	\$ 101,864
17-04-138 035-0000	Exempt	17-04-141 035-0000	Exempt	17-04-143 029-0000	\$ 5,842
17-04-138 036-0000	Exempt	17-04-141 036-0000	Exempt	17-04-143 030-0000	\$ 5,842
17-04-139 010-0000	Exempt	17-04-141 037-0000	Exempt	17-04-143 031-0000	\$ 5,842
17-04-139 038-0000	Exempt	17-04-141 038-0000	Exempt	17-04-143 034-0000	Exempt
17-04-139 039-0000	Exempt	17-04-141 039-0000	Exempt	17-04-143 035-0000	Exempt
17-04-139 040-0000	Exempt	17-04-142 001-0000	\$ 22,843	17-04-143 046-0000	Exempt
17-04-140 013-0000	Exempt	17-04-142 002-0000	\$ 54,860	17-04-143 047-0000	Exempt
17-04-140 036-0000	Exempt	17-04-142 003-0000	\$ 20,024	17-04-143 050-0000	Exempt
17-04-141 001-0000	Exempt	17-04-142 004-0000	\$ 12,461	17-04-143 051-0000	Exempt
17-04-141 007-0000	Exempt	17-04-142 006-0000	\$ 6,929	17-04-143 052-0000	Exempt
17-04-141 008-0000	Exempt	17-04-142 007-0000	\$ 65,562	17-04-143 053-0000	\$ 440,212
17-04-141 009-0000	Exempt	17-04-142 008-0000	\$ 16,436	17-04-143 055-0000	\$ 47,015

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-200 001-0000	\$ 115,184	17-04-200 029-0000	\$ 22,505	17-04-200 062-0000	\$ 23,569
17-04-200 002-0000	\$ 135,059	17-04-200 030-0000	\$ 22,505	17-04-200 063-0000	\$ 11,781
17-04-200 003-0000	\$ 65,369	17-04-200 031-0000	\$ 41,857	17-04-200 064-0000	\$ 15,210
17-04-200 004-0000	\$ 53,077	17-04-200 032-0000	\$ 41,857	17-04-200 065-0000	\$ 43,979
17-04-200 005-0000	\$ 114,502	17-04-200 033-0000	\$ 249,663	17-04-200 066-0000	\$ 93,852
17-04-200 006-0000	\$ 49,647	17-04-200 034-0000	\$ 58,743	17-04-200 067-0000	\$ 41,529
17-04-200 007-0000	\$ 49,647	17-04-200 035-0000	\$ 36,292	17-04-200 068-0000	\$ 245,476
17-04-200 008-0000	\$ 46,055	17-04-200 036-0000	\$ 61,139	17-04-200 069-0000	\$ 235,413
17-04-200 009-0000	\$ 15,779	17-04-200 037-0000	\$ 355,982	17-04-200 070-0000	Exempt
17-04-200 010-0000	\$ 259,936	17-04-200 038-0000	\$ 37,194	17-04-200 071-0000	Exempt
17-04-200 011-0000	\$ 146,169	17-04-200 039-0000	\$ 41,829	17-04-200 072-0000	\$ 688
17-04-200 012-0000	\$ 15,142	17-04-200 040-0000	\$ 34,528	17-04-200 073-0000	\$ 78,851
17-04-200 013-0000	\$ 51,866	17-04-200 042-0000	\$ 347,654	17-04-200 074-0000	\$ 26,499
17-04-200 014-0000	\$ 58,575	17-04-200 043-0000	\$ 145,346	17-04-200 075-0000	\$ 32,697
17-04-200 015-0000	\$ 208,523	17-04-200 044-0000	\$ 43,618	17-04-200 076-0000	\$ 43,852
17-04-200 016-0000	\$ 11,012	17-04-200 045-0000	\$ 76,556	17-04-200 077-0000	\$ 228,362
17-04-200 017-0000	\$ 12,202	17-04-200 046-0000	\$ 10,095	17-04-200 078-0000	\$ 6,155
17-04-200 018-0000	\$ 40,570	17-04-200 047-0000	\$ 104,618	17-04-200 079-0000	\$ 6,619
17-04-200 019-0000	\$ 43,374	17-04-200 048-0000	\$ 71,697	17-04-201 006-0000	\$ 13,086
17-04-200 020-0000	\$ 41,547	17-04-200 050-0000	\$ 48,215	17-04-201 007-0000	\$ 65,445
17-04-200 021-0000	\$ 15,142	17-04-200 052-0000	\$ 10,095	17-04-212 001-0000	\$ 14,488
17-04-200 022-0000	\$ 47,049	17-04-200 054-0000	\$ 7,342	17-04-212 002-0000	\$ 9,659
17-04-200 023-0000	\$ 48,591	17-04-200 058-0000	\$ 18,326	17-04-212 003-0000	Exempt
17-04-200 024-0000	\$ 56,504	17-04-200 059-0000	\$ 19,425	17-04-212 004-0000	\$ 9,287
17-04-200 025-0000	\$ 83,753	17-04-200 060-0000	\$ 45,173	17-04-212 005-0000	\$ 9,799
17-04-200 028-0000	\$ 40,433	17-04-200 061-0000	\$ 26,103	17-04-212 006-0000	\$ 37,066

