

AUTHORIZATION FOR APPROVAL OF TAX INCREMENT
REDEVELOPMENT PLAN FOR WILSON YARD
REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, June 27, 2001.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance approving a tax increment redevelopment plan for the Wilson Yard Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the Committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Wilson Yard Tax Increment Financing Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, By authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and, on August 24, 2000, published in a newspaper of general circulation within the City a notice that interested parties may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, A public meeting (the "Public Meeting") was held pursuant to the requirements of Section 5/11-74.4-6(e) of the Act on February 22, 2001 at 7:00 P.M. at Truman College, 1145 West Wilson Avenue, Chicago, Illinois; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning March 8, 2001, which was prior to the time scheduled for the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 01-CDC-18 on March 13, 2001 accepting the Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on March 19, 2001, which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-18 to: (i) persons who reside in the zip code area(s) contained in whole or in part in the proposed Area and are registered interested parties for such Area, and (ii) organizations that are registered interested parties for such Area; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the

State of Illinois by certified mail on March 15, 2001, by publication in the *Chicago Sun-Times* on April 11, 2001 and April 18, 2001, and by certified mail to taxpayers within the Area on April 16, 2001; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") (a) was convened upon the provision of due notice on March 30, 2001 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on May 8, 2001; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 01-CDC-33 attached hereto as Exhibit B, adopted on May 8, 2001, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years;

d. within the Plan:

(i) as provided in Section 5/11-74.4-3(n)(5) of the Act, the City has certified that displacement of residents from inhabited units will not result from the Plan;

(ii) as provided in Section 5/11-74.4-3(n)(7) of the Act, there is a statement that, notwithstanding such certification, in the event that households of low-income and very low-income persons living in residential units were to be removed from the Area such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria.

SECTION 4. Approval Of The Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Powers Of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized

to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

SECTION 6. Invalidity Of Any Section. If any provisions of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "E" referred to in this ordinance printed
on page 62431 of this Journal.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

Wilson Yard Redevelopment Project Area

Tax Increment Financing District

Eligibility Study, Redevelopment Plan And Project.

1.

Executive Summary.

In June 2000, S. B. Friedman & Company was engaged by the City of Chicago (the

“City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). This report details the eligibility factors found within the Wilson Yard Redevelopment Project Area (the “R.P.A.”) Tax Increment Financing (“T.I.F.”) District in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the Wilson Yard R.P.A.

The Wilson Yard R.P.A. is located within the Uptown community area and consists of eight hundred nineteen (819) tax parcels on thirty-four (34) blocks and contains approximately one hundred forty-four (144) acres of land. Of the eight hundred nineteen (819) tax parcels, approximately four hundred twenty-seven (427) are condominiums or leaseholds associated with leases of tax exempt properties for commercial purposes. Therefore, the area contains approximately four hundred twenty-five (425) total parcels of land or properties.

Determination Of Eligibility.

This report concludes that the Wilson Yard R.P.A. is eligible for T.I.F. designation as a “conservation area” because fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more and because the following eligibility factors have been found to be present to a major extent:

- deterioration;
- structures below minimum code;
- inadequate utilities; and
- lack of growth in equalized assessed value.

Additionally, two (2) other eligibility factors are present to a minor extent and further demonstrate that the Wilson Yard R.P.A. is in a state of gradual decline. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive disinvestment. These factors are:

- deleterious land-use or layout; and

-- lack of community planning.

Redevelopment Plan Goal, Objectives And Strategies.

The overall goal of the T.I.F. Redevelopment Plan is to reduce or eliminate conditions that qualify the Wilson Yard R.P.A. as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the R.P.A. will improve retail, commercial and housing conditions, improve the relationship between the area's diverse land uses, and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

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

1. retain the economic and cultural diversity of the population in the R.P.A. and support the preservation of existing community residences and businesses by ameliorating the potential negative impacts, including displacement, that new development may have on existing community residents and businesses;
2. facilitate the assembly, preparation and marketing of vacant and underutilized sites for new retail, commercial, light industrial and residential development, and off-street parking areas and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
3. facilitate the redevelopment of the C.T.A. Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale and setback;
4. support the relocation of C.T.A. facilities on the Wilson Yard, as appropriate, to carry out the other objectives of this Redevelopment Plan;
5. encourage the improvement of the physical condition along Broadway between Wilson Avenue and Montrose Avenue including the rehabilitation of commercial buildings, the development of vacant or underutilized properties, provision of streetscaping and beautification elements, and

- removal of driveways and curb cuts where possible and appropriate;
6. support the preservation and rehabilitation of existing multi-family and affordable housing throughout the R.P.A. and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low- and very low-income households;
 7. encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses and architecturally and/or historically significant buildings and districts in the R.P.A.;
 8. encourage streetscaping, landscaping and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, as appropriate;
 9. replace or repair infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the R.P.A., and provide resources for the extension of Sunnyside Avenue west of Broadway, as appropriate;
 10. facilitate the improvement and expansion of existing public facilities as needed, such as Arai and Stewart Schools, and area parks;
 11. coordinate the goals of this redevelopment plan with the goals and objectives of other underlying redevelopment plans and planning studies where appropriate and coordinate available federal, state and local resources, as appropriate;
 12. encourage improvements in accessibility for persons with disabilities;
 13. promote opportunities for women-owned, minority-owned and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Wilson Yard R.P.A.; and
 14. support job training programs and increase employment opportunities, including welfare-to-work programs, for area residents and individuals working in area businesses.

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

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

The City requires that developers who receive T.I.F. assistance for market-rate housing set aside at least twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income. T.I.F. funds can also be used to pay for up to fifty percent (50%) of the cost of new construction or up to seventy-five percent (75%) of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

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

Required Findings.

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

While some market-based investment has occurred in the Wilson Yard R.P.A. over the last five (5) years, this investment has been minimal in scope and not part of any coordinated development strategy. The Wilson Yard R.P.A. is located entirely within Lake View Township. From 1994 to 1999 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the Wilson Yard R.P.A. has lagged behind that of both the City of Chicago and Lake View Township. The compound annual growth rate of E.A.V. in the Wilson Yard R.P.A. was two and ninety-three hundredths percent (2.93%) between 1994 and 1999. This is eleven percent (11%) lower than the three and twenty-eight hundredths percent (3.28%) growth experienced by the City of Chicago during this period and thirty-five percent (35%) lower than the four and forty-nine hundredths percent (4.49%) growth rate experienced by Lake View Township.

Second, without the support of public resources, the redevelopment objectives of the Wilson Yard R.P.A. will most likely not be realized. T.I.F. assistance may be used to fund land assembly, site preparation, infrastructure improvements, improvements and expansions to public facilities, affordable housing, and building rehabilitation. The Wilson Yard is the key redevelopment site of this Redevelopment Plan. A fire in 1996 destroyed the elevated maintenance facility and the site is now partially used by Truman College as a parking lot. Despite its strategic location, its unusual shape, limited pedestrian and vehicular access, and fragmented use by the City Colleges and the C.T.A. also render the Wilson Yard a difficult-to-develop site. But for creation of the Wilson Yard R.P.A., these types of projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without the benefits associated with the designation of the Wilson Yard R.P.A. as a tax increment financing district.

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

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

2.

Introduction.

The Study Area.

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

The community context of the Wilson Yard R.P.A. is detailed on Map 1.

The Wilson Yard R.P.A. consists of eight hundred nineteen (819) tax parcels with approximately two hundred eighty-nine (289) buildings and four hundred twenty-five (425) properties on thirty-four (34) blocks and contains approximately one hundred forty-four (144) acres of land. The R.P.A. is roughly rectangular in shape and is generally bounded by Lawrence and Leland Avenues on the north; Clarendon Avenue on the east; Montrose Avenue on the south; and Racine and Magnolia Avenues on the west.

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

Appendix 1 contains the legal description of the Wilson Yard R.P.A.

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

This Eligibility Study and Redevelopment Plan summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of S. B. Friedman & Company. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Wilson Yard R.P.A. as a redevelopment project area under the Act. S. B. Friedman & Company has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Wilson Yard R.P.A. and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that S. B. Friedman & Company has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Wilson Yard R.P.A., so that the Redevelopment Plan will comply with the Act and that the Wilson Yard R.P.A. can be designated as a redevelopment project area in compliance with the Act.

History Of Area⁽¹⁾.

The Wilson Yard R.P.A. is located within the Uptown Community Area which is generally bounded by Foster Avenue on the north; Irving Park Road on the south; Lake Michigan on the east; and Ravenswood Avenue on the west. The R.P.A. is approximately one-quarter (1/4) square mile in area, and Uptown as a whole is approximately three and five tenths (3.5) square miles. The R.P.A. is situated in the center of the community area.

In 1889, Uptown became part of Chicago when Lake View Township was annexed by the City. Uptown is comprised of three (3) areas. The central area, running north and south through the center of the community, contains commercial buildings with active businesses along Broadway and Sheridan and residential structures between Wilson and Lawrence. The western edge of the community is characterized mainly by single-family dwellings, many of which were built before World War I. Uptown's lakefront area, east of the central commercial corridor on Broadway, contains a number of institutional uses and several newer high-rise apartment buildings populated by middle- and upper-income residents.

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

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

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

After 1950, the population of Uptown as a whole began to decline. While Uptown's lakefront experienced a boom in construction of high-rent, high-rise apartments and an increase in population, the central section, particularly the area north of Lawrence Avenue and also along Kenmore Avenue between Irving Park Road and Montrose Avenue, lost a significant portion of its population and housing stock. The western section of the community experienced little change in population or housing during this time.

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

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

Today, despite the decline in its number of inhabitants, Uptown remains a culturally and economically diverse community. The changes in the population make up from the 1960s through the 1980s created a community of great ethnic and economic diversity. In 1990, approximately one-third ($\frac{1}{3}$) of all residents were foreign born. Fourteen percent (14%) of the area's population was Asian, about one-quarter ($\frac{1}{4}$) was African-American and almost another quarter ($\frac{1}{4}$) was Hispanic.

