

CITY OF CHICAGO

47TH AND KING DRIVE REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCE PROGRAM

REDEVELOPMENT PLAN AND PROJECT

CITY OF CHICAGO
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THIS REDEVELOPMENT PLAN IS SUBJECT TO REVIEW, COMMENTS AND REVISION

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REDEVELOPMENT PLAN AND PROJECT FOR 47TH AND KING DRIVE REDEVELOPMENT PROJECT AREA TAX INCREMENT FINANCING PROGRAM

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I. INTRODUCTION

Louik/Schneider & Associates, Inc. and its subconsultants (Ernest R. Sawyer Enterprises, Inc.; The Lambert Group; Noitam, Inc. and Thompson Dyke & Associates, Ltd.) have been retained by the City of Chicago (the "City") to develop a Redevelopment Plan and Project for the proposed redevelopment area known as 47th and King Drive in Chicago, Illinois (the "Redevelopment Project Area"). The Redevelopment Project Area is located on the south side of the City, approximately four miles from the central business district. The Redevelopment Project Area is 570 acres and is generally bounded by Pershing Road (3900 South) on the north, 51st Street (5100 South) on the south, State Street (00 East and 00 West) on the west, and by Dr. Martin Luther King, Jr. Drive ("King Drive") (400 East), Vincennes Avenue (700 East), Saint Lawrence Avenue (600 East), and Forrestville Avenue (526 East) on the east (see Appendix - Map 1 - *Project Boundary*).

The purpose of the 47th and King Drive Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project ("the Plan") is to create a mechanism to allow planning and financing of community improvements, especially within its residential and commercial areas.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider & Associates, Inc.; Ernest R. Sawyer Enterprises, Inc.; The Lambert Group; Noitam, Inc. and Thompson Dyke & Associates, Ltd. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (1996 State Bar Edition), as amended (the "Act"). Louik/Schneider & Associates, Inc. has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the information necessary for the Plan and the related Eligibility Study to comply with the Act.

II. REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Redevelopment Project Area is located in the Douglas and Grand Boulevard Community Areas. It comprises approximately 570 acres and includes 90 (full and partial) blocks on which there are 2,597 parcels and 1,235 buildings. The Redevelopment Project Area is generally bounded by Pershing Road (3900 South) on the north, 51st Street (5100 South) on the south, State Street (00 East and 00 West) on the west, and by Dr. Martin Luther King Drive (400 East), Vincennes Avenue (700 East), Saint Lawrence Avenue (600 East) and Forrestville Avenue (526 East) on the east (see Appendix - Map 1 - *Redevelopment Project Boundary*). The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to be substantially benefited by the Plan.

The Redevelopment Project Area is well suited for residential development on non-arterial streets and mixed commercial and residential development along main arterials. Its close proximity to an excellent local and regional transportation network makes the area accessible to shoppers and residents. The Redevelopment Project Area is two blocks east of the Dan Ryan Expressway (I-94) and four blocks west of Lake Shore Drive, which access the Kennedy Expressway (I-94), the Stevenson Expressway (I-55) and the Eisenhower Expressway (I-290).

The Redevelopment Project Area is also well served by public transportation. The Chicago Transit Authority ("CTA") bus routes that service the Redevelopment Project Area directly are the #39 Pershing, #43 (43rd Street), #47 (47th Street), #51 (51st Street), #4 Cottage Grove, #3 King (King Drive) and the #29 State (State Street) buses. The CTA Green Line elevated train runs through the Redevelopment Project Area between Prairie and Calumet Avenues with stations at Indiana (40th Street), 43rd Street, 47th Street and 51st Street. The CTA Red Line elevated train runs adjacent to the western boundary of the Redevelopment Project Area along the Dan Ryan Expressway with a station at 47th Street.

The legal description of the Redevelopment Project Area was prepared by the survey company Environmental Design Associates and is attached to this Plan as Exhibit 1 - *Legal Description*.

A. EXISTING LAND USE

The Redevelopment Project Area is primarily a residential community with mixed-use residential plus commercial uses located on the main arterials. There are smaller commercial, institutional and industrial uses scattered throughout the area (see Map 2 - *Existing Land Use*).

The residential structures range from single-family homes to a large multi-unit apartment complex. The majority of the residential structures are two- and three-story multi-unit buildings. The largest concentration of residential rental units is in the Rosenwald Apartment Complex (originally known as the Michigan Avenue Complex Apartments). The Rosenwald building, constructed in 1929, covers the majority of a square block between 46th and 47th Streets from Michigan Avenue to Wabash Avenue. Originally constructed to house 421 rental units, the five-story walkup, surrounded by four streets, was designed with eight separate entrances. The Redevelopment Project Area also includes high-rise senior housing as well as low-rise and high-rise Chicago Housing Authority buildings.

The heaviest concentrations of active commercial uses are located on the north and south sides of 41st Street between State and King Drive, on the north and south sides of 43rd Street between State and King Drive, and along the north and south sides of 47th Street between State and St. Lawrence. There are smaller commercial uses scattered throughout the entire Redevelopment Project Area.

Institutional land uses include schools, parks, churches and other institutional uses. The Redevelopment Project Area includes the following Chicago Public Schools: Farren Elementary School (5055 South State Street), McCorkle Elementary School (4421 South State Street), Mollison Elementary School (4415 South King Drive), Overton Elementary School (221 East 49th Street), and DuSable High School (4934 South Wabash Avenue). There are six Chicago Park District playlots in the Redevelopment Project Area – Aspen Playlot (4237-41 South Wabash Avenue), Birch Playlot (429 East 45th Street), Buckthorn Playlot (4345 S. Calumet Avenue), Harding Playlot (4912 South Calumet Avenue), Jackson Playlot (4319 South Indiana Avenue), and Poplar Playlot (4044-48 South Prairie Avenue).

The Redevelopment Project Area has numerous churches, representing various dominations. Churches and ancillary uses can be found throughout the Redevelopment Project Area.

There are a few industrial uses on Michigan Avenue between 40th and 41st Streets. These structures are dilapidated and deteriorated. They are inappropriately located and surrounded by residential uses.

B. DESCRIPTION OF CURRENT CONDITIONS

The Redevelopment Project Area consists of 90 (full and partial) blocks and 2,597 parcels. Although the Redevelopment Project Area covers approximately 570 acres of land, the area has significantly fewer developed parcels than the area was originally designed to hold. The Redevelopment Project Area is in need of major revitalization, which should include the

rehabilitation of existing buildings and the development of unimproved parcels. The Redevelopment Project Area is characterized by high numbers of:

- dilapidated and deteriorated buildings;
- vacant parcels;
- vacant and partially vacant buildings; and
- other deteriorating characteristics.

Many of the structures within the Redevelopment Project Area are in varying stages of deterioration. Over 97% of the structures are either deteriorated or dilapidated. Many of the structures have been poorly maintained throughout the years. Most were constructed in the early 1900s and many have antiquated building systems. They are severely deteriorated, and are functionally and economically obsolete. Twelve percent of buildings have visible signs of vacancy, such as boarded windows.