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PIN	EAV	PIN	EAV	PIN	EAV
17-04-212 007-0000	\$ 9,844	17-04-214 016-0000	\$ 47,782	17-04-219 065-0000	\$ 155,86
17-04-212 008-0000	\$ 66,726	17-04-214 017-0000	\$ 38,430	17-04-219 066-0000	\$ 196,30
17-04-212 009-0000	Exempt	17-04-214 035-0000	Exempt	17-04-219 067-0000	\$ 89,17
17-04-212 010-0000	\$ 19,690	17-04-214 036-0000	Exempt	17-04-220 001-0000	Exempt
17-04-212 011-0000	\$ 23,711	17-04-214 037-0000	Exempt	17-04-220 002-0000	Exempt
17-04-212 019-0000	\$ 11,684	17-04-214 041-0000	Exempt	17-04-220 008-0000	\$ 87,145
17-04-212 020-0000	\$ 143,409	17-04-214 042-0000	Exempt	17-04-220 009-0000	\$ 57,458
17-04-212 021-0000	\$ 13,154	17-04-214 045-0000	Exempt	17-04-220 010-0000	\$ 97,913
17-04-212 022-0000	\$ 105,654	17-04-214 056-0000	Exempt	17-04-220 011-0000	\$ 60,729
17-04-212 023-0000	\$ 178,288	17-04-214 059-0000	Exempt	17-04-220 012-0000	\$ 52,355
17-04-212 024-0000	\$ 27,787	17-04-214 060-0000	Exempt	17-04-220 013-0000	\$ 15,892
17-04-212 025-0000	\$ 40,399	17-04-214 061-0000	Exempt	17-04-220 014-0000	\$ 11,847
17-04-212 026-0000	\$ 46,327	17-04-214 062-0000	Exempt	17-04-220 015-0000	\$ 526,567
17-04-212 027-0000	\$ 46,241	17-04-214 063-0000	Exempt	17-04-220 016-0000	Exempt
17-04-212 028-0000	\$ 129,393	17-04-214 064-0000	Exempt	17-04-220 022-0000	\$ 297,005
17-04-212 029-0000	\$ 12,648	17-04-214 066-0000	\$ 87,328	17-04-220 024-0000	\$ 236,282
17-04-212 033-0000	\$ 1,285	17-04-214 069-0000	\$ 34	17-04-220 025-0000	\$ 5,357
17-04-212 034-0000	Exempt	17-04-214 070-0000	\$ 5,876	17-04-220 026-0000	\$ 153,122
17-04-212 035-0000	\$ 14,626	17-04-214 071-0000	\$ 87,670	17-04-220 027-0000	\$ 117,610
17-04-212 037-1001	\$ 39,726	17-04-219 056-0000	\$ 915,403	17-04-220 028-0000	\$ 153,122
17-04-212 037-1002	\$ 37,723	17-04-219 057-0000	\$ 181,225	17-04-220 034-0000	\$ 109,877
17-04-212 037-1003	\$ 38,655	17-04-219 058-0000	\$ 111,908	17-04-220 035-0000	\$ 36,803
17-04-212 037-1004	\$ 1,332	17-04-219 059-0000	\$ 141,236	17-04-220 036-0000	\$ 71,132
17-04-212 037-1005	\$ 1,332	17-04-219 060-0000	\$ 131,114	17-04-220 037-0000	\$ 179,858
17-04-212 037-1006	\$ 1,332	17-04-219 061-0000	\$ 102,877	17-04-220 038-0000	\$ 98,211
17-04-214 015-0000	\$ 32,637	17-04-219 062-0000	\$ 111,441	17-04-220 039-0000	\$ 333,934