In addition, there is a great disparity between income levels within Uptown and those of the City of Chicago as a whole. More than one-fourth $\frac{1}{4}$ of the families had median family incomes below the poverty level in 1990. According to the 1990 Census, median family incomes in the three (3) Census tracts located wholly or in part within the Wilson Yard R.P.A. were half ($\frac{1}{2}$) that of City: the average 1990 median family income was Fifteen Thousand Three Hundred Thirty-seven Dollars

(\$15,337), compared to Chicago's median family income of Thirty Thousand Seven Hundred and Seven Dollars (\$30,707).

One of the objectives of the Wilson Yard R.P.A. is the redevelopment of the Wilson Yard site, which is generally bounded by Montrose on the south, the Chicago Transit Authority (C.T.A.) Red Line on the west, Wilson on the north, and Broadway retail frontage on the east. The Wilson Yard is a five (5) acre site currently used by the C.T.A. as the center for maintenance for its north side operations. The C.T.A. first opened its operations on the Wilson Yard on May 31, 1900. A fire in 1996 destroyed an elevated maintenance facility and the site is now partially vacant and is being used by Truman College for parking. A number of C.T.A. maintenance and trade facilities are located on the site and are still active, including a C.T.A. sub-station and a ComEd sub-station, both located at the south end of the site. There are also plans to relocate the Wilson Station currently located north of Wilson Avenue to the Wilson Yard site.

The Wilson Yard R.P.A. as a whole is lacking investment by the private sector. Rehabilitation and development in the area has been minimal. Much of the area suffers from physical decay and outdated and deteriorated structures. The commercial corridors present a congested and unsafe pedestrian and vehicular environment at the five (5) way intersection at Sheridan/Broadway/Montrose numerous curb cuts along Broadway from Montrose to Leland. A coordinated redevelopment strategy is needed to address these issues to improve the existing physical conditions and increase pedestrian and vehicular safety to promote a safe and active mixed-use community.

Existing Land-Use.

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

- residential;
- commercial;
- public/institutional (including public facilities, religious institutions, and social services);
- light industrial;
- parks/open space; and
- vacant Land.

The existing land-use pattern in the Wilson Yard R.P.A. is shown in Map 3. This map represents the predominant land-use in the area on a block-by-block basis. The predominant land-use displayed is not necessarily the only land-use present on a given block. Almost all blocks within the R.P.A. contain more than one (1) land-use. The mixed-use designation is used in those areas where no one (1) land-use category predominates. These areas contain two (2) or more of the following land uses: residential, commercial, institutional, or vacant land.

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

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

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

Public/Institutional. There are a number of public/institutional uses located throughout the R.P.A.. Institutional land uses include the C.T.A.-owned Wilson Yard and Truman College, both located west of Broadway between Montrose and Wilson; the Weiss Memorial Hospital parking structure, Arai and Stewart Schools, Columbus Maryville Children's Hospital and a fire station.

Light Industrial. Currently, there is one (1) light industrial facility located on Clifton Avenue, north of Wilson. The building currently is vacant.

Parks/Open Space. The R.P.A. contains two (2) small Chicago Park District parks: Bronco Billy Park located at 4437 North Magnolia Avenue and Aster Playlot located at 4639 North Kenmore Avenue.

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

3.

Eligibility Analysis.

Provisions Of The Illinois Tax Increment Allocation Redevelopment Act.

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

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

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

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

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

Factors For Improved Property.

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

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

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

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

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

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

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

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

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

Excessive Land Coverage And Overcrowding Of Structures And Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading and service.

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

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

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

Lack Of Growth In Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the *Consumer Price Index for All Urban Consumers* published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

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

Factors For Vacant Land.

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

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

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

Tax And Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

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

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

Lack Of Growth In Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the *Consumer Price Index for All Urban Consumers* published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

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

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

Methodology Overview And Determination Of Eligibility.

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

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

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

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

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

Conservation Area Findings.

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

Establishing that at least fifty percent (50%) of the Wilson Yard R.P.A. buildings are thirty-five (35) years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor's Office, and the historic development patterns within the community, we have established that of the two hundred eighty-nine (289) buildings, two hundred forty-five (245) eighty-five percent (85%) within the Wilson Yard R.P.A. are thirty-five (35) years of age or older.

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

- Deterioration.
- Structures below minimum code standards.
- Inadequate utilities.
- Lack of growth in equalized assessed value.

Based on the presence of these factors, the R.P.A. meets the requirements of a "conservation area" under the Act. The R.P.A. is not yet blighted, but because of a combination of the factors present the R.P.A. may become a blighted area.

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

The condition of underground utilities within the R.P.A. is largely inadequate. Of the thirty-four (34) blocks within the R.P.A., twenty-four (24) seventy-one percent (71%) are serviced by antiquated water mains and sewers that are scheduled for or

are overdue for replacement due to insufficient capacities or age. Because of this, nearly three (3) out of every four (4) blocks within the R.P.A. is serviced in some manner by inadequate sewer or water lines.

The total equalized assessed value (E.A.V.) of the R.P.A. grew at a rate that was less than that of the balance of the municipality for four (4) of the last five (5) years (1994 -- 1999) for which information was available. Overall, the E.A.V. of the R.P.A. grew at a rate that was significantly lower than the growth rate for the City of Chicago. The total E.A.V. of the R.P.A. grew at a rate of two and ninety-three hundredths percent (2.93%) from 1994 to 1999 while the growth rate for the City of Chicago as a whole was three and twenty-eight hundredths percent (3.28%) during that same time period. The compound annual growth rate of E.A.V. in the R.P.A. also lagged behind that of Lake View Township, which was four and forty-nine hundredths percent (4.49%) during that time period. This indicates that the overall growth in property value within the R.P.A. has grown at a slower rate than that of the City and Township.

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

1. Deterioration.

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

In addition, deterioration was documented for much of the surface infrastructure within the R.P.A. Surface infrastructure was found to be deteriorated if damage to the sidewalks, curbs, parkways, street, or alley surfaces was so severe that significant repairs would be needed to restore them. Of the four hundred twenty-five (425) properties within the R.P.A., sixty-five percent (65) (fifteen percent (15%)) exhibited deterioration of infrastructure.

Combined, this represents a total of one hundred thirty-five (135) properties (thirty-two percent (32%)) or nearly one (1) out of every three (3) properties throughout the R.P.A. with deterioration of building or infrastructure components.

Overall, deterioration was considered to be present to a meaningful extent on sixty-five percent (65%) or two (2) out of every three (3) blocks within the Wilson Yard R.P.A.

2. Structures Below Minimum Code.

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

This eligibility factor was present to a meaningful extent on seventy-four percent (74%) of the total blocks within the R.P.A. and on seventy-eight percent (78%) or three (3) out of every four (4) of the thirty-two (32) blocks with buildings within the Wilson Yard R.P.A.

3. Inadequate Utilities.

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

Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a meaningful extent on seventy-one percent (71%) of the blocks within the Wilson Yard R.P.A.

4. Lack Of Growth In Equalized Assessed Value.

The total equalized assessed value (E.A.V.) is a measure of the property value in the Wilson Yard R.P.A. A lack of growth in E.A.V. has been found for the R.P.A. in that the rate of growth in property values (as measured by E.A.V.) of the R.P.A. has been less than that of the balance of the City of Chicago for four (4) out of the last five (5) years for which information is available (1994 through 1999). The lack of growth in equalized assessed value within an area is one of the strongest indicators that the area as a whole has not been subject to growth and development by private enterprise.

Table 1.

Percent Change In Annual Equalized Assessed Valuation (E.A.V.)

	Percent Change In E.A.V. 1994/1995	Percent Change In E.A.V. 1995/1996	Percent Change In E.A.V. 1996/1997	<i>Percent Change In E.A.V. 1997/1998*</i>	Percent Change In E.A.V. 1998/1999
Wilson Yard R.P.A.	0.59	0.80	7.73	<i>3.41</i>	3.59
City of Chicago (balance of)	0.97	1.26	8.40	<i>1.77</i>	4.17

The percent change in E.A.V. of the R.P.A. was lower than that of the balance of the City of Chicago for four (4) of the last five (5) years. Therefore, the R.P.A. as a whole qualifies for the Lack of Growth in E.A.V. factor.

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

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

Minor Supporting Factors:

In addition to the factors that previously have been documented as being present to a major extent in the Wilson Yard R.P.A., two (2) additional factors are present to a minor extent. These additional factors demonstrate that the Wilson Yard R.P.A. is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the R.P.A. as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

1. Deleterious Land-Use Or Layout.

Deleterious land-use and layout was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land-use and layout in this manner. Deleterious land-use or layout was found to be present in three (3) general areas within the R.P.A.:

- Arai Middle School. The blocks associated with Arai Middle School illustrate deleterious street layout and lack of buffering between the school and surrounding residential uses. The school is situated in the middle of the blocks that include West Wilson Avenue on the south, North Sheridan Road on the west, West Leland Avenue on the north, and North Clarendon Avenue on the east. Eastwood and Leland Avenues are east/west vehicular rights-of-way that intersect Arai School between North Sheridan Road and North Clarendon Avenue. Both streets allow vehicular traffic from North Sheridan Road east to the center of the block, where they dead-end into pedestrian walkways leading to the school. Both West Eastwood and West Leland Avenues resume vehicular access just east of the school to North Clarendon Avenue. These closed streets could potentially cause unsafe pedestrian and/or vehicular movement, especially with the concentrated number of school children and residences in the immediate area.
- Truman College. The blocks located south and southwest of Truman College illustrate incompatible land-use relationships and lack of buffering between the surrounding residential uses and the College. The intersection of West Sunnyside Avenue and North Racine Avenue is uncontrolled. The lack of proper signage may result in unsafe pedestrian and/or vehicular movement in an area with heavy foot traffic from the students and employees of the College.