Except for the development of the 47th Street Cultural Center and Theater (Lou Rawls Theater), which also has substantial public funding, there has been very little new development by the private sector within the Redevelopment Project Area. In fact, the Lou Rawls Theater stands upon the site of the Regal Theater, constructed in 1927 and demolished in 1973, which remained vacant until the construction of the Lou Rawls Theater began in 1998. New construction has been limited to scattered replacement housing. Rehabilitation work has concentrated on the prominent structures along King Drive.

Over half of the parcels (approximately 132 acres) within the Redevelopment Project Area are vacant. These parcels have no structures and are covered with grass, gravel or stones. Many parcels have been vacant for years. Eighty-seven of the 90 blocks in the Redevelopment Project Area have at least one vacant lot; block vacancies range from one parcel to nearly all parcels.

Additional research from the City's Building Department indicates that the Redevelopment Project Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to December 2000, 110 permits for new construction or renovation were issued for 87 of the 1,235 buildings in the Redevelopment Project Area (7%). Of the 110 permits, 28 permits were for new construction (of 24 new buildings), representing 21.75% of monies spent on building projects in the area. Other permits were for rehabilitation (24 permits for 19 buildings), the

renovation or construction of CTA Stations (12 permits for 5 buildings), elevators (13 permits for 10 buildings), and garages (26 permits for 26 buildings). Of the total amount spent on projects in the Redevelopment Project Area during this time, 65.2% was used for public improvements including the renovations of various CTA Stations, constructions of the Lou Rawls Theater and improvements to DuSable High School. These limited improvements have stimulated neither private investment nor economic growth within or around the Redevelopment Project Area.

Number of Permits	Number of Buildings	Permit/Project Type	Permits Total	Percentage of Total Amount
4	1	Church	\$832,9000	2.22%
12	5	CTA Stations	\$9,783,350	26.05%
1	1	DuSable High School	\$1,000,000	2.66%
13	10	Elevator (Installations/Renovation)	\$515,980	1.37%
26	26	Garages	\$166,606	.44%
24	19	Rehabilitation	\$3,393,155	9.03%
28	24	New Construction (including foundations)	\$8,168,670	21.75%
2	1	47 th Street Cultural Center and Theater	\$13,700,000	36.47%
110	87		\$36,560,661	100.00%

From this data, together with the other eligibility factors, it can be reasonably concluded that the Redevelopment Project Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Redevelopment Project Area.

C. AREA HISTORY

The Douglas and Grand Boulevard area is rich in history. Chicago and the Douglas/Grand Boulevard neighborhoods tell amazing American stories of immigration, industrial development, cultural exchange and development and finally, racial and ethnic conflict.

Earliest use of the area was by Native Americans who marked a trail that became the modern-day Vincennes Avenue. White settlement came as a result of the development of the Illinois Central Railroad. The area has a minor connection to Illinois and Civil War politics: former Senator Stephen Douglas, who in the 1858 Senatorial campaign famously debated Abraham Lincoln, lived here and lent his name to the area. While the area was not the center of ethnic tensions at the time, Douglas was at the forefront of the slavery debate with Lincoln. Douglas supported the idea of popular sovereignty – that the people of new states of the union should decide by popular referendum if the state would be slave or free. That Douglas' namesake area later became an important African-American neighborhood is ironic.

The development of the area is a product of the struggle, optimism and disappointments of African-Americans who first arrived in the late 19th century to provide domestic service and labor for Irish and German-Jewish residents. During World War I, labor shortages in the North, combined with continued violence and oppression in the South, brought large numbers of African-Americans to the area. During the 1920s and 1930s, thousands of blacks, eager to escape their social and economic hardships, started new lives in Chicago.

African-American culture flourished, invigorated by the nationally-influential spirit of the Harlem Renaissance and W.E.B. DuBois's idea of the "Talented Tenth," which sought to form black artistic class culture into a classical tradition. The intersection of 47th Street and King Drive was, during much of the early 20th century, a bustling center of commerce and entertainment for the city's growing African-American population. International stars of African-American literary arts, music and visual arts frequented the area's clubs, restaurants and shops. Famous writers like Langston Hughes, Ama Bontemps and Richard Wright saw this neighborhood as an inspiration. Wright's novel *Native Son* is largely set in the area and reflects the sentiments and anxieties of the time.

The historic George C. Hall Library at 48th and Michigan Avenue serves as a storehouse for great works in African-American arts and letters. Streets bustled with patrons of jazz and blues clubs, birthplaces of the 'City Blues' tradition that was an urban extension of work songs that came north with the migrants. African-American entrepreneurs also enjoyed great success as the African-American population grew.

Despite hope and progress, the area has reflected physically and spiritually the tragedy of American race relations. The race riots of the "Red Summer of 1919" reflected the belief of many white Chicagoans that the growing African-American population should and must remain within the boundaries established for it. While this type of segregation allowed for the development of some African-American businesses and institutions, the lack of access to credit and resources hindered growth. Jobs disappeared. The housing infrastructure quickly

became overcrowded and dilapidated, and in the 1950s many homes were abandoned or destroyed for urban renewal and large-scale public housing projects. This created pockets of concentrated poverty as the economy of the South Side, and Chicago in general, deindustrialized during the ensuing decades.

In the 1950s and 1960s, the Robert Taylor Homes were constructed along the east side of State Street (outside the Redevelopment Project Area). This was a massive public housing project for the Grand Boulevard community and for the City. The Robert Taylor Homes contained over 4,000 units in 28 different buildings. Although the Robert Taylor Homes added residential units, the total number of residential units in the Douglas/Grand Boulevard Community Area has actually decreased in the last forty years. The total number of housing units for Grand Boulevard was 16,409 in 1990, down from 26,486 in 1960. The population of the area declined by almost 55%, from 80,036 in 1960 to 35,897 in 1990. During the 1970s, 1980s and 1990s, the historic Regal Theater and many other dilapidated structures were demolished.

While the area has become known for persistent poverty and crime, the spirit and culture of the residents remain. Many have worked tirelessly to create the resources and energy needed for the area's revival. In recent years, the proposed developments of the 47th Street Blues District and the 47th Street Cultural Center have sparked hope for a rebirth. The current cultural influences extend beyond jazz and blues to rap music and multi-media visual arts. With this wonderful cultural infrastructure and social capital, the Douglas/Grand Boulevard Community Area has an opportunity to set the cultural and economic agenda for the City and influence both the national and international scenes for years to come. The preservation of this cultural heritage will, in fact, celebrate Chicago's rich diversity.