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PIN	EAV	PIN	EAV	PIN	EAV
17-04-220 040-0000	\$ 40,502	17-04-302 012-0000	\$ 7,163	17-04-303 011-0000	\$ 211,75
17-04-220 041-0000	\$ 32,995	17-04-302 013-0000	\$ 7,605	17-04-303 012-0000	\$ 4,30
17-04-220 042-0000	\$ 91,927	17-04-302 014-0000	\$ 52,808	17-04-303 013-0000	\$ 4,72
17-04-220 043-0000	\$ 86,004	17-04-302 015-0000	\$ 5,784	17-04-303 014-0000	\$ 4,72
17-04-220 044-0000	\$ 67,115	17-04-302 016-0000	\$ 5,217	17-04-303 015-0000	\$ 4,55
17-04-220 045-0000	\$ 124,242	17-04-302 017-0000	\$ 5,954	17-04-303 016-0000	\$ 4,72
17-04-220 046-0000	\$ 122,555	17-04-302 018-0000	\$ 6,350	17-04-303 017-0000	\$ 4,72
17-04-220 047-0000	\$ 127,998	17-04-302 019-0000	\$ 6,350	17-04-303 018-0000	\$ 67,385
17-04-300 001-0000	\$ 25,893	17-04-302 020-0000	\$ 6,154	17-04-304 027-0000	Exempt
17-04-300 012-0000	\$ 226,605	17-04-302 022-0000	\$ 17,090	17-04-305 030-0000	Exempt
17-04-300 013-0000	\$ 101,365	17-04-302 023-0000	\$ 8,402	17-04-306 029-0000	Exempt
17-04-300 014-0000	\$ 10,025	17-04-302 024-0000	\$ 8,402	17-04-307 029-0000	Exempt
17-04-300 015-0000	\$ 29,213	17-04-302 025-0000	\$ 9,290	17-04-308 004-0000	Exempt
17-04-300 016-0000	\$ 40,124	17-04-302 026-0000	\$ 23,420	17-04-308 005-0000	Exempt
17-04-301 001-0000	\$ 202,520	17-04-302 027-0000	\$ 11,665	17-04-308 006-0000	Exempt
17-04-301 004-0000	\$ 655,882	17-04-302 028-0000	\$ 36,355	17-04-308 007-0000	Exempt
17-04-301 008-0000	\$ 746,213	17-04-303 001-0000	\$ 8,172	17-04-308 010-0000	Exempt
17-04-302 001-0000	\$ 19,174	17-04-303 002-0000	\$ 3,856	17-04-308 011-0000	Exempt
17-04-302 002-0000	\$ 19,416	17-04-303 003-0000	\$ 3,856	17-04-308 012-0000	Exempt
17-04-302 003-0000	\$ 10,530	17-04-303 004-0000	\$ 11,567	17-04-308 013-0000	Exempt
17-04-302 004-0000	\$ 12,196	17-04-303 005-0000	\$ 4,266	17-04-308 014-0000	Exempt
17-04-302 005-0000	\$ 6,192	17-04-303 006-0000	\$ 4,266	17-04-308 015-0000	Exempt
17-04-302 006-0000	\$ 6,192	17-04-303 007-0000	\$ 2,719	17-04-308 016-0000	\$ 81,915
17-04-302 007-0000	\$ 8,763	17-04-303 008-0000	\$ 62,964	17-04-309 010-0000	\$ 75,971
17-04-302 008-0000	\$ 33,802	17-04-303 009-0000	\$ 15,545	17-04-309 011-0000	\$ 54,015
17-04-302 009-0000	\$ 16,990	17-04-303 010-0000	\$ 231,634	17-04-309 012-0000	\$ 61,029