- Broadway Corridor. Deleterious land-use and layout exists in several forms in the blocks located primarily along North Broadway between West Montrose Avenue and West Leland Avenue. The following instances of deleterious land-use and layout were observed in this area:
 - a substantial number of irregularly shaped parcels, with shallow lot depths that are not conducive to modern commercial uses and may be difficult or costly to assemble;
 - the commercial buildings and retail storefronts that are located along North Broadway between West Wilson and West Leland Avenues are located below the C.T.A. elevated train tracks that run along this area of North Broadway and are shaded and shadowed by the tracks overhead. The elevated tracks darken the area which may cause pedestrians who shop and live in the R.P.A. to feel unsafe, especially at night because of poor lighting. In addition, the poor visibility of these commercial storefronts and retail displays may hinder the ability to lease retail space to potential businesses;
 - the North Broadway thoroughfare from West Montrose Avenue to West Leland Avenue has numerous curb cuts that interrupt the streetscape, cause stop-and-go traffic patterns, and make pedestrian movement unsafe. A fragmented streetscape does not encourage pedestrian movement and is not conducive to promoting a walkable commercial corridor;
 - the five (5) way intersection at West Montrose Avenue, North Sheridan Road, and North Broadway and the three (3) way intersection at North Broadway Avenue, North Kenmore Avenue and West Sunnyside Avenue pose hazards to pedestrians and vehicles because of the large number of vehicular turning movements.

The presence of such instances of deleterious land-use and layout limit the development opportunities in key areas of the Wilson Yard R.P.A. The combination of insufficient vehicular access, lack of proper signage, unsafe pedestrian and vehicular movement, and shallow lot depths aggravate traffic patterns, pose special hazards for pedestrians who shop or live in the R.P.A., and limit potential redevelopment opportunities.

Some form of deleterious land-use or layout was considered to be meaningfully present on nineteen (19) five and six tenths percents (5.6%) of the thirty-four (34) blocks in the R.P.A.

2. Lack Of Community Planning.

Lack of community planning is an area-wide factor, not necessarily attributable to any one (1) parcel. The Wilson Yard R.P.A. was developed prior to the implementation or guidance of a comprehensive community plan. This is evidenced by areas with antiquated water lines, deleterious street layouts and lack of buffering between land uses. In addition, many parcels along Broadway were assembled into lots that are irregularly-shaped and shallow, and therefore do not meet contemporary development standards. Lack of community planning limits potential redevelopment opportunities within the R.P.A.

This eligibility factor is present throughout the Wilson Yard R.P.A.

4.

Redevelopment Project And Plan.

Redevelopment Needs Of The Wilson Yard R.P.A.

The existing land-use pattern and physical conditions in the Wilson Yard R.P.A. suggest six (6) redevelopment needs for the area:

1. property assembly, demolition and site preparation;
2. infrastructure improvements, streetscaping along Broadway and buffering/screening between land uses;
3. commercial and residential development and rehabilitation;
4. preservation and development of affordable housing units;
5. improvement and expansion of public facilities and other supportive land uses; and
6. job training and day care assistance.

The Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Wilson Yard R.P.A. to create a cohesive and vibrant mixed-use community. Currently, the Wilson Yard R.P.A. is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels,

conflicting land uses, and an overall lack of growth in property values.

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

Goals, Objectives And Strategies.

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

Goal. The overall goal of the T.I.F. Redevelopment Plan is to reduce or eliminate conditions that qualify the Wilson Yard R.P.A. as a conservation area and to provide the direction and mechanisms necessary to create a cohesive and vibrant mixed-use, mixed-income community and to preserve diversity in the area. Redevelopment of the R.P.A. will improve retail, commercial, and housing conditions, improve the relationship between the area's diverse land uses and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

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

1. retain the economic and cultural diversity of the population in the R.P.A. and support the preservation of existing community residences and businesses by ameliorating the potential negative impacts, including displacement, that new development may have on existing community residents and businesses;

2. facilitate the assembly, preparation, and marketing of vacant and underutilized sites for new retail, commercial, light industrial, and residential development, and off-street parking areas, and provide for corrective actions to address environmental problems to permit development and redevelopment, as needed or appropriate;
3. facilitate the redevelopment of the C.T.A. Wilson Yard site in accordance with the Redevelopment Plan in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style, Broadway-oriented street frontage, and pedestrian-orientation, and is consistent with the McJunkin building in terms of height, scale and setback;
4. support the relocation of C.T.A. facilities on the Wilson Yard, as appropriate, to carry out the other objectives of this Redevelopment Plan;
5. encourage the improvement of the physical condition along Broadway between Wilson Avenue and Montrose Avenue including the rehabilitation of commercial buildings, the development of vacant or underutilized properties, provision of streetscaping and beautification elements, and removal of driveways and curb cuts where possible and appropriate;
6. support the preservation and rehabilitation of existing multi-family and affordable housing throughout the R.P.A. and support the development of new for-sale and rental housing that could include a mixture of market-rate units and units affordable to moderate-, low- and very low-income households;
7. encourage the preservation and rehabilitation of retail and commercial businesses, institutional uses, and architecturally and/or historically significant buildings and districts in the R.P.A.;
8. encourage streetscaping, landscaping, and screening/buffering elements to visually link the area's diverse land uses and create a distinct identity for the area, as appropriate;
9. replace or repair infrastructure where needed, including sidewalks, streets, curbs, gutters, underground water and sanitary systems, and viaducts to improve the overall image of the neighborhood and to support new development and redevelopment in the R.P.A., and provide resources for the extension of Sunnyside Avenue west of Broadway, as appropriate;
10. facilitate the improvement and expansion of existing public facilities as needed, such as Arai and Stewart Schools and area parks;

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

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

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

and other improvements that are consistent with the goals of this Redevelopment Plan and which maintain the integrity of the historically significant buildings and districts in the Wilson Yard R.P.A.

The City requires that developers who receive T.I.F. assistance for market-rate housing set aside at least twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income. T.I.F. funds can also be used to pay for up to fifty percent (50%) of the cost of new construction or up to seventy-five percent (75%) of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

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

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble other property throughout the R.P.A. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5 -- Land Acquisition Overview Map, indicates three (3) parcels currently proposed to be acquired for redevelopment in the project area. Appendix 3 contains a list of the acquisition parcels by block and Permanent Index Number (P.I.N.). These parcels may be acquired to

facilitate the redevelopment of the Wilson Yard site, consistent with the goals and objectives of this Redevelopment Plan.

In connection with the City exercising its powers to acquire real property currently identified on the Land Acquisition Overview Map (Map 5) and listed in Appendix 3, including the exercise of the power of eminent domain, under the Act in implementing this Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the R.P.A., and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

For properties described on Map 5, the acquisition of occupied properties by the City shall commence within four (4) years from the date of the publication of the ordinance approving this Redevelopment Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four (4) year period, the City may acquire such property pursuant to this Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

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

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

Proposed Future Land-Use.

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

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

Housing Impact And Related Matters.

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project area contains seventy-five (75) or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The project area contains approximately four thousand eighty-two (4,082) occupied residential units, including nine (9) single-family buildings, two hundred sixty-nine (269) condominium units, eight hundred fifty-four (854) units above commercial or institutional uses, and two thousand nine hundred fifty (2,950) units in multi-family buildings. The City does not intend to acquire or displace by any other means, any of these units. The City of Chicago hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan.

5.

Financial Plan.

Eligible Costs.

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

1. costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided, however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
3. costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. costs of the construction of public works or improvements consistent with the Act, including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

5. costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
6. financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;
7. all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. an elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
9. relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or under the Act;
10. payment in lieu of taxes;
11. costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one (1) or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the

number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Sections 10-22.20a and 10-23.3a of the School Code as cited in the Act;

12. interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph 13 then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e. the percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
 - f. instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental)

to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;

13. the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (80%) of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
14. unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs.

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

Table 2.

Estimated T.I.F. Eligible Costs.

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

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

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

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

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

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing And Scheduling Of The Redevelopment.

Each private project within the Wilson Yard R.P.A. shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2025, if the ordinances establishing the R.P.A. are adopted at the beginning of 2001).

Sources Of Funds To Pay Costs.

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

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

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

The Wilson Yard R.P.A. is contiguous to the proposed Lawrence/Broadway Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Wilson Yard R.P.A. to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Wilson Yard R.P.A. made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Wilson Yard R.P.A., shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Wilson Yard R.P.A. may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project

areas or those separated only by a public right-of-way are interdependent with those of the Wilson Yard R.P.A., the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Wilson Yard R.P.A. be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Wilson Yard R.P.A. to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Wilson Yard R.P.A. and such areas. The amount of revenue from the Wilson Yard R.P.A. so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Wilson Yard R.P.A. or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

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

Issuance Of Obligations.

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

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One (1) or more of a series of obligations may be sold at one (1) or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The purpose of identifying the most recent equalized assessed valuation ("E.A.V.") of the Wilson Yard R.P.A. is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Wilson Yard R.P.A.. The 1999 E.A.V. of all taxable parcels in the Wilson Yard R.P.A. is approximately Fifty-seven Million Eight Hundred Thousand Dollars (\$57,800,000). This total E.A.V. amount by Permanent Index Number is summarized in Appendix 4. The E.A.V. is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial E.A.V. from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2000 E.A.V. shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1999 E.A.V. with the 2000 E.A.V. without further City Council action.

Anticipated Equalized Assessed Valuation.

By 2024, the E.A.V. for the Wilson Yard R.P.A. will be approximately One Hundred Twenty-six Million Six Hundred Thousand Dollars (\$126,600,000). This estimate is based on several key assumptions, including: 1) an inflation factor of two percent (2%) per year on the E.A.V. of all properties within the Wilson Yard R.P.A., with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.2505; and 3) a tax rate of eight and five hundred thirty-six thousandths percent (8.536%) for the duration of the Wilson Yard R.P.A..

6.

*Required Findings And Tests.***Lack Of Growth And Private Investment.**

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

While some market-based investment has occurred in the Wilson Yard R.P.A. over the last five (5) years, this investment has been minimal in scope and not part of any coordinated development strategy. The Wilson Yard R.P.A. is located entirely within Lake View Township. From 1994 to 1999 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the Wilson Yard R.P.A. has lagged behind that of both the City of Chicago and Lake View Township. The compound annual growth rate of E.A.V. in the Wilson Yard R.P.A. was two and ninety-three hundredths percent (2.93%) between 1994 and 1999. This is eleven percent (11%) lower than the three and twenty-eight hundredths percent (3.28%) growth experienced by the City of Chicago during this period and thirty-five percent (35%) lower than the four and forty-nine hundredths percent (4.49%) growth rate experienced by Lake View Township.