D. 47TH/KING REDEVELOPMENT AREA

In 1997, part of the Redevelopment Project Area was designated by the Community Development Commission as the 47th and King Redevelopment Area. The 47th and King Redevelopment Area boundaries are East 45th Street on the north, East 51st Street on the south, Dr. Martin Luther King Drive on the east and the first alley west of Calumet Avenue on the west. In the Report to the Community Development Commission on the 47th/King Drive Redevelopment Plan, the revitalization strategy is "to support the development of a mixed-income community." The report encourages existing business owners and residents to seek financial assistance in order to rehabilitate, repair and maintain their properties. It also encourages developers to achieve quality designs that are both functional and aesthetically significant.

In 1998, the 47th and King Redevelopment Area was amended to include "the lot north of East 45th Street, east of King Drive, west of the alley (east of South Vincennes Avenue) and south of Irving Mollison Elementary School, 4415 South Dr. Martin Luther King Drive." Amendment No. 1 to the 47th/King Drive Redevelopment Plan was added to "provide the community and the City the opportunity to redevelop this dilapidated property into an asset for the Boulevard." Amendment No. 1 confirmed the eligibility as follows:

From data obtained by surveys conducted by the staff in January of 1997 and October 1998, it is clear that the Amended 47th/King Project is eligible for redevelopment under Chapter 2-124-010 of the (Municipal) Code as "a slum, blighted, deteriorated or deteriorating areas in the aggregate of not less than two (2) acres located within the territorial limits of the City where buildings, improvements or vacant lots detrimental to the public safety, health, morals or economic stability because of age, dilapidation, obsolescence, overcrowding, lack of light, ventilation, or adequate sanitary facilities, inadequate utilities, excessive land coverage, deleterious land use or layout, inadequate or ineffective use, or failure to generate a proper share of tax revenues, housing opportunities or employment commensurate with the capacity of the area, or any combination of these factors."

In July 1999, the 47th/King Drive Redevelopment Plan was amended a second time, to add a parcel in the 4600 block of King Drive to the acquisition map. The most recent amendment to the 47th/King Drive Redevelopment Plan, Amendment No. 3, added an additional parcel in the 4700 block of King Drive to the list of acquisition parcels.

E. ADJACENT TAX INCREMENT FINANCING DISTRICTS

Although there has been development in the South Loop and Hyde Park neighborhoods, the areas between them have been stagnant for years. There are still large amounts of vacant and undeveloped, and underutilized parcels particularly in the areas surrounding the Redevelopment Project Area (on the north, east, and west). Although some residential and commercial development has been scattered throughout these communities, it has been limited, considering the overall amount of land. Over the past five years, the City, in an effort to stimulate development in these declining areas, has designated four Tax Increment Financing (TIF) Districts immediately adjacent to the Redevelopment Project Area. All these TIF Districts contain the majority of the characteristics that constitute blighted areas. The blighting conditions of the adjacent TIF Districts not only have a negative effect on their

immediate area but also contribute to the deteriorating conditions of the Redevelopment Project Area. The adjacent TIFs are detailed below.

MARTIN LUTHER KING, JR. DRIVE AND FORTY-FIRST TIF DISTRICT

The Martin Luther King, Jr. Drive and Forty-First TIF District, approved by City Council July 13, 1994, is located adjacent to the eastern boundary of the Redevelopment Project Area. It consists of eight buildings and 52 vacant parcels within approximately eight acres. It is generally bounded by 40th Street on the north, Vincennes Avenue on the east, Bowen Avenue on the south and King Drive on the west. The area is in need of redevelopment and is characterized by vacant land, vacant buildings, incompatible land uses, underutilized property, inadequate infrastructure and unused or abandoned railroads.

Blighted area eligibility criteria were present in varying degrees throughout the Martin Luther King, Jr. Drive and Forty-First TIF District. On improved parcels, factors present included age, dilapidation, obsolescence, deterioration, excessive vacancies, lack of community planning, depreciation of physical maintenance and presence of structures below minimum code. On vacant parcels, factors present included obsolete platting, diversity of ownership, and deterioration of structure and site improvements.

43RD STREET/COTTAGE GROVE TIF DISTRICT

The 43rd Street/Cottage Grove TIF District, approved by City Council July 8, 1998, is also located adjacent to the eastern boundary of the Redevelopment Project Area. It consists of 1,254 parcels and 34 blocks within approximately 200.7 acres. It is generally bounded by Pershing Road and Oakwood Boulevard on the north, Cottage Grove Avenue on the east, 47th Street on the south, and Vincennes and St. Lawrence Avenue on the west. The area is in need of redevelopment and is characterized by deteriorated structures and vacant land.

Blighted area eligibility criteria were present in varying degrees throughout the 43rd Street/Cottage Grove TIF District. On improved parcels, factors present included age, deterioration, structures below minimum code, excessive vacancies, lack of community planning, and depreciation of physical maintenance. On vacant parcels, factors included obsolete platting, diversity of ownership, and adjacency to deterioration structures or site improvements.

49TH AND ST. LAWRENCE TIF DISTRICT

The 49th and St. Lawrence TIF District, approved October 10, 1996, is located on the eastern boundary of the Redevelopment Project Area. It contains 48 buildings and eight blocks within approximately 17 acres. It is generally bounded by East 49th Street the north, East 50th Street on the south, South Champlain Avenue on the east and St. Lawrence Avenue on the west. The area is in need of redevelopment and is characterized by deteriorated structures and vacant land.

Of the blighted area eligibility criteria, nine were present in varying degrees throughout the 49th and St. Lawrence TIF District, including age, dilapidation, obsolescence, deterioration, presence of structures below minimum code, excessive vacancies, deleterious land use and layout, lack of community planning, and depreciation of physical maintenance.

BRONZEVILLE TIF DISTRICT

The Bronzeville TIF District, approved by City Council November 4, 1998, is located to the east and northeast of the proposed area and consists of 647 buildings, 1,459 parcels, 103 blocks and 491 acres. The Bronzeville TIF is generally bounded by 25th Street on the north, 40th Street on the south, Dr. Martin Luther King Jr. Drive and Lake Park Avenue on the east and the Calumet/Indiana/Wentworth Avenues and State Street on the west. The area is in need of revitalization and is characterized by vacant parcels and vacant buildings, deteriorated buildings, inadequate infrastructures and other deteriorating characteristics.

Nine of the 14 blighted area eligibility criteria are present in varying degrees throughout the Bronzeville TIF District. Present to a major extent were age, dilapidation, obsolescence, deterioration and depreciation of physical maintenance. Present to a minor extent were presence of structures below minimum code, excessive vacancies, excessive land coverage and deleterious land use.

CONCLUSION

Designation of four TIF Districts adjacent to the Redevelopment Project Area indicates a lack of growth and investment by the private sector within these South Side communities. The blighting conditions of the adjacent TIF Districts have a negative effect on, and contribute to blighting conditions of, the Redevelopment Project Area.

F. ZONING CHARACTERISTICS

Based on the 2000 Title 17 Municipal Code of Chicago Zoning Ordinance, the Redevelopment Project Area includes zoning classifications for: commercial, business, residential and manufacturing districts.