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-310 001-0000	\$ 22,853	17-04-311 038-0000	Exempt	17-04-319 030-0000	Exempt
17-04-310 002-0000	\$ 4,283	17-04-311 039-0000	Exempt	17-04-320 008-0000	Exempt
17-04-310 003-0000	\$ 4,283	17-04-312 037-0000	Exempt	17-04-321 029-0000	Exempt
17-04-310 004-0000	\$ 5,712	17-04-312 038-0000	Exempt	17-04-322 005-0000	\$ 420,44
17-04-310 005-0000	\$ 5,712	17-04-313 033-0000	Exempt	17-04-322 012-0000	\$ 7,16
17-04-310 006-0000	\$ 5,712	17-04-314 031-0000	Exempt	17-04-322 013-0000	\$ 5,31
17-04-310 007-0000	\$ 5,712	17-04-314 032-0000	Exempt	17-04-322 014-0000	\$ 60,07
17-04-310 008-0000	\$ 11,427	17-04-316 005-0000	\$ 18,571	17-04-322 015-0000	\$ 47,25
17-04-310 009-0000	\$ 2,691	17-04-316 007-0000	\$ 181,152	17-04-322 016-0000	\$ 5,12
17-04-310 014-0000	\$ 4,729	17-04-316 008-0000	\$ 42,174	17-04-322 017-0000	Exempt
17-04-310 015-0000	\$ 4,729	17-04-316 009-0000	\$ 16,211	17-04-322 019-0000	\$ 695,957
17-04-310 016-0000	\$ 4,729	17-04-317 001-0000	\$ 7,325	17-04-323 002-0000	\$ 23,429
17-04-310 017-0000	\$ 4,729	17-04-317 002-0000	\$ 2,649	17-04-323 003-0000	\$ 14,864
17-04-310 018-0000	\$ 14,842	17-04-317 003-0000	\$ 4,070	17-04-323 004-0000	\$ 6,770
17-04-310 019-0000	Exempt	17-04-317 004-0000	\$ 20,890	17-04-324 001-0000	\$ 4,200
17-04-310 020-0000	\$ 4,729	17-04-317 005-0000	\$ 7,718	17-04-324 002-0000	\$ 4,200
17-04-310 021-0000	\$ 4,729	17-04-317 006-0000	\$ 7,352	17-04-324 003-0000	\$ 4,200
17-04-310 022-0000	\$ 4,729	17-04-317 007-0000	\$ 6,381	17-04-324 004-0000	\$ 5,179
17-04-310 023-0000	\$ 4,729	17-04-317 008-0000	\$ 4,300	17-04-324 005-0000	\$ 4,382
17-04-310 024-0000	\$ 19,537	17-04-317 009-0000	\$ 7,932	17-04-324 006-0000	\$ 10,585
17-04-310 025-0000	\$ 5,432	17-04-317 010-0000	\$ 185,377	17-04-324 007-0000	\$ 60,693
17-04-310 026-0000	\$ 19,753	17-04-317 011-0000	\$ 187,678	17-04-324 008-0000	\$ 9,453
17-04-310 027-0000	\$ 8,436	17-04-317 012-0000	\$ 4,697	17-04-324 009-0000	\$ 30,490
17-04-310 028-0000	\$ 448	17-04-317 013-0000	\$ 4,542	17-04-324 010-0000	\$ 5,872
17-04-310 029-0000	\$ 2,691	17-04-317 014-0000	\$ 25,800	17-04-324 011-0000	\$ 5,283
17-04-310 030-0000	\$ 8,931	17-04-318 031-0000	Exempt	17-04-324 012-0000	\$ 5,283