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

But For....

The City is required to find that, but for the designation of the T.I.F. district and the use of tax increment financing, it is unlikely that significant investment will occur in the Wilson Yard R.P.A.

Without the support of public resources, the redevelopment objectives of the Wilson Yard R.P.A. would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Wilson Yard R.P.A. as a viable mixed-use district are expensive, and the private market, on its own, is not likely to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. T.I.F. funds will be

used to fund land assembly, site preparation, infrastructure improvements and building rehabilitation. Accordingly, but for creation of the Wilson Yard R.P.A., these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without T.I.F. designation for the Wilson Yard R.P.A.

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

Conformance To The Plans Of The City.

The Wilson Yard R.P.A. and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

Dates Of Completion.

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

Financial Impact Of The Redevelopment Project.

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

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the Wilson Yard R.P.A.. If a redevelopment project is successful, various new

projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Wilson Yard R.P.A.

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

Demand On Axing District Services And Program To Address Financial And Service Impact.

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

The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Wilson Yard R.P.A. and maintain the listed facilities within the boundaries of the R.P.A., or within close proximity (three (3) to five (5) blocks) to the R.P.A. boundaries:

- = those facilities located within the boundaries of the R.P.A.
- = those facilities located within close proximity (but outside the boundaries) of the R.P.A.

City Of Chicago.

- Chicago Fire Department -- Engine Company 83 (4600 North Racine Avenue).
- Bureau of Sanitation, 46th Ward Office (4740 North Sheridan Road).

Chicago Board Of Education.

- Arai Middle School (900 West Wilson Avenue).
- Stewart Elementary School (4525 North Kenmore Avenue).
- Brennemann School (4251 North Clarendon Avenue).
- McCutcheon School (4865 North Sheridan Road).
- Stockton Elementary School (4420 North Beacon Street).

Chicago School Finance Authority.

Chicago Park District.

- Aster Playlot (4639 North Kenmore Avenue).
- Bronco Billy Park (4437 North Magnolia Avenue).
- Gooseberry Playground Park (4648 North Malden Street).
- Hickory Playlot Park (4834 North Winthrop Avenue).
- Buena Circle Playlot Park (1049 West Buena Circle).

Chicago Community College District 508.

- Truman College (1145 West Wilson Avenue).

Metropolitan Water Reclamation District Of Greater Chicago.

County Of Cook.

Cook County Forest Preserve District.

Map 7 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the Wilson Yard R.P.A.

Redevelopment activity may cause increased demand for services from one (1) or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts and the proposed activities to address increased demand are described below.

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

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

Chicago Board Of Education And Associated Agencies. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth (12th) grade.

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

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

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

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

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

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

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

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

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

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

7.

Provisions For Amending Action Plan.

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

8.

*Commitment To Fair Employment Practices
And Affirmative Action Plan.*

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

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

[Appendix 1 referred to in this Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and is printed on pages 62425 through 62430 of this Journal.]

[Appendix 2 referred to in this Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project printed on page 62394 of this Journal.]

[Appendix 4 referred to in this Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project printed on pages 62395 through 62411 of this Journal.]

[Map 2 referred to in this Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project constitutes Exhibit "E" to the ordinance and is printed on page 62431 of this Journal.]

[Maps 1, 3, 4A, 4B, 4C, 4D, 5 and 6 referred to in this Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project printed on pages 62412 through 62419 of this Journal.]

Appendix 3 referred to in this Wilson Yard Redevelopment Project Area Tax Increment Financing Eligibility Study, Redevelopment Plan and Project reads as follows:

Appendix 3.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing Eligibility Study, Redevelopment Plan And Project)

Acquisition Parcels.

Parcels Recommended For Acquisition By Permanent Index Number (P.I.N.).

Number	Permanent Index Number	Property Address	Use
1	14-17-217-017-0000	4458 North Broadway	Aldi Supermarket
2	14-17-217-020-0000	4430 North Broadway	Vacant Land
3	14-17-217-021-0000	4442 North Broadway	Aldi Supermarket Parking Lot

Appendix 4.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

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

Appendix 4.

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Summary Of 1999 E.A.V. By Permanent Index Number.

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

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

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

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

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Summary Of 1999 E.A.V. By Permanent Index Number.

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

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*Summary Of 1999 E.A.V. By Permanent Index Number.**(Page 7 of 17)*

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

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

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

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

Appendix 4.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

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

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

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Summary Of 1999 E.A.V. By Permanent Index Number.

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

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

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

Appendix 4.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Summary Of 1999 E.A.V. By Permanent Index Number.
(Page 16 of 17)

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

Appendix 4.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Summary Of 1999 E.A.V. By Permanent Index Number.

(Page 17 of 17)

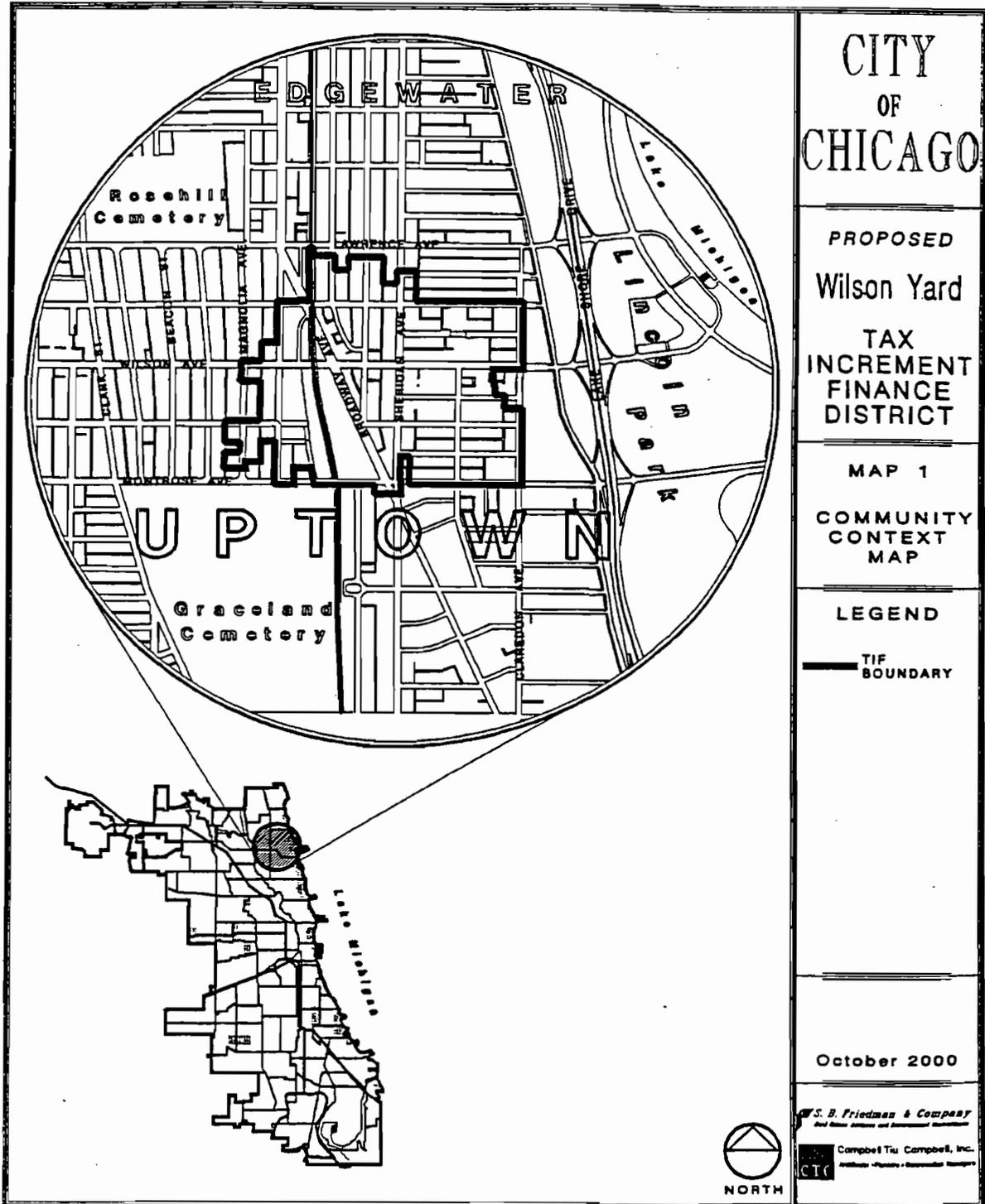
	PIN Number						Assessed Value 1999 (AV)	Equalized Assessed Value 1999 (EAV)			
790	14	-	17	-	229	-	014	-	0000	EX	EX
791	14	-	17	-	229	-	015	-	0000	EX	EX
792	14	-	17	-	229	-	016	-	0000	EX	EX
793	14	-	17	-	229	-	017	-	0000	EX	EX
794	14	-	17	-	229	-	018	-	0000	EX	EX
795	14	-	17	-	229	-	019	-	0000	EX	EX
796	14	-	17	-	403	-	022	-	0000	\$ 28,515	\$ 64,173
797	14	-	17	-	403	-	023	-	0000	\$ 16,868	\$ 37,961
798	14	-	17	-	419	-	001	-	0000	EX	EX
799	14	-	17	-	500	-	002	-	8001	EX	EX
800	14	-	17	-	500	-	002	-	8002	\$ 5,653	\$ 12,722
801	14	-	17	-	500	-	002	-	8003	\$ 9,680	\$ 21,785
802	14	-	17	-	500	-	002	-	8004	\$ 12,820	\$ 28,851
803	14	-	17	-	500	-	002	-	8005	\$ 1,185	\$ 2,667
804	14	-	17	-	500	-	002	-	8006	\$ 13,743	\$ 30,929
805	14	-	17	-	500	-	002	-	8007	\$ 13,375	\$ 30,100
806	14	-	17	-	500	-	002	-	8008	\$ 20,763	\$ 46,727
807	14	-	17	-	500	-	002	-	8009	\$ 10,746	\$ 24,184
808	14	-	17	-	500	-	002	-	8010	\$ 4,449	\$ 10,012
809	14	-	17	-	500	-	002	-	8011	\$ 4,138	\$ 9,313
810	14	-	17	-	500	-	002	-	8012	\$ 6,418	\$ 14,444
811	14	-	17	-	500	-	002	-	8013	\$ 2,845	\$ 6,403
812	14	-	17	-	500	-	002	-	8014	\$ 43,126	\$ 97,055
813	14	-	17	-	500	-	002	-	8015	\$ 13,711	\$ 30,857
814	14	-	17	-	500	-	002	-	8016	\$ 1	\$ 2
815	14	-	17	-	500	-	002	-	8018	\$ 14,740	\$ 33,172
816	14	-	17	-	500	-	002	-	8019	\$ 11,655	\$ 26,230
817	14	-	17	-	500	-	002	-	8020	\$ 1,976	\$ 4,447
818	14	-	17	-	500	-	002	-	8021	\$ 1,976	\$ 4,447
819	14	-	17	-	500	-	002	-	8023	\$ 107,080	\$ 240,984
						TOTAL	\$	25,675,679	\$	57,783,116	

EX=Tax Exempt Parcels
1999 Equalization Factor 2.2505

Map 1.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Community Context Map.