The majority of the commercial districts are concentrated along State Street, between 43rd and 47th Streets (C1-2 and C2-2) and between 48th and 49th Streets (C1-2). There are additional commercial districts within the Redevelopment Project Area at the following locations: Michigan Avenue at 43rd and 47th Streets; 43rd Street and Prairie Avenue; and Wabash Avenue at 45th, 49th and 51st Streets.

The parcels zoned for business districts are concentrated along 43rd, 47th and 51st Streets. The business classifications include: B2-1, B3-3, B3-4, B4-2, B4-3 and B5-3. Additional areas zoned as business districts include: the northwest corner of King Drive and 42nd Street, the majority of the block of east King Drive between 44th and 45th Streets, and the southeast and northwest corners of 45th Street and Michigan Avenue.

The remaining parcels, which constitute the majority of the Redevelopment Project Area, are zoned residential R4 and R5. The Redevelopment Project Area also includes Residential Planned Development (RPD) No. 99 on 41st Street between King Drive and Vincennes Avenue; RPD No. 159 on King Drive between 41st and 42nd Streets; RPD No. 334 on Indiana Avenue between 42nd and 43rd Streets; RPD No. 59 on Cottage Grove Avenue between 42nd and 43rd Streets; RPD No. 335 on Indiana Avenue between 45th and 46th Streets and Residential Business Planned Development No. 121 at 47th Street and King Drive.

G. TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

An analysis of conditions within this area indicates that it is appropriate for designation as a Redevelopment Project Area under the Act. The Redevelopment Project Area is characterized by conditions that warrant its designation as a "Conservation Area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the incremental tax revenues generated by public and private redevelopment. These incremental tax revenues are used to pay for costs that are required to stimulate private investment in new redevelopment and rehabilitation, or to reimburse private developers for eligible costs incurred in connection with an approved development. Municipalities may issue obligations to be repaid from the

stream of real property tax increment revenues that is generated within the tax increment financing district.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed valuation ("EAV") or the Certified Base EAV for all taxable real estate located within the Redevelopment Project Area and the current year EAV. The EAV is the assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

This Plan has been formulated in accordance with the provisions of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project."

This Plan also specifically describes the Redevelopment Project Area. This area meets the eligibility requirements of the Act (see Exhibit 5 - *47th and King Drive Tax Increment Finance Program - Eligibility Study*). After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area.

The purpose of this Plan is to ensure that new redevelopment occurs:

1. On a coordinated rather than a piecemeal basis to ensure that land use, vehicular access, parking, service and urban design systems will meet modern-day urban planning principles and standards; and
2. On a reasonable, comprehensive and integrated basis to ensure that blighting area factors are eliminated; and
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government.

Regardless of when the Plan is adopted, it will include land uses that have been approved by the Chicago Plan Commission.

There has been some private investment in the Redevelopment Project Area over the last five years. The largest private investment is the Lou Rawls Theater, which received substantial public assistance. However, the potential and amount of commercial growth and investment

within the area has been limited. The adoption of the Plan will make possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area that cannot reasonably be anticipated to develop without the adoption of this Plan. Public investments will create the appropriate environment to attract the level of private investment required for rebuilding the Redevelopment Project Area.

Successful implementation of the Plan requires that the City take advantage of the real estate tax increment revenues attributed to the Redevelopment Project Area as provided in accordance with the Act.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will facilitate the revitalization of the Redevelopment Project Area. Many of them can be achieved through the effective use of local, state and federal mechanisms. These goals and objectives generally reflect existing City policies affecting all or portions of the Redevelopment Project Area. They are meant to guide the development and review of all future projects undertaken in the Redevelopment Project Area.

A. GENERAL GOALS

- Create a world-class cultural district that showcases African-American culture, entertainment, retail goods and food.
- Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a Conservation Area.
- Create an environment within the Redevelopment Project Area that will contribute to the health, safety and general welfare of the City.
- Renovate the viable structures that do remain and create new residential opportunities in the Redevelopment Project Area.
- Cultivate a successful and vibrant community in the Redevelopment Project Area, reminiscent of the area's cultural heyday in the 1920s and 1930s.
- Increase the number of new owner-occupied residential structures, as well as rental units, for a variety of income levels.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by enhancing the properties and the local tax base.
- Create construction job opportunities in the Redevelopment Project Area.
- Encourage the participation of minorities and women in the redevelopment process of the Redevelopment Project Area.

B. REDEVELOPMENT OBJECTIVES

To achieve the general goals of this Plan, the following redevelopment objectives have been established:

- Encourage private investment in new development and rehabilitation of buildings in the Redevelopment Project Area.
- Facilitate the development of vacant land and the redevelopment of underutilized properties for residential and commercial (i.e. food, retail and entertainment) uses.
- Encourage the development of new commercial/retail uses that serve area residents and tourists.
- Encourage the re-zoning of industrial areas to residential and mixed-use residential/commercial zoning.
- Provide public infrastructure improvements where necessary. Replace and repair sidewalks, curbs and alleys throughout the Redevelopment Project Area.
- Provide public and private infrastructure and streetscape improvements and other relevant and available assistance necessary to promote commercial (office and retail), residential and open space development in the Redevelopment Project Area.
- Promote the Chicago Blues Entertainment District on 47th Street as a tourist attraction and excellent location for cultural and entertainment venues.
- Educate companies on affirmative-action policies for development, construction, and doing business in the Redevelopment Project Area.
- Establish job training and job-readiness programs to provide residents within and near the Redevelopment Project Area with skills necessary to secure jobs.
- Transform vacant parcels into open space where appropriate within the Redevelopment Project Area.
- Develop appropriate streetscape, sidewalk and street improvements throughout the Redevelopment Project Area that complement the Chicago Blues Entertainment District.

IV. CONSERVATION AREA CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park.

As set forth in the Act, a "Conservation Area" is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to public safety, health, morals or welfare and such an area may become a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Necessity of environmental clean-up
- Lack of community planning
- EAV comparison

The Act further states that eligibility factors must be (i) present to a meaningful extent, with that presence documented, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the redevelopment project area.

Ernest Sawyer Enterprises, Inc conducted comprehensive exterior surveys of the 2,597 parcels of the Redevelopment Project Area. The exterior surveys examined not only the condition and use of buildings, but also streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area. A block-by-block analysis of the 90 blocks was conducted by Ernest Sawyer Enterprises, Inc. to identify the eligibility factors and their degree of presence.

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc.; Ernest R. Sawyer Enterprises, Inc.; The Lambert Group; Noitam, Inc., and Thompson Dyke and Associates, Inc., the Redevelopment Project Area qualifies as a Conservation Area as defined by the Act. A separate report, entitled *City of Chicago 47th and King Tax Increment Finance Program Eligibility Study* and dated January 2001 (the "Eligibility Study"), is attached as Exhibit 5 to this Plan and describes in detail the surveys and analyses undertaken, and the basis for qualifying the Redevelopment Project Area as a Conservation Area.