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-324 013-0000	\$ 24,750	17-04-324 100-0000	\$ 8,495	17-04-331 044-0000	Exempt
17-04-324 014-0000	\$ 14,920	17-04-325 001-0000	Exempt	17-04-331 045-0000	Exempt
17-04-324 015-0000	\$ 10,566	17-04-325 002-0000	Exempt	17-04-331 046-0000	\$ 32,570
17-04-324 016-0000	\$ 24,486	17-04-325 061-0000	\$ 21,147	17-04-400 001-0000	\$ 64,110
17-04-324 017-0000	\$ 5,283	17-04-325 062-0000	\$ 4,487	17-04-400 002-0000	\$ 64,820
17-04-324 018-0000	\$ 15,930	17-04-325 114-0000	\$ 8,973	17-04-400 003-0000	\$ 40,702
17-04-324 019-0000	\$ 3,966	17-04-325 115-0000	\$ 13,460	17-04-400 004-0000	Exempt
17-04-324 022-0000	\$ 10,566	17-04-325 116-0000	Exempt	17-04-400 005-0000	\$ 7,386
17-04-324 023-0000	\$ 5,283	17-04-325 117-0000	Exempt	17-04-400 006-0000	\$ 5,510
17-04-324 027-0000	\$ 53,991	17-04-325 118-0000	Exempt	17-04-400 007-0000	Exempt
17-04-324 028-0000	\$ 246,686	17-04-326 047-0000	Exempt	17-04-400 008-0000	\$ 15,849
17-04-324 029-0000	\$ 143,133	17-04-326 048-0000	Exempt	17-04-400 009-0000	Exempt
17-04-324 030-0000	\$ 271,235	17-04-326 049-0000	Exempt	17-04-400 010-0000	\$ 5,510
17-04-324 032-0000	\$ 43,357	17-04-327 043-0000	Exempt	17-04-400 011-0000	\$ 5,510
17-04-324 036-0000	\$ 46,926	17-04-327 044-0000	Exempt	17-04-400 016-0000	\$ 24,709
17-04-324 070-0000	Exempt	17-04-327 045-0000	Exempt	17-04-400 017-0000	\$ 9,954
17-04-324 080-0000	\$ 329,143	17-04-327 046-0000	Exempt	17-04-400 018-0000	\$ 9,954
17-04-324 088-0000	\$ 299,114	17-04-330 066-0000	Exempt	17-04-400 019-0000	\$ 9,954
17-04-324 089-0000	\$ 67,387	17-04-330 067-0000	Exempt	17-04-400 020-0000	\$ 9,954
17-04-324 092-0000	Exempt	17-04-330 069-0000	\$ 45,647	17-04-400 021-0000	\$ 9,954
17-04-324 093-0000	\$ 16,952	17-04-330 070-0000	\$ 70,947	17-04-400 022-0000	\$ 120,851
17-04-324 094-0000	Exempt	17-04-330 071-0000	Exempt	17-04-401 001-0000	\$ 23,890
17-04-324 095-0000	Exempt	17-04-330 072-0000	\$ 1,653	17-04-408 001-0000	Exempt
17-04-324 097-0000	\$ 311,741	17-04-331 002-0000	\$ 61,450	17-04-408 002-0000	Exempt
17-04-324 098-0000	\$ 902,949	17-04-331 042-0000	Exempt	17-04-409 011-0000	Exempt
17-04-324 099-0000	\$ 71,942	17-04-331 043-0000	Exempt	17-04-415 015-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-415 016-0000	\$ 13,589	17-04-417 006-0000	Exempt	17-04-420 014-0000	Exempt
17-04-415 017-0000	\$ 9,954	17-04-417 007-0000	Exempt	17-04-420 015-0000	Exempt
17-04-415 018-0000	\$ 9,954	17-04-417 008-0000	Exempt	17-04-420 016-0000	Exempt
17-04-415 019-0000	\$ 23,718	17-04-417 009-0000	Exempt	17-04-420 017-0000	Exempt
17-04-415 020-0000	\$ 42,945	17-04-417 010-0000	Exempt	17-04-420 018-0000	Exempt
17-04-415 021-0000	\$ 274,084	17-04-417 011-0000	Exempt	17-04-420 019-0000	Exempt
17-04-415 022-0000	\$ 421,206	17-04-417 012-0000	Exempt	17-04-420 020-0000	Exempt
17-04-415 023-0000	Exempt	17-04-417 013-0000	Exempt	17-04-420 021-0000	Exempt
17-04-415 024-0000	Exempt	17-04-417 014-0000	Exempt	17-04-420 022-0000	Exempt
17-04-416 001-0000	Exempt	17-04-417 015-0000	Exempt	17-04-420 023-0000	Exempt
17-04-416 002-0000	\$ 9,954	17-04-417 016-0000	Exempt	17-04-420 024-0000	Exempt
17-04-416 003-0000	\$ 176,315	17-04-419 015-0000	Exempt	17-04-420 025-0000	\$ 111,475