CITY OF CHICAGO

PROPOSED Wilson Yard TAX INCREMENT FINANCE DISTRICT

MAP 1 COMMUNITY CONTEXT MAP

LEGEND TIF BOUNDARY

October 2000

S. B. Friedman & Company Campbell Tiu Campbell, Inc.



Map 4A.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Conservation Factor Map -- Age.



Map 4C.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Conservation Factor Map -- Structures Below Minimum Code.



Map 4D.

(To Wilson Yard Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Conservation Factor Map -- Inadequate Utilities.



Map 5.
(To Wilson Yard Redevelopment Project Area Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Land Acquisition -- Overview Map.



*Exhibit "B".
(To Ordinance)*

*Community Development Commission Of
The City Of Chicago*

Resolution 01-CDC-33

Recommending To

*The City Council Of
The City Of Chicago*

For The Proposed

Wilson Yard Redevelopment Project Area:

Approval Of A Redevelopment Plan,

Designation Of A Redevelopment Project Area

And

Adoption Of Tax Increment Allocation Financing.

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (the "Act"); and

Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Wilson Yard area, the street boundaries of which are described on (Sub)Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment

allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has previously presented to the Commission for its review the:

Wilson Yard Redevelopment Plan and Project Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project (the "Plan"); and

Whereas, A public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on February 22, 2001 at 7:00 P.M. at Truman College, 1145 West Wilson Avenue, Chicago, Illinois being a date not less than fourteen (14) business days before the mailing of the notice of the hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Development given on February 6, 2001 being a date not less than fifteen (15) days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan was made available for public inspection and review prior to the adoption by the Commission of Resolution 01-CDC-18 on March 13, 2001 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing by publication was given at least twice, the first (1st) publication being on April 11, 2001, a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second (2nd) publication being on April 18, 2001 both in the *Chicago Sun-Times* being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on April 16, 2001, being a date not less than ten (10) days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and

Whereas, A good faith effort was made to give notice of the Hearing by mail to all residents of the Area by, at a minimum, giving notice by mail to each residential address locate in the Area, which to the extent necessary to effectively communicate such notice was given in English and in the predominant language of residents of the Area other than English on April 16, 2001, being a date not less than ten (10) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on March 15, 2001 being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on March 15, 2001, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on May 8, 2001 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Board meeting was convened on March 30, 2001 at 10:00 A.M. (being a date at least fourteen (14) days after the mailing of the notice to all taxing districts on March 15, 2001) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area and other matters properly before it, if any, all in accordance with Section 5/11-74.4-5(b) of the Act; and

Whereas, The Commission has reviewed the Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Area as a redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years;

d. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and

e. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

[(Sub)Exhibit "A" referred to in this Resolution 00-CDC-33
constitutes Exhibit "D" to the ordinance and is
printed on page 62430 of this Journal.]

Exhibit "C".
(To Ordinance)

Legal Description Of Area.

Wilson Yard Redevelopment Area.

All that part of Sections 16 and 17 in Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the west line of North Magnolia Avenue with the north line of West Wilson Avenue; thence east along said north line of West Wilson Avenue to the east line of Lot 49 in Sheridan Drive Subdivision in the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 49 being also the west line of the alley east of North Magnolia Avenue; thence north along said west line of the alley east of North Magnolia Avenue to the westerly extension of the north line of the south 10 feet of Lot 20 in said Sheridan Drive Subdivision; thence east along said westerly extension and the north line of the south 10 feet of said Lot 20 in Sheridan Drive Subdivision to the west line of North Racine Avenue; thence north along said west line of North Racine Avenue to the north line of West Leland Avenue; thence east along said north line of West Leland Avenue to the southerly extension of the east line of Lots 4 through 19, inclusive, in the resubdivision of Lots 206 to 227, inclusive, and the vacated alley adjoining said Lots 206 to 227 of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lots 4 through 19, inclusive, in the resubdivision of Lots 206 to 227 being also the west line of the Chicago Transit Authority right-of-way; thence north along said west line of the Chicago Transit Authority right-of-way to the south line of West Lawrence Avenue; thence east along said south line of West Lawrence Avenue to the west line of Lot 159 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said west line of Lot 159 being also the east line of the alley west of North Winthrop Avenue; thence south along said east line of the alley west of North Winthrop Avenue to the south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision in the west half of

the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision and along the easterly extension thereof to the east line of North Winthrop Avenue; thence south along said east line of North Winthrop Avenue to the south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision to the east line thereof, said east line of Lot 6 being also the west line of the alley west of North Kenmore Avenue; thence north along said west line of the alley west of North Kenmore Avenue to the westerly extension of the south line of Lot 102 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 102 in William Deering's Surrenden Subdivision and along the easterly extension thereof, and along the south line of Lot 99 in said William Deering's Surrenden Subdivision and along the easterly extension thereof to the west line of Lots 2 and 3 in said William Deering's Surrenden Subdivision, said west line of Lots 2 and 3 in William Deering's Surrenden Subdivision being also the east line of the alley west of North Sheridan Road; thence south along said east line of the alley west of North Sheridan Road to the south line of Lot 8 in said William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 8 in William Deering's Surrenden Subdivision to the west line of North Sheridan Road; thence north along said west line of North Sheridan Road to the westerly extension of the south line of Lot 3 in Herdienthofflund & Carson's Subdivision of the south 6 acres of the north 10 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lot 3 being also the north line of West Lakeside Avenue; thence east along said westerly extension and along the north line of West Lakeside Avenue to the northerly extension of the east line of Lot 20 in Horace A. Goodrich's Subdivision of the south 10 rods of the north 30 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 20 in Horace A. Goodrich's Subdivision and along, the east line of Lot 21 in said Horace A. Goodrich's Subdivision and along the southerly extension thereof and along the

east line of Lot 20 in J. A. W. Rees' Subdivision of the south 10 rods of the north 40 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the east line of Lot 21 in said J. A. W. Rees' Subdivision to the north line of West Leland Avenue; thence east along said north line of West Leland Avenue to the east line of North Clarendon Avenue; thence south along said east line of North Clarendon Avenue to the south line of West Wilson Avenue; thence west along said south line of West Wilson Avenue to the west line of the east 19 feet of Lot 3 in Christian Kurz's Resubdivision of Lots 5 and 6 in Rufus C. Hall's Subdivision in the southeast quarter of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 19 feet of Lot 3 in Christian Kurz's Resubdivision a distance of 79.336 feet, more or less, to a north line of the parcel of property bearing Permanent Index Number 14-17-221-032; thence west along said north line of the parcel of property bearing Permanent Index Number 14-17-221-032 to the east line of Lot 2 in said Christian Kurz's Resubdivision; thence south along said east line of Lot 2 in Christian Kurz's Resubdivision and along the southerly extension thereof to the centerline of the vacated alley lying south of and adjoining Lots 2 through 6, inclusive, in said Christian Kurz's Resubdivision; thence east along said centerline of the vacated alley lying south of and adjoining Lots 2 through 6, inclusive, in Christian Kurz's Resubdivision to the northerly extension of the west line of that part of Lot 1 in Christian Kurz's Resubdivision bearing Permanent Index Number 14-17-221-029; thence south along said northerly extension and the west line of that part of Lot 1 in Christian Kurz's Resubdivision bearing Permanent Index Number 14-17-221-029 to the south line of said Lot 1 in Christian Kurz's Resubdivision; thence east along said south line of Lot 1 in Christian Kurz's Resubdivision to the west line of the east 59.6 feet of Lot 9 in H. J. Wallingford's Subdivision of the 15 rods south of and adjacent to the north 95 rods in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 59.6 feet of Lot 9 in H. J. Wallingford's Subdivision to the north line of West Windsor Avenue; thence east along said north line of West Windsor Avenue to the northerly extension of the west line of Lot 3 in A. L. Bletch's Subdivision of all of Lot 11 and (except the west 40.865 feet thereof) of Lot 12 in H. J. Wallingford's Subdivision of the 15 rods south of and adjacent to the north 95 rods in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 3 in A. L. Bletch's Subdivision to the north line of Lot 1 in A. T. Galt's Sheridan Road Subdivision in the east half of the northeast quarter of Section 17, Township 40