B. CONSERVATION AREA ELIGIBILITY FACTORS

The Redevelopment Project Area (referred to as the "Study Area" in the Eligibility Study) consists of 90 (full and partial) blocks and 2,597 parcels. There are 1,235 buildings in the Redevelopment Project Area. The Redevelopment Project Area is characterized by the presence of seven Conservation Area eligibility factors. Summarized below are the findings of the Eligibility Study.

FACTORS PRESENT TO A MAJOR EXTENT

1. DILAPIDATION

Dilapidation is referred to in the Act as "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."

2. OBSOLESCENCE

Obsolescence is defined in the Act as "the condition or process of falling into disuse." Obsolete structures have become ill-suited for the original use.

3. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair. The Act defines 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."

FACTORS PRESENT TO A MINOR EXTENT

1. PRESENCE OF STRUCTURES BELOW MINIMUM CODE

Structures below minimum code, as stated in the Act, includes "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."

2. EXCESSIVE VACANCIES

This factor refers to buildings which are unoccupied or underutilized and exert an adverse influence on the area because of the frequency, duration, or extent of vacancy.

3. EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Excessive land coverage and overcrowding of structures and community facilities is defined by the Act as "the over-intensive use of property and the crowding of buildings and accessory facilities onto a site."

4. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

C. ELIGIBILITY FINDINGS CONCLUSION

The eligibility findings indicate that the Redevelopment Project Area qualifies as a Conservation Area as set forth in the Act. The number, degree and distribution of factors as

documented in this report warrant the designation as a Redevelopment Project Area. Specifically:

- Of the 13 eligibility factors for a Conservation Area set forth in the Act, seven factors are present: three to a major extent and four to a minor extent. In addition to age, only three are necessary for designation as a Conservation Area.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Redevelopment Project Area.
- The Redevelopment Project Area is not yet a blighted area, but because of the factors described in this report, the Redevelopment Project Area may become a blighted area.

The eligibility findings indicate that the Redevelopment Project Area contains factors that qualify it as a Conservation Area in need of revitalization, and that designation as a redevelopment project area will contribute to the long-term enhancement of the City.

Additional research from the City's Building Department indicates that the Redevelopment Project Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to December 2000, 110 permits for new construction or renovation were issued for 87 of the 1,235 buildings in the Redevelopment Project Area (7%). Of the 110 permits, 28 permits were for new construction (of 24 new buildings), representing 21.75% of monies spent on building projects in the area. Other permits were for rehabilitation (24 permits for 19 buildings), the renovation or construction of CTA Stations (12 permits for 5 buildings), elevators (13 permits for 10 buildings), and garages (26 permits for 26 buildings). Of the total amount spent on projects in the Redevelopment Project Area during this time, 65.2% was used for public improvements including the renovations of various CTA Stations, constructions of the Lou Rawls Theater and improvements to DuSable High School. These limited improvements have stimulated neither private investment nor economic growth within or around the Redevelopment Project Area.

Number of Permits	Number of Buildings	Permit/Project Type	Permits Total	Percentage of Total Amount
4	1	Church	\$832,9000	2.22%
12	5	CTA Stations	\$9,783,350	26.05%
1	1	DuSable High School	\$1,000,000	2.66%
13	10	Elevator (Installations/Renovation)	\$515,980	1.37%
26	26	Garages	\$166,606	.44%
24	19	Rehabilitation	\$3,393,155	9.03%
28	24	New Construction (including foundations)	\$8,168,670	21.75%
2	1	47 th Street Cultural Center and Theater	\$13,700,000	36.47%
110	87		\$36,560,661	100.00%

From this data, together with the other eligibility factors, it can be reasonably concluded that the Redevelopment Project Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Redevelopment Project Area.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Redevelopment Project Area qualifies as a Conservation Area and make this report a part of the public record.

The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc., and Ernest Sawyer Enterprises, Inc. The surveys, research and analysis conducted include:

- Exterior surveys of the conditions and use of the Redevelopment Project Area;
- Field surveys of environmental conditions, including streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;

- Comparison of current land uses to current zoning ordinance and current zoning maps;
- Historical analysis of site uses and users;
- Analysis of original and current platting and building size layout;
- Review of previously prepared plans, studies and data;
- Analysis of building permits and building code violations from January 1995 to September 2000 (as provided by the Department of Buildings) for all parcels in the Redevelopment Project Area; and
- Evaluation of the EAVs in the Redevelopment Project Area from 1995 to 1999.

The Redevelopment Project Area qualifies as an improved Conservation Area and is therefore eligible for Tax Increment Financing under the Act.



V. 47TH AND KING DRIVE REDEVELOPMENT PROJECT

This section defines the Redevelopment Project to be undertaken by both the City through its various departments and through private developers and/or individuals. The Redevelopment Project is outlined in the following sections: *General Land Use Plan*, *Redevelopment Plan* and *Project* and all its components.

A. GENERAL LAND USE PLAN

The proposed land uses for the Redevelopment Project Area reflect the goals and objectives previously identified. Map 3 - *Proposed Land Use* identifies the uses that will be supported by the City's TIF Plan. The major land use categories for the Redevelopment Project Area include residential, institutional and mixed-use (residential/commercial). The Proposed Land Use Plan is intended to guide future land use improvements and developments for the Redevelopment Project Area as a residential community with appropriate mixed commercial/residential on the main arterials.

The Chicago Plan Commission must approve this Plan and the proposed land uses described herein prior to its adoption by the City Council. The proposed land uses and a discussion of the rationale supporting their determination are as follows:

RESIDENTIAL

The proposed residential land use includes the existing residential structures and allows for the addition of new homes in the Redevelopment Project Area. Any new home construction should be compatible with existing structures in its design, scale and density. Additional community-supported uses, such as day care facilities, are also encouraged for the residential areas. The proposed residential use replaces the few existing industrial land uses along Wabash between 40th and 41st Streets that existed previously in the Redevelopment Project.

MIXED-USE RESIDENTIAL/COMMERCIAL

This mixed-use land category allows for a variety of future development opportunities to occur in response to community needs. Under this land use, residential and commercial can exist independently within the same structure (i.e., commercial on the first floor and residential units above). The mixed-use residential/commercial land use is proposed for the following areas:

- South side of east Pershing Road,
- 43rd Street from King Drive to State Street,
- 47th Street from St. Lawrence to State Street,
- South side of east 51st Street,
- East side of State Street, and
- The entire block bounded 50th and 51st Streets, King Drive and Calumet Avenue.

The mixed residential/commercial land use does not prohibit commercial-only uses. In some sections of the Redevelopment Project Area, particularly along State Street, commercial-only uses may be more appropriate because of the size of parcels available.

Commercial uses within the Redevelopment Project Area should reflect the needs of community residents, existing businesses and visitors. Residential/commercial land use is proposed for existing commercial businesses.