17-04-416 004-0000	\$ 19,909	17-04-419 016-0000	Exempt	17-04-421 001-0000	Exempt
17-04-416 005-0000	Exempt	17-04-419 017-0000	Exempt	17-04-421 002-0000	Exempt
17-04-416 006-0000	Exempt	17-04-419 018-0000	Exempt	17-04-421 003-0000	Exempt
17-04-416 007-0000	Exempt	17-04-419 019-0000	Exempt	17-04-421 004-0000	Exempt
17-04-416 008-0000	Exempt	17-04-420 001-0000	Exempt	17-04-421 005-0000	Exempt
17-04-416 009-0000	Exempt	17-04-420 002-0000	Exempt	17-04-421 006-0000	Exempt
17-04-416 010-0000	Exempt	17-04-420 003-0000	\$ 21,647	17-04-421 007-0000	Exempt
17-04-416 011-0000	Exempt	17-04-420 006-0000	\$ 11,467	17-04-421 008-0000	Exempt
17-04-416 012-0000	Exempt	17-04-420 007-0000	\$ 8,535	17-04-421 009-0000	Exempt
17-04-417 001-0000	Exempt	17-04-420 008-0000	\$ 11,945	17-04-421 010-0000	Exempt
17-04-417 002-0000	Exempt	17-04-420 009-0000	Exempt	17-04-421 011-0000	Exempt
17-04-417 003-0000	Exempt	17-04-420 010-0000	Exempt	17-04-421 012-0000	Exempt
17-04-417 004-0000	Exempt	17-04-420 011-0000	Exempt	17-04-421 013-0000	Exempt
17-04-417 005-0000	Exempt	17-04-420 013-0000	Exempt	17-04-421 014-0000	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV	PIN	EAV
17-04-421 015-0000	Exempt	17-04-426 005-0000	\$ 11,945	17-04-500 017-0000	Exempt
17-04-421 016-0000	Exempt	17-04-426 006-0000	\$ 10,511	17-04-500 018-0000	Exempt
17-04-421 017-0000	Exempt	17-04-426 007-0000	\$ 13,377	17-04-500 019-0000	Exempt
17-04-421 018-0000	Exempt	17-04-426 008-0000	Exempt	17-04-500 020-0000	Exempt
17-04-421 019-0000	Exempt	17-04-426 009-0000	Exempt	17-04-500 026-0000	Exempt
17-04-421 020-0000	Exempt	17-04-426 010-0000	Exempt	17-04-500 027-0000	Exempt
17-04-421 021-0000	Exempt	17-04-429 001-0000	Exempt	17-04-500 028-0000	Exempt
17-04-421 022-0000	Exempt	17-04-429 002-0000	Exempt	17-04-500 029-0000	Exempt
17-04-425 029-0000	\$ 235,421	17-04-429 009-0000	Exempt	17-04-500 030-0000	Exempt
17-04-425 030-0000	Exempt	17-04-429 015-0000	Exempt	17-04-500 031-0000	Exempt
17-04-425 031-0000	Exempt	17-04-500 001-0000	Exempt	17-04-500 032-0000	Exempt
17-04-425 032-0000	Exempt	17-04-500 002-0000	Exempt	17-04-500 033-0000	Exempt
17-04-425 033-0000	Exempt	17-04-500 003-0000	Exempt	17-04-500 034-0000	Exempt
17-04-425 034-0000	Exempt	17-04-500 004-0000	Exempt	17-04-500 036-0000	Exempt
17-04-425 038-0000	Exempt	17-04-500 005-0000	Exempt	17-04-500 037-0000	Exempt
17-04-425 042-0000	Exempt	17-04-500 006-0000	Exempt	17-04-500 038-0000	Exempt
17-04-425 043-0000	Exempt	17-04-500 007-0000	Exempt	17-04-500 039-0000	Exempt
17-04-425 044-0000	Exempt	17-04-500 008-0000	\$ 11,206	17-04-500 043-0000	Exempt
17-04-425 045-0000	Exempt	17-04-500 009-0000	Exempt	17-04-500 044-0000	Exempt
17-04-425 046-0000	Exempt	17-04-500 010-0000	Exempt	17-04-500 045-0000	Exempt
17-04-425 047-0000	Exempt	17-04-500 011-0000	Exempt	17-04-500 046-0000	Exempt
17-04-425 048-0000	Exempt	17-04-500 012-0000	Exempt	17-04-500 047-0000	Exempt
17-04-426 001-0000	Exempt	17-04-500 013-0000	Exempt	17-04-500 048-0000	Exempt
17-04-426 002-0000	\$ 65,384	17-04-500 014-0000	Exempt	17-04-500 049-0000	Exempt
17-04-426 003-0000	\$ 11,945	17-04-500 015-0000	Exempt	17-04-500 055-0000	Exempt
17-04-426 004-0000	\$ 11,945	17-04-500 016-0000	Exempt	17-04-500 064-8001	Exempt