North, Range 14 East of the Third Principal Meridian; thence east along said north line of Lot 1 in A. T. Galt's Sheridan Road Subdivision and along the easterly extension thereof to the east line of North Clarendon Avenue; thence south along said east line of North Clarendon Avenue to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the west line of Lot 15 in Block 2 of John N. Young's Subdivision of Lot 1 and the vacated half of the street north of and adjacent to said Lot 1 in the Superior Court Partition of the south 10 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 15 in Block 2 of John N. Young's Subdivision to the north line of said Lot 15; thence east along said north line of Lot 15 in Block 2 of John N. Young's Subdivision to the southerly extension of the centerline of the 10 foot private alley lying west of and adjoining Lot 10 in said Block 2 of John N. Young's Subdivision; thence north along said southerly extension and the centerline of the 10 foot private alley lying west of and adjoining Lot 10 in Block 2 of John N. Young's Subdivision to the south line of West Agatite Avenue; thence west along said south line of West Agatite Avenue to the east line of North Sheridan Road; thence south along said east line of North Sheridan Road to the easterly extension of the south line of the parcel of property bearing Permanent Index Number 14-17-403-023, said property being part of Lot 3 and all of Lot 2 in Block 2 of Buena Park Subdivision of part of Inglehart's Subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of the parcel of property bearing Permanent Index Number 14-17-403-023 and along the westerly extension thereof to the east line of Lot 44 in aforesaid Block 2 of Buena Park Subdivision, said east line of Lot 44 being also the west line of the alley east of North Kenmore Avenue; thence north along said west line of the alley east of North Kenmore Avenue to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the east line of Lot 287 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 287 in William Deering's Surrenden Subdivision being also the west line of North Clifton Avenue; thence north along said southerly extension and the east line of Lot 287 in William Deering's Surrenden Subdivision to the north line of said Lot 287, said north line of Lot 287 being also the south line of the alley north of West Montrose Avenue; thence west along said south line of the alley north of West Montrose Avenue to the west line of Lot 290 in said William Deering's Surrenden Subdivision, said west line of Lot 290 being also the east

line of the alley east of North Racine Avenue; thence south along said east line of the alley east of North Racine Avenue and along the southerly extension thereof to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the east line of Lot 12 in the subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 12 being also the west line of North Racine Avenue; thence north along said southerly extension and along the west line of North Racine Avenue to the south line of the north 10 feet of Lot 4 in said subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said south line of the north 10 feet of Lot 4 in said subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the west line of said Lot 4, said west line of Lot 4 being also the east line of the alley east of North Magnolia Avenue; thence south along said east line of the alley east of North Magnolia Avenue to the easterly extension of the south line of Lot 17 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 17 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the east line of North Magnolia Avenue; thence south along said east line of North Magnolia Avenue to the easterly extension of the north line of the south 20 feet of Lot 34 in said subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the north line of the south 20 feet of Lot 34 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the westerly extension thereof to the east line of Lot 39 in the subdivision of the south quarter of the east half of the northwest quarter, except the east 569.25 feet thereof, of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 39 being also the west line of the alley west of North Magnolia Avenue; thence north along said west line of the alley west of North Magnolia Avenue to the westerly extension of the north line of the south 2 feet of Lot 30 in aforesaid subdivision of the west

370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the north line of the south 2 feet of Lot 30 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the north line of the south 20 feet of Lot 28 in said subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said north line of the south 20 feet of Lot 28 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the westerly extension thereof to the east line of Lot 45 in aforesaid subdivision of the south quarter of the east half of the northwest quarter, except the east 569.25 feet thereof of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 45 being also the west line of the alley west of North Magnolia Avenue; thence north along said west line of the alley west of North Magnolia Avenue to the north line of West Sunnyside Avenue; thence east along said north line of West Sunnyside Avenue to the east line of Lot 37 in Sheridan Drive Subdivision in the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 37 being also the west line of the alley east of North Magnolia Avenue; thence north along said west line of the alley east of North Magnolia Avenue to the south line of Lot 46 in said Sheridan Drive Subdivision; thence west along said south line of Lot 46 in Sheridan Drive Subdivision and along the westerly extension thereof to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the point of beginning at the north line of West Wilson Avenue, all in the City of Chicago, Cook County, Illinois.

Exhibit "D"
(To Ordinance)

Street Location Of Wilson Yard Redevelopment Project Area.

The Wilson Yard Redevelopment Project Area is generally bounded by West Lawrence Avenue and West Leland Avenue on the north, North Clarendon Avenue on the east, West Montrose Avenue on the south, and North Racine Avenue and North Magnolia Avenue on the west.

DESIGNATION OF WILSON YARD REDEVELOPMENT PROJECT
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, June 27, 2001.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Wilson Yard Redevelopment Project Area as a redevelopment project area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the Committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Olivo, Burke, Coleman, T. Thomas, L. Thomas, Murphy, Rugai, Troutman, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Wilson Yard Tax Increment Financing Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, A public meeting ("Public Meeting") was held pursuant to the requirements of Section 5/11-74.4-6(e) of the Act on February 22, 2001 at 7:00 P.M. at Truman College, 1145 West Wilson Avenue, Chicago, Illinois; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning March 8, 2001, which was prior to the time scheduled for the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 01-CDC-18 on March 13, 2001 accepting the Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on March 19, 2001, which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-18 to: (i) persons who reside in the zip code area(s) contained in whole or in part in the proposed Area and are registered interested persons for such Area, and (ii) organizations that are registered interested persons for such Area; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") (a) was convened upon the provision of due notice on March 30, 2001 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on May 8, 2001; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 01-CDC-33, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, The City Council has heretofore approved, the Plan, which was identified in an ordinance of the City of Chicago, Illinois, approving a Redevelopment Plan for the Wilson Yard Tax Increment Financing Redevelopment Project Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act;

c. if the Area is qualified as a "conservation area", the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may

become a blighted area.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance
printed on page 62441 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

Legal Description Of Area.

Wilson Yard Redevelopment Area.

All that part of Sections 16 and 17 in Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the west line of North Magnolia Avenue with the north line of West Wilson Avenue; thence east along said north line of West Wilson Avenue to the east line of Lot 49 in Sheridan Drive Subdivision in the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 49 being also the west line of the alley east of North Magnolia Avenue; thence north along said west line of the alley east of North Magnolia Avenue to the westerly extension of the north line of the south 10 feet of Lot 20 in said Sheridan Drive Subdivision; thence east

along said westerly extension and the north line of the south 10 feet of said Lot 20 in Sheridan Drive Subdivision to the west line of North Racine Avenue; thence north along said west line of North Racine Avenue to the north line of West Leland Avenue; thence east along said north line of West Leland Avenue to the southerly extension of the east line of Lots 4 through 19, inclusive, in the resubdivision of Lots 206 to 227, inclusive, and the vacated alley adjoining said Lots 206 to 227 of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lots 4 through 19, inclusive, in the resubdivision of Lots 206 to 227 being also the west line of the Chicago Transit Authority right-of-way; thence north along said west line of the Chicago Transit Authority right-of-way to the south line of West Lawrence Avenue; thence east along said south line of West Lawrence Avenue to the west line of Lot 159 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said west line of Lot 159 being also the east line of the alley west of North Winthrop Avenue; thence south along said east line of the alley west of North Winthrop Avenue to the south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision and along the easterly extension thereof to the east line of North Winthrop Avenue; thence south along said east line of North Winthrop Avenue to the south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision to the east line thereof, said east line of Lot 6 being also the west line of the alley west of North Kenmore Avenue; thence north along said west line of the alley west of North Kenmore Avenue to the westerly extension of the south line of Lot 102 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 102 in William Deering's Surrenden Subdivision and along the easterly extension thereof, and along the south line of Lot 99 in said William Deering's Surrenden Subdivision and along the easterly extension thereof to the west line of Lots 2 and 3 in said William Deering's Surrenden Subdivision, said west line of Lots 2 and 3 in William Deering's Surrenden Subdivision being also the east line of the alley west of North Sheridan Road; thence south along said east line of the alley west of North Sheridan Road to the south line of Lot 8 in said William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east

along said south line of Lot 8 in William Deering's Surrenden Subdivision to the west line of North Sheridan Road; thence north along said west line of North Sheridan Road to the westerly extension of the south line of Lot 3 in Herdienhofflund & Carson's Subdivision of the south 6 acres of the north 10 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lot 3 being also the north line of West Lakeside Avenue; thence east along said westerly extension and along the north line of West Lakeside Avenue to the northerly extension of the east line of Lot 20 in Horace A. Goodrich's Subdivision of the south 10 rods of the north 30 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 20 in Horace A. Goodrich's Subdivision and along, the east line of Lot 21 in said Horace A. Goodrich's Subdivision and along the southerly extension thereof and along the east line of Lot 20 in J. A. W. Rees' Subdivision of the south 10 rods of the north 40 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the east line of Lot 21 in said J. A. W. Rees' Subdivision to the north line of West Leland Avenue; thence east along said north line of West Leland Avenue to the east line of North Clarendon Avenue; thence south along said east line of North Clarendon Avenue to the south line of West Wilson Avenue; thence west along said south line of West Wilson Avenue to the west line of the east 19 feet of Lot 3 in Christian Kurz's Resubdivision of Lots 5 and 6 in Rufus C. Hall's Subdivision in the southeast quarter of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 19 feet of Lot 3 in Christian Kurz's Resubdivision a distance of 79.336 feet, more or less, to a north line of the parcel of property bearing Permanent Index Number 14-17-221-032; thence west along said north line of the parcel of property bearing Permanent Index Number 14-17-221-032 to the east line of Lot 2 in said Christian Kurz's Resubdivision; thence south along said east line of Lot 2 in Christian Kurz's Resubdivision and along the southerly extension thereof to the centerline of the vacated alley lying south of and adjoining Lots 2 through 6, inclusive, in said Christian Kurz's Resubdivision; thence east along said centerline of the vacated alley lying south of and adjoining Lots 2 through 6, inclusive, in Christian Kurz's Resubdivision to the northerly extension of the west line of that part of Lot 1 in Christian Kurz's Resubdivision bearing Permanent Index Number 14-17-221-029; thence south along said northerly extension and the west line of that part of Lot 1 in Christian Kurz's Resubdivision bearing Permanent Index Number 14-17-221-029 to the south line of said Lot 1 in Christian Kurz's Resubdivision; thence east along said south line of Lot 1 in Christian Kurz's Resubdivision to the west line of the east 59.6 feet of Lot 9 in H. J. Wallingford's Subdivision of the 15 rods south of and adjacent to the north 95 rods in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence

south along said west line of the east 59.6 feet of Lot 9 in H. J. Wallingford's Subdivision to the north line of West Windsor Avenue; thence east along said north line of West Windsor Avenue to the northerly extension of the west line of Lot 3 in A. L. Bletch's Subdivision of all of Lot 11 and (except the west 40.865 feet thereof) of Lot 12 in H. J. Wallingford's Subdivision of the 15 rods south of and adjacent to the north 95 rods in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 3 in A. L. Bletch's Subdivision to the north line of Lot 1 in A. T. Galt's Sheridan Road Subdivision in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said north line of Lot 1 in A. T. Galt's Sheridan Road Subdivision and along the easterly extension thereof to the east line of North Clarendon Avenue; thence south along said east line of North Clarendon Avenue to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the west line of Lot 15 in Block 2 of John N. Young's Subdivision of Lot 1 and the vacated half of the street north of and adjacent to said Lot 1 in the Superior Court Partition of the south 10 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 15 in Block 2 of John N. Young's Subdivision to the north line of said Lot 15; thence east along said north line of Lot 15 in Block 2 of John N. Young's Subdivision to the southerly extension of the centerline of the 10 foot private alley lying west of and adjoining Lot 10 in said Block 2 of John N. Young's Subdivision; thence north along said southerly extension and the centerline of the 10 foot private alley lying west of and adjoining Lot 10 in Block 2 of John N. Young's Subdivision to the south line of West Agatite Avenue; thence west along said south line of West Agatite Avenue to the east line of North Sheridan Road; thence south along said east line of North Sheridan Road to the easterly extension of the south line of the parcel of property bearing Permanent Index Number 14-17-403-023, said property being part of Lot 3 and all of Lot 2 in Block 2 of Buena Park Subdivision of part of Inglehart's Subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of the parcel of property bearing Permanent Index Number 14-17-403-023 and along the westerly extension thereof to the east line of Lot 44 in aforesaid Block 2 of Buena Park Subdivision, said east line of Lot 44 being also the west line of the alley east of North Kenmore Avenue; thence north along said west line of the alley east of North Kenmore Avenue to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the east line of Lot 287 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 287 in William Deering's Surrenden Subdivision being also the west line

of North Clifton Avenue; thence north along said southerly extension and the east line of Lot 287 in William Deering's Surrenden Subdivision to the north line of said Lot 287, said north line of Lot 287 being also the south line of the alley north of West Montrose Avenue; thence west along said south line of the alley north of West Montrose Avenue to the west line of Lot 290 in said William Deering's Surrenden Subdivision, said west line of Lot 290 being also the east line of the alley east of North Racine Avenue; thence south along said east line of the alley east of North Racine Avenue and along the southerly extension thereof to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the east line of Lot 12 in the subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 12 being also the west line of North Racine Avenue; thence north along said southerly extension and along the west line of North Racine Avenue to the south line of the north 10 feet of Lot 4 in said subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said south line of the north 10 feet of Lot 4 in said subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the west line of said Lot 4, said west line of Lot 4 being also the east line of the alley east of North Magnolia Avenue; thence south along said east line of the alley east of North Magnolia Avenue to the easterly extension of the south line of Lot 17 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 17 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the east line of North Magnolia Avenue; thence south along said east line of North Magnolia Avenue to the easterly extension of the north line of the south 20 feet of Lot 34 in said subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the north line of the south 20 feet of Lot 34 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the westerly extension thereof to the east line of Lot 39 in the subdivision of the south quarter of the east half of the northwest quarter, except the east 569.25 feet thereof, of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 39 being also the west line of the alley west of North Magnolia Avenue; thence north along said west line of the alley west of North Magnolia Avenue to the westerly extension of

the north line of the south 2 feet of Lot 30 in aforesaid subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the north line of the south 2 feet of Lot 30 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the north line of the south 20 feet of Lot 28 in said subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said north line of the south 20 feet of Lot 28 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the westerly extension thereof to the east line of Lot 45 in aforesaid subdivision of the south quarter of the east half of the northwest quarter, except the east 569.25 feet thereof of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 45 being also the west line of the alley west of North Magnolia Avenue; thence north along said west line of the alley west of North Magnolia Avenue to the north line of West Sunnyside Avenue; thence east along said north line of West Sunnyside Avenue to the east line of Lot 37 in Sheridan Drive Subdivision in the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 37 being also the west line of the alley east of North Magnolia Avenue; thence north along said west line of the alley east of North Magnolia Avenue to the south line of Lot 46 in said Sheridan Drive Subdivision; thence west along said south line of Lot 46 in Sheridan Drive Subdivision and along the westerly extension thereof to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the point of beginning at the north line of West Wilson Avenue, all in the City of Chicago, Cook County, Illinois.

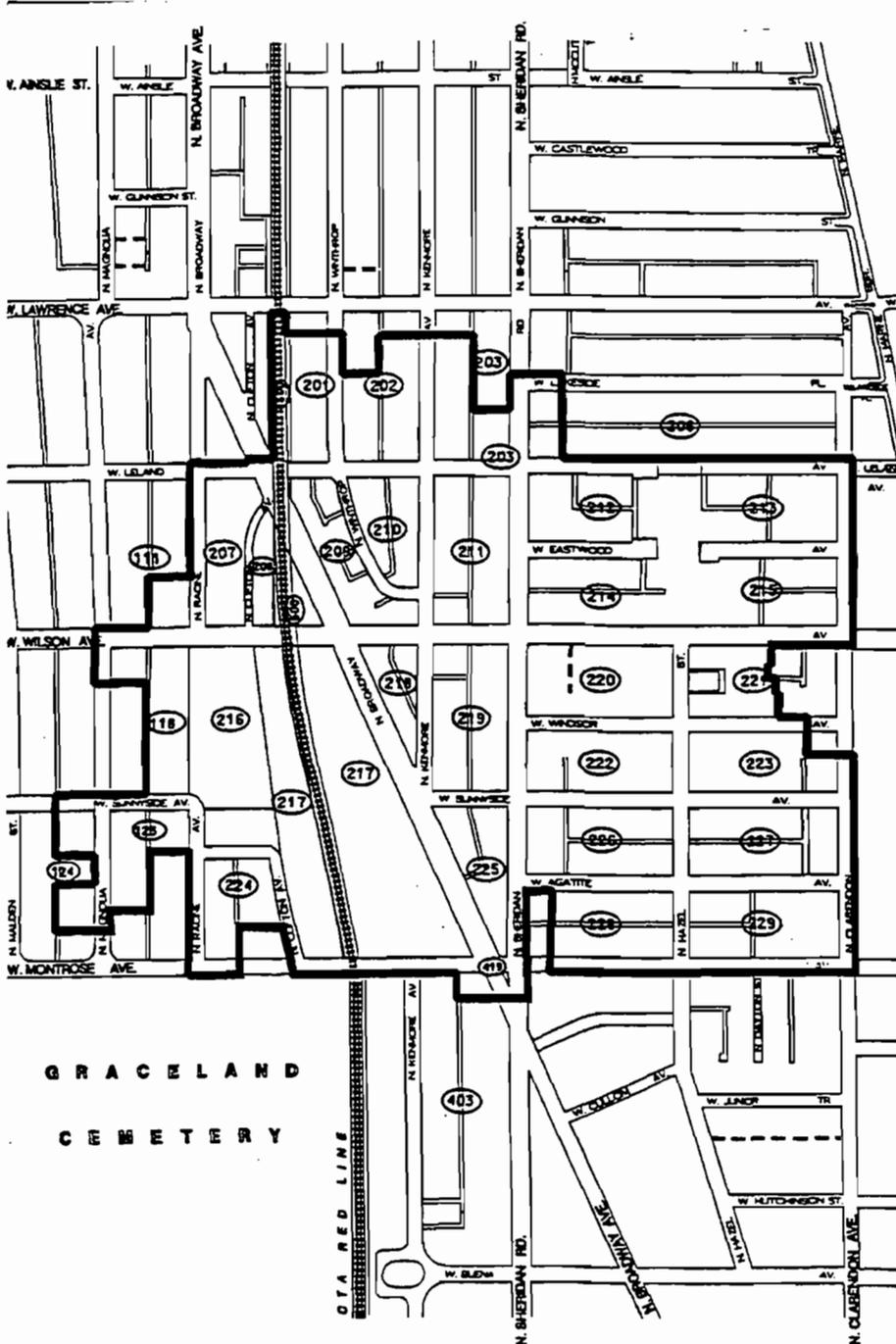
Exhibit "B".

Street Location Of Wilson Yard Redevelopment Project Area.

The Wilson Yard Redevelopment Project Area is generally bounded by West Lawrence Avenue and West Leland Avenue on the north, North Clarendon Avenue on the east, West Montrose Avenue on the south, and North Racine Avenue and North Magnolia Avenue on the west.

Exhibit "C".

Boundary Map.



CITY
OF
CHICAGO

PROPOSED
Wilson Yard
TAX
INCREMENT
FINANCE
DISTRICT

MAP 2
BOUNDARY
MAP

LEGEND

-  TIF BOUNDARY
-  BLOCK NUMBER*

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

October 2000

S. F. Friedman & Company
Real Estate Advisors and Environmental Consultants

Campbell Tiu Campbell, Inc.
Architects - Planners - Environmental Designers



ADOPTION OF TAX INCREMENT ALLOCATION FINANCING FOR
WILSON YARD REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, June 27, 2001.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance adopting tax increment financing for the Wilson Yard Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the Committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Wilson Yard Tax Increment Financing Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 01-CDC-33, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Wilson Yard Tax Increment Financing Redevelopment Project Area and has heretofore designated the Area as a redevelopment project area by passage of An Ordinance Of The City Of Chicago, Illinois, Designating The Wilson Yard Tax Increment Financing Redevelopment Project Area A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act and has otherwise complied with all other conditions precedent required by the Act; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. that portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City Treasurer who shall deposit said taxes into a special fund, hereby created, and designated the "Wilson Yard Tax Increment Financing Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 62451 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

Legal Description Of Area.