INSTITUTIONAL

Existing institutional land includes the following: Farren Elementary School (5055 South State Street), McCorkle Elementary School (4421 South State Street), Mollison Elementary School (4415 South King Drive), Overton Elementary School (221 East 49th Street), and DuSable High School (4934 South Wabash Avenue). There are six Chicago Park District playlots in the Redevelopment Project Area – Aspen Playlot (4237-41 South Wabash Avenue), Birch Playlot (429 East 45th Street), Buckthorn Playlot (4345 S. Calumet Avenue), Harding Playlot (4912 South Calumet Avenue), Jackson Playlot (4319 South Indiana Avenue), and Poplar Playlot (4044-48 South Prairie Avenue). Additional parks will need to be developed to accommodate the increase in residents of the Redevelopment Project Area. The proposed institutional use reflects all the existing institutional uses within the Redevelopment Project Area.

B. REDEVELOPMENT PLAN

The proposed land uses are the key to the comprehensive and cohesive development of the Redevelopment Project Area as a successful neighborhood residential community with mixed-use residential and commercial businesses along the main arterial streets. The overall strategy is to develop the vacant and underused parcels into thriving residential, institutional and mixed-use residential/commercial districts. Given the vast amount of developable parcels,

consideration must always be given to the impact of the parcels on the area as a whole. Outlined below are strategies for the key components of the Redevelopment Project Area.

RESIDENTIAL AREAS

The Redevelopment Project Area is rich with architecturally significant structures that, although deteriorated, should be preserved wherever possible. The Plan proposes to rehabilitate existing structures and develop new infill residential developments in the Redevelopment Project Area. The infill housing should include a full range of affordable and market-rate housing. New residential buildings should be of quality design, integrated functionally and aesthetically with existing adjacent residential buildings. We also must:

- Ensure that the housing needs of the residents of the Redevelopment Project Area are addressed. New houses should be developed for a variety of income levels.
- Promote amenities that make the Redevelopment Project Area attractive for new residential development.
- Use existing public programs to facilitate residential rehabilitation and new development. Also, encourage consistency and uniformity in the design, scale and size of new construction.

CHICAGO BLUES ENTERTAINMENT DISTRICT

The City is spearheading the development of the Chicago Blues Entertainment District. The creation of the Chicago Blues Entertainment District will spur private development within the Redevelopment Project Area. The Chicago Blues Entertainment District will be located along 47th Street from Prairie Avenue to St. Lawrence Avenue. It will be anchored at the intersection of 47th Street and King Drive. The Redevelopment Plan provides a financial mechanism to support the efforts of the City to redevelop the Chicago Blues Entertainment District as mixed-use residential/commercial properties that serve and support the residents of the community. The proposed projects for the key intersection are:

- 47TH STREET CULTURAL CENTER AND THEATER (LOU RAWLS THEATER)
(NW CORNER)
A 1,000-person auditorium with music classrooms and a library.
- QUINCY JONES PARK (SW CORNER)
An outdoor pocket park designed to accommodate outdoor concerts.
- THE AFRICAN BAZAAR (NE CORNER)
An indoor mini-mall featuring a variety of businesses that showcase African-American heritage.
- THE SECOND CITY (NW CORNER)
A new theater developed by the famous comedy club.

MIXED RESIDENTIAL/COMMERCIAL DISTRICTS

The development of the mixed residential and commercial district is essential for the residents of the Redevelopment Project Area. As residential developments occur, the demand for community-based shopping will increase. The Plan recommends that 39th, 41st, and 51st Streets be developed as mixed-use residential/commercial districts. The combination of residential/commercial may not be appropriate for all the parcels. However, the mixed residential/commercial land use does not prohibit commercial-only uses, and the inclusion of both land uses provides a better opportunity for a variety of commercial uses. Either use can exist independently or together, usually with commercial users on the first floor and residential units above. The planned development of these four streets must occur on a coordinated and cohesive basis. Mixed-use residential/commercial districts will fulfill a valuable need for community-based businesses. We must:

- Encourage private investment, through incentives, for both existing and new mixed-use developments that will enhance the Redevelopment Project Area.
- Facilitate the development of a long-term program to market and promote the mixed-use areas to a variety of businesses.
- Use existing public programs to facilitate the rehabilitation of existing architecturally significant structures.

INSTITUTIONAL USES

It is recommended that recreational areas and open space be added that are complementary to the residential development, wherever appropriate. The City will work with the Chicago Park District to plan for future development that will accommodate new residents.

C. DESIGN GUIDELINES

Although overall goals and redevelopment objectives are important in the process of redeveloping such an area, design guidelines are necessary to ensure that redevelopment activities result in an attractive and functional environment. The following design guidelines give a general but directed approach to the development of specific projects within the Redevelopment Project Area.

GUIDELINES FOR RESIDENTIAL AND COMMERCIAL AREAS

- Integrate new development functionally and aesthetically with that of adjacent development.
- Maintain scale of buildings not only in height but also in density and design that is consistent with adjacent structures.
- Incorporate traditional Chicago architectural styles into all new designs.
- Ensure safe and functional circulation patterns for pedestrians and vehicles.
- Construct structures that complement existing architecturally significant structures.
- Ensure improvements of public ways that encourage neighborhood usage of commercial and retail establishments, the enhancement of transit facilities, and a pedestrian-friendly environment.
- Encourage high standards of building rehabilitation, including facade restoration, storefront merchandising, provision of awnings and entryways to ensure the high-quality appearance of buildings. Also, encourage high standards of design for the streetscape, rights-of-way and open spaces.
- Encourage a variety of streetscape amenities, including sidewalk/street planters, flower boxes, plazas, a variety of tree species and ornamental iron fences where appropriate.

- Wherever possible, coordinate the streetscape amenities and public improvements with the design guidelines for the Chicago Blues Entertainment District (outlined below).

CHICAGO BLUES ENTERTAINMENT DISTRICT

Support the existing components of the Chicago Blues Entertainment District – 47th Street Streetscape Plan, which includes the following:

- Install brick paving on 47th Street from Prairie Avenue to St. Lawrence Avenue.
- Improve street plan and cross-section, widening sidewalks to 19 feet, with no on-street parking.
- Add historic-replica light fixtures with cast-bronze figures or banners throughout the district.
- Install tree grates (4 feet x 6 feet) with Chicago Blues Entertainment District medallions.
- Install Chicago Blues Entertainment District benches with cast-bronze figures.
- Install information kiosks.
- Add cast-bronze figures and signs to the 47th Street elevated train station.
- Add a monumental sculptural element at the intersection of 47th Street and King Drive.
- Develop street signs with cast-bronze blues musician at strategic locations.
- Create gateway signage to the district.