Appendix C 1995 EAV By PIN

PIN	EAV	PIN	EAV
17-04-500 064-8002	Exempt	17-05-225 019-0000	\$ 12,931
17-04-500 065-8001	Exempt	17-05-225 020-0000	\$ 1,634,574
17-04-500 065-8002	\$ 5,323	17-05-225 021-0000	\$ 39,797
17-04-500 066-8001	Exempt	17-05-225 022-0000	Exempt
17-04-500 066-8002	\$ 1,151	17-05-405 001-0000	\$ 232,760
17-04-501 001-0000	Exempt	17-05-405 002-0000	\$ 30,887
17-05-224 001-0000	\$ 54,357	17-05-405 003-0000	\$ 30,006
17-05-224 002-0000	\$ 75,797	17-05-405 004-0000	Exempt
17-05-224 003-0000	\$ 27,153	<hr/>	
17-05-224 004-0000	\$ 27,607	Grand Total	\$ 41,343,984
17-05-224 005-0000	\$ 313,967	Total Number of Parcels	1438
17-05-225 004-0000	\$ 746,689		
17-05-225 005-0000	\$ 544,348		
17-05-225 006-0000	\$ 40,018		
17-05-225 007-0000	\$ 18,834		
17-05-225 008-0000	\$ 18,067		
17-05-225 009-0000	\$ 17,300		
17-05-225 010-0000	\$ 16,536		
17-05-225 011-0000	\$ 23,571		
17-05-225 012-0000	\$ 19,892		
17-05-225 013-0000	Exempt		
17-05-225 014-0000	Exempt		
17-05-225 015-0000	\$ 84,156		
17-05-225 016-0000	\$ 56,251		
17-05-225 017-0000	\$ 37,050		
17-05-225 018-0000	\$ 25,611		

Near North

Consultant/Firm: Camiros, Ltd

Ward(s)/Alderman: 27th, Walter Burnett

Community area(s): 8, Near North Side

Location: Redevelopment area is an irregularly shaped area generally bounded by North Avenue on the north, Wells Street on the east, the North Branch canal on the west, and Chicago Avenue on the south.

Proposed Land Uses: Development of a mixed income community will begin after the demolition of some of the CHA units in the area. Along with new retail and residential space there will also be a new police station, library, fire station, parks and schools.

Acreage and/or Number of Pins: 340 acres

EAV at time of plan(1997): \$41,343,984

Anticipated EAV of TIF District: \$341,000,000-\$464,000,000

Estimated Budget:

Planning, Legal, Surveys & related	
Development Costs	\$ 8,000,000
Property Assembly	\$ 65,000,000
Rehabilitation	\$ 35,000,000
Public Improvements	\$ 75,000,000
Job Training & Retraining	\$ 5,000,000
Financing Costs	\$ 18,000,000
Capital Costs incurred by	
Tax Districts	\$ 35,000,000
Relocation Costs	\$ 10,000,000
Payments in Lieu of taxes	\$ 5,000,000
Job Training and Education Costs	\$ 5,000,000
<u>Interest Costs</u>	<u>\$ 20,000,000</u>
Total Cost	\$281,000,000

TIF Legislative Dates

TIF expiration date: 7/30/2020

City Council Approval: 7/30/97

CDCP Hearing: 5/28/97

Near North (page 2)

Portability: Portable

Adjacencies: North Branch South

Expiration of adjacencies: 2/5/2021

Current Land Uses: The western edge of the area has a variety of industrial and commercial land uses. The CHA is the largest property owner in the area. There is also various institutional uses such as churches, schools and the YMCA.