Wilson Yard Redevelopment Area.

All that part of Sections 16 and 17 in Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the west line of North Magnolia Avenue with the north line of West Wilson Avenue; thence east along said north line of West Wilson Avenue to the east line of Lot 49 in Sheridan Drive Subdivision in the northwest quarter of Section 17 Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 49 being also the west line of the alley east of North Magnolia Avenue; thence north along said west line of the alley east of North Magnolia Avenue to the westerly extension of the north line of the south 10 feet of Lot 20 in said Sheridan Drive Subdivision; thence east along said westerly extension and the north line of the south 10 feet of said Lot 20 in Sheridan Drive subdivision to the west line of North Racine Avenue; thence north along said west line of North Racine Avenue to the north line of West Leland Avenue, thence east along said north line of West Leland Avenue to the southerly extension of the east line of Lots 4 through 19, inclusive, in the resubdivision of Lots 206 to 227, inclusive, and the vacated alley adjoining said Lots 206 to 227 of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lots 4 through 19, inclusive, in the resubdivision of Lots 206 to 227 being also the west line of the Chicago transit authority right-of-way; thence north along said west line of the Chicago Transit Authority right-of-way to the south line of West Lawrence Avenue; thence east along said south line of West Lawrence Avenue to the west line of Lot 159 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said west line of Lot 159 being also the east line of the alley west of North Winthrop Avenue; thence south along said east line of the alley west of north Winthrop Avenue to the south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the

Third Principal Meridian; thence east along said south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Subdivision and along the easterly extension thereof to the east line of North Winthrop Avenue; thence south along said east line of North Winthrop Avenue to the south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision to the east line thereof, said east line of Lot 6 being also the west line of the alley west of north Kenmore Avenue; thence north along said west line of the alley west of North Kenmore Avenue to the westerly extension of the south line of Lot 102 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 102 in William Deering's Surrenden Subdivision and along the easterly extension thereof, and along the south line of Lot 99 in said William Deering's Surrenden Subdivision and along the easterly extension thereof to the west line of Lots 2 and 3 in said William Deering's Surrenden Subdivision, said west line of Lots 2 and 3 in William Deering's Surrenden Subdivision being also the east line of the alley west of North Sheridan Road; thence south along said east line of the alley west of North Sheridan Road to the south line of Lot 8 in said William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said south line of Lot 8 in William Deering's Surrenden Subdivision to the west line of North Sheridan Road; thence north along said west line of North Sheridan Road to the westerly extension of the south line of Lot 3 in Herdienthofflund & Carson's Subdivision of the south six acres of the north ten acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lot 3 being also the north line of West Lakeside Avenue; thence east along said westerly extension and along the north line of West Lakeside Avenue to the northerly extension of the east line of Lot 20 in Horace A. Goodrich's Subdivision of the south 10 rods of the north 30 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 20 in Horace A. Goodrich's Subdivision and along the east line of Lot 21 in said Horace A. Goodrich's Subdivision and along the southerly extension thereof and along the east line of Lot 20 in J. A. W. Rees Subdivision of the south 10 rods of the north 40 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range

14 East of the Third Principal Meridian and along the east line of Lot 21 in said J. A. W. Rees Subdivision to the north line of West Leland Avenue; thence east along said north line of West Leland Avenue to the east line of north Clarendon Avenue; thence south along said east line of North Clarendon Avenue to the south line of West Wilson Avenue; thence west along said south line of West Wilson Avenue to the west line of the east 19 feet of Lot 3 in Christian Kurz's Resubdivision of Lots 5 and 6 in Rufus C. Hall's Subdivision in the southeast quarter of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 19 feet of Lot 3 in Christian Kurz's Resubdivision a distance of 79.336 feet, more or less, to a north line of the parcel of property bearing Permanent Index Number 14-17-221-032; thence west along said north line of the parcel of property bearing PIN 14-17-221-032 to the east line of Lot 2 in said Christian Kurz's Resubdivision; thence south along said east line of Lot 2 in Christian Kurz's Resubdivision and along the southerly extension thereof to the centerline of the vacated alley lying south of and adjoining Lots 2 through 6, inclusive, in said Christian Kurz's Resubdivision; thence east along said centerline of the vacated alley lying south of and adjoining Lots 2 through 6, inclusive, in Christian Kurz's Resubdivision to the northerly extension of the west line of that part of Lot 1 in Christian Kurz's Resubdivision bearing Permanent Index Number 14-17-221-029; thence south along said northerly extension and the west line of that part of Lot 1 in Christian Kurz's Resubdivision bearing Permanent Index Number 14-17-221-029 to the south line of said Lot 1 in Christian Kurz's Resubdivision; thence east along said south line of Lot 1 in Christian Kurz's Resubdivision to the west line of the east 59.6 feet of Lot 9 in H. J. Wallingford's Subdivision of the 15 rods south of and adjacent to the north 95 rods in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said west line of the east 59.6 feet of Lot 9 in H. J. Wallingford's Subdivision to the north line of West Windsor Avenue; thence east along said north line of West Windsor Avenue to the northerly extension of the west line of Lot 3 in A. L. Bletch's Subdivision of all of Lot 11 and (except the west 40.865 feet thereof) of Lot 12 in H. J. Wallingford's Subdivision of the 15 rods south of and adjacent to the north 95 rods in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 3 in A. L. Bletch's Subdivision to the north line of Lot 1 in A. T. Galt's Sheridan Road Subdivision in the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third

Principal Meridian; thence east along said north line of Lot 1 in A. T. Galt's Sheridan Road Subdivision and along the easterly extension thereof to the east line of North Clarendon Avenue; thence south along said east line of North Clarendon Avenue to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the west line of Lot 15 in Block 2 of John N. Young's Subdivision of Lot 1 and the vacated half of the street north of and adjacent to said Lot 1 in the Superior Court Partition of the south 10 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 15 in Block 2 of John N. Young's Subdivision to the north line of said Lot 15; thence east along said north line of Lot 15 in Block 2 of John N. Young's Subdivision to the southerly extension of the centerline of the 10 foot private alley lying west of and adjoining Lot 10 in said Block 2 of John N. Young's Subdivision; thence north along said southerly extension and the centerline of the 10 foot private alley lying west of and adjoining Lot 10 in Block 2 of John N. Young's Subdivision to the south line of West Agatite Avenue; thence west along said south line of West Agatite Avenue to the east line of North Sheridan Road; thence south along said east line of North Sheridan Road to the easterly extension of the south line of the parcel of property bearing Permanent Index Number 14-17-403-023, said property being part of Lot 3 and all of Lot 2 in Block 2 of Buena Park Subdivision of part of Inglehart's Subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of the parcel of property bearing Permanent Index Number 14-17-403-023 and along the westerly extension thereof to the east line of Lot 44 in aforesaid Block 2 of Buena Park Subdivision, said east line of Lot 44 being also the west line of the alley east of North Kenmore Avenue; thence north along said west line of the alley east of North Kenmore Avenue to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the east line of Lot 287 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 287 in William Deering's Surrenden Subdivision being also the west line of North Clifton Avenue; thence north along said southerly extension and the east line of Lot 287 in William Deering's Surrenden Subdivision to the north line of said Lot 287, said north line of Lot 287 being also the south line of the alley north of West Montrose Avenue; thence west along said south line of the alley north of West Montrose Avenue to the west line of Lot 290 in said William Deering's Surrenden Subdivision, said west line of Lot 290 being also the east line of the alley east of

North Racine Avenue; thence south along said east line of the alley east of North Racine Avenue and along the southerly extension thereof to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the southerly extension of the east line of Lot 12 in the subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 12 being also the west line of North Racine Avenue; thence north along said southerly extension and along the west line of North Racine Avenue to the south line of the north 10 feet of Lot 4 in said subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said south line of the north 10 feet of Lot 4 in said subdivision of the east 199 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the west line of said Lot 4, said west line of Lot 4 being also the east line of the alley east of North Magnolia Avenue; thence south along said east line of the alley east of North Magnolia Avenue to the easterly extension of the south line of Lot 17 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 17 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian to the east line of North Magnolia Avenue; thence south along said east line of North Magnolia Avenue to the easterly extension of the north line of the south 20 feet of Lot 34 in said subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the north line of the south 20 feet of Lot 34 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the westerly extension thereof to the east line of Lot 39 in the subdivision of the south quarter of the east half of the northwest quarter, except the east 569.25 feet thereof, of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 39 being also the west line of the alley west of North Magnolia Avenue; thence north along said west line of the alley west of North Magnolia Avenue to the westerly extension of the north line of the south 2 feet of Lot 30 in aforesaid subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the north line of the south 2 feet of Lot 30 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40

North, Range 14 East of the Third Principal Meridian to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the north line of the south 20 feet of Lot 28 in said subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said north line of the south 20 feet of Lot 28 in the subdivision of the west 370.25 feet of the east 569.25 feet of the south quarter of the east half of the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian and along the westerly extension thereof to the east line of Lot 45 in aforesaid subdivision of the south quarter of the east half of the northwest quarter, except the east 569.25 feet thereof of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 45 being also the west line of the alley west of North Magnolia Avenue; thence north along said west line of the alley west of North Magnolia Avenue to the north line of West Sunnyside Avenue; thence east along said north line of West Sunnyside Avenue to the east line of Lot 37 in Sheridan Drive Subdivision in the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 37 being also the west line of the alley east of North Magnolia Avenue; thence north along said west line of the alley east of North Magnolia Avenue to the south line of Lot 46 in said Sheridan Drive Subdivision; thence west along said south line of Lot 46 in Sheridan Drive Subdivision and along the westerly extension thereof to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the point of beginning at the north line of West Wilson Avenue, all in the City of Chicago, Cook County, Illinois.

Exhibit "B".

Street Location Of Wilson Yard Redevelopment Project Area.

The Wilson Yard Redevelopment Project Area is generally bounded by West Lawrence Avenue and West Leland Avenue on the north, North Clarendon Avenue on the east, West Montrose Avenue on the south, and North Racine Avenue and North Magnolia Avenue on the west.