D. REDEVELOPMENT PROJECT

The purpose of this Plan is to create a planning and programming mechanism that provides a financial vehicle to allow for the redevelopment of properties within the Redevelopment Project Area. The Plan contains specific redevelopment objectives addressing both private actions and public improvements that will assist the overall redevelopment of the Redevelopment Project Area. The Plan will be implemented in phases and will help to eliminate those existing conditions that make the Redevelopment Project Area susceptible to blight.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize not only the Redevelopment Project Area but also the properties in the surrounding area, through the planning and programming of public and private improvements. The Plan's underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. The City may enter into redevelopment agreements, which will generally provide for the City to grant funding for activities permitted by the Act. The funds for these improvements will come from the incremental increase in tax revenues generated from the Redevelopment Project Area, or the City's possible issuance of bonds to be repaid from the incremental taxes. A developer may be responsible for site improvements and may further be required to build any agreed-upon improvements needed for the project. Under a redevelopment agreement, the developer may also be reimbursed from incremental tax revenues (to the extent permitted by the Act) for all or a portion of eligible costs.

E. ESTIMATED REDEVELOPMENT PROJECT ACTIVITIES AND COSTS

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed necessary to implement this Plan (the "Redevelopment Project Costs").

ELIGIBLE REDEVELOPMENT COSTS

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

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the Project Area to prospective businesses, developers and investors;

3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and 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 the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the 47th and King Drive Community Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issues thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves thereto;
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act;

10. Payment in lieu of taxes, as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (1) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (2) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
12. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: (1) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; (2) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; (4) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project, or (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and (5) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
13. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

14. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
15. Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act. The City requires that developers who receive TIF assistance for market-rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80 percent of the area median income; and
16. The costs of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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

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.

Table 1 - Estimated Redevelopment Project Costs represents those eligible project costs pursuant to the Act. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. These upper limit expenditures are potential costs to be expended over the maximum

23-year life of the Redevelopment Project Area. These funds are subject to the amount of projects and incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS

	PROGRAM/ACTION/IMPROVEMENTS	ESTIMATED COSTS*
1.	Property Assembly: acquisition, site preparation and demolition, and environmental remediation	\$15,000,000
2.	Public Work and Improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) (1)	\$32,000,000
3.	Relocation	\$10,000,000
4.	Rehabilitation of Existing Structures, Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$30,000,000
5.	Job Training, Retraining, Welfare-to-Work	\$8,500,000
6.	Interest	\$5,000,000
7.	Professional Services: studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$6,375,000
8.	Day Care Services	\$3,500,000
	TOTAL REDEVELOPMENT COSTS (2)(3)	\$110,375,000

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

- (1) This category may also include paying for reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts affected by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.
- (3) The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment

project costs incurred in the Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

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

Changes may be made in line items (but not in total) without Amendment of the Plan.

F. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

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

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

The Redevelopment Project Area may become contiguous to, or separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq. If the City finds 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 Redevelopment Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net

revenues from the Redevelopment Project Area be made available to support any such Redevelopment Project Areas, and vice versa. The City therefore proposes to use net incremental revenues received from the Redevelopment Project Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Redevelopment Project Area, and such areas. The amount of revenue from the Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

G. ISSUANCE OF OBLIGATIONS

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment project costs 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 23rd calendar year following the year in which the ordinance approving this Redevelopment Project Area is adopted (by December 31, 2025). Also, the final maturity date of any such obligations issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

H. MOST RECENT EQUALIZED ASSESSED VALUATION OF PROPERTIES

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2000 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$61,853,453. This total EAV amount, by PIN, is summarized in Table 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If more current EAV shall become available prior to the date of the adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replace Table 2 with the most EAV without further City Council action.

I. ANTICIPATED EQUALIZED ASSESSED VALUATION

The estimated EAV of real property within the Redevelopment Project Area, by the year **2021** (when it is estimated that the Redevelopment Project, based on current information, will be constructed and fully assessed), is anticipated to be between \$160,000,000 and \$1,800,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be constructed and occupied by **2021**; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Plan; 3) the most recent State Multiplier of 2.2505 as applied to 1999 assessed values will remain unchanged; 4) for the duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 1999 level; and 5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5% per year with a reassessment every three years. Although development in the Redevelopment Project Area could occur after **2021**, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. In addition, as described in Section P of the Plan, Phasing and Scheduling of Redevelopment, public improvements and the expenditure of Redevelopment Project Costs may be necessary in furtherance of the Plan throughout the period that the Plan is in effect.

If the 2000 EAV shall become available prior to the date of the adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1999 EAV with the 2000 EAV without further City Council action.

J. LACK OF GROWTH AND DEVELOPMENT

As described in Section IV - *Conservation Area Conditions*, the Redevelopment Project Area is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. Due to continued existence of the factors indicated above, the Redevelopment Project Area has not been subject to growth and development from private investment, and will not be developed without action by the City.

Additional research from the City's Building Department indicates that the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to December 2000, 110 permits for new construction or renovation were issued for 87 of the 1,235 buildings in the Redevelopment Project Area (7%). Of the 110 permits, 28 permits were for new construction (of 24 new buildings), representing 21.75% of monies spent on building projects in the area. Other permits were for rehabilitation (24 permits for 19 buildings), the renovation or construction of CTA Stations (12 permits for 5 buildings), elevators (13 permits for 10 buildings), and garages (26 permits for 26 buildings). Of the total amount spent on projects in the Redevelopment Project Area during this time, 65.2% was used for public improvements including the renovations of various CTA Stations, constructions of the Lou Rawls Theater and improvements to DuSable High School. These limited improvements have stimulated neither private investment nor economic growth within or around the Redevelopment Project Area.

From this data, together with the other eligibility factors, it can be reasonably concluded that the Redevelopment Project Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipally led leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Redevelopment Project Area.

K. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

Without the adoption of this Plan and tax increment financing, it is not reasonable to expect the Redevelopment Project Area would be redeveloped by private enterprise. There is a real prospect that the Conservation Area conditions will continue and spread, and the maintenance and improvement of existing buildings and sites in the surrounding area will suffer. The possible erosion of the assessed value of property, which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment, could lead to a reduction of real estate tax revenue to all taxing districts. The implementation of the Plan may enhance the values of properties within and adjacent to the Redevelopment Project Area.

Subsections A, B, and C of Section V of this Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged with various developments taking place over a period of years. If the Redevelopment Project is successful, various new private projects will assist in alleviating the blighting conditions, which caused the Redevelopment Project Area to qualify as a Conservation Area under the Act.

The Redevelopment Project is expected to have minor financial impact on the taxing districts affected by the Plan. During the period when tax increment financing is used in furtherance of this Plan, real estate tax increment revenues (from the increases in EAV over and above the Certified Base EAV established at the time of adoption of this Plan) will be used to pay eligible Redevelopment Project Costs for the Redevelopment Project Area. Incremental revenues will not be available to these taxing districts during this period. When the Redevelopment Project Area is no longer in place, distribution of tax revenues to all taxing districts located within the Redevelopment Project Area will resume.

L. DEMAND ON TAXING DISTRICT SERVICES

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

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago, Chicago Board of Education District 299, Chicago School Finance Authority, Chicago Park District, Chicago Community College District 508, Metropolitan Water Reclamation District of Greater Chicago, County of Cook, and Cook County Forest Preserve District.

The proposed Redevelopment Plan and Project involves the rehabilitation and the construction of new residential and commercial developments. The residential development will likely cause an increased demand for some capital improvements to be provided by the taxing districts. It is anticipated that initially the Chicago Public Schools will be able to handle the amount of school-age children brought to the area by new residential development. Currently, the Redevelopment Project Area has five Chicago Public Schools within its boundaries, four elementary schools and one high school. A coordinated planning effort to accommodate any new residents shall be made with the Chicago Board of Education as development occurs

within the area (see Map 7 – School and Parks). Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be moderate.

In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Redevelopment Project Area. The City of Chicago Library Fund (formerly a separate taxing district from the City) no longer extends taxing levies but continues to exist for receiving delinquent taxes.

IMPACT OF THE REDEVELOPMENT PROJECT

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

Chicago Board of Education. The replacement of vacant and underused properties with residential and commercial development may increase the demand for educational services, and hence the number of schools, provided by the Chicago Board of Education. There are currently five schools within the boundaries of the Redevelopment Project Area:

- Farren Elementary School – 5055 South State Street
- McCorkle Elementary School – 4421 South State Street
- Mollison Elementary School – 4415 South King Drive
- Overton Elementary School – 221 East 49th Street
- DuSable High School – 4934 South Wabash Avenue

Public schools within the Redevelopment Project Area are currently underused, as illustrated in the following table. The average rate of use for the elementary schools is 59%. The high school's rate of use is 42%. According to information obtained from Chicago Public Schools, each school operates ideally at 80% of its designed capacity. The elementary schools were meant to accommodate 3,570 students. Given the 80% standard the Chicago Public School uses, the elementary schools can ideally serve an additional 756 students. The high school was designed for 2,530 students, and could therefore ideally serve an additional 961 students. The Chicago Public Schools should be able to accommodate the gradual development of the Redevelopment Project Area.

Schools in Redevelopment Project Area	Current Rate of Use	Ideal Capacity	Current Enrollment	Difference
Elementary School(s)				
Farren Elementary	45%	930	326	325
McCorkle Elementary	49%	750	368	232
Mollison Elementary	72%	720	518	58
Overton Elementary	68%	1,170	796	140
Total Elementary	59%	3,570	2,100	756
High School(s)				
DuSable High School	42%	2,530	1063	961
Total High School	42%	2,530	1063	961

Metropolitan Water Reclamation District of Greater Chicago. The replacement of vacant and underused properties with residential and commercial development should not substantially increase the demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

Chicago Park District. The replacement of vacant and underused properties with residential and commercial development may increase the need for additional parks. The City intends to monitor development with the cooperation of the Chicago Park District to ensure that any increase in the demand for services will be adequately addressed.

City of Chicago. The replacement of vacant and underused properties with residential and commercial development may increase the demand for services and programs provided by the City, including police and fire protection, sanitary collection, recycling, etc. Appropriate City departments can adequately address any increase in demand for City services and programs.

M. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS

The complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty, and the demand for services provided by the affected taxing districts cannot be quantified. As a result, the City has not developed, at present, a specific plan to address the impact of the Redevelopment Project on taxing districts.

As indicated in Section V, Subsection C and Table 1 of the Appendix, *Estimated Redevelopment Project Costs*, the City may provide public improvements and facilities to service the Redevelopment Project Area. Potential public improvements and facilities provided by the City may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Project.

The City intends to monitor development in the Redevelopment Project Area and, with the cooperation of the other affected taxing districts, will attempt to ensure that any increased needs are addressed.

N. PROVISION FOR AMENDING ACTION PLAN

The 47th and King Drive Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

O. FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND
PREVAILING WAGE AGREEMENT

The City is committed to and will affirmatively implement the following principles with respect to the Redevelopment Project Area.

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City's standards for participation of 25% Minority Business Enterprises and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.

3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers must meet City standards for the applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

P. PHASING AND SCHEDULING OF REDEVELOPMENT

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that over the 23 years that this Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Development within the Redevelopment Project Area intended to be used for housing and commercial purposes will be staged consistently with the funding and construction of infrastructure improvements, and private sector interest in new industrial facilities. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The estimated completion date of the Redevelopment Project shall be no later than 23 years from the adoption of the ordinance by the City Council approving the Redevelopment Project Area. The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2025).

Q. HOUSING IMPACT ANALYSIS

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

The Redevelopment Project Area contains 4,615 inhabited residential units. The Redevelopment Plan provides that some areas within the Redevelopment Project Area be redeveloped resulting in displacement of ten or more inhabited residential units.

The results of the housing impact study section are described in a separate report that presents the factual information required by the Act. The report, prepared by Louik/Schneider & Associates, Inc. and Ernest R. Sawyer Enterprises, Inc. its subconsultants, is entitled "47th and King Drive Housing Impact Study," and is attached as Exhibit 4 to this Redevelopment Plan.

APPENDIX



TABLE 1 – ESTIMATED REDEVELOPMENT PROJECT COSTS

	PROGRAM/ACTION/IMPROVEMENTS	ESTIMATED COSTS*
1.	Property Assembly: acquisition, site preparation and demolition, and environmental remediation	\$15,000,000
2.	Public Work and Improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) (1)	\$32,000,000
3.	Relocation	\$10,000,000
4.	Rehabilitation of Existing Structures, Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$30,000,000
5.	Job Training, Retraining, Welfare-to-Work	\$8,500,000
6.	Interest	\$5,000,000
7.	Professional Services: studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$6,375,000
8.	Day Care Services	\$3,500,000
	TOTAL REDEVELOPMENT COSTS (2)(3)	\$110,375,000

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

- (1) This category may also include paying for reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts affected by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.
- (3) The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

 Additional funding from other sources such as federal, state, county or local grant funds may be used to supplement the City's ability to finance Redevelopment Project Costs identified above.
- (4) Changes may be made in line items (but not in total) without Amendment of the Plan.

TABLE 2 – 2000 EQUALIZED ASSESSED VALUATION

1	20-03-103-004	EXEMPT
2	20-03-103-005	7,916
3	20-03-103-006	7,916
4	20-03-103-007	3,958
5	20-03-103-008	3,958
6	20-03-103-010	3,958
7	20-03-103-011	EXEMPT
8	20-03-103-012	3,958
9	20-03-103-013	15,631
10	20-03-103-014	31,547
11	20-03-103-015	26,918
12	20-03-103-016	19,433
13	20-03-103-019	17,154
14	20-03-103-020	26,126
15	20-03-103-021	13,815
16	20-03-103-022	16,180
17	20-03-103-023	13,183
18	20-03-103-024	15,015
19	20-03-103-025	14,201
20	20-03-103-031	EXEMPT
21	20-03-103-032	EXEMPT
22	20-03-103-033	EXEMPT
23	20-03-103-034	EXEMPT
24	20-03-103-035	EXEMPT
25	20-03-103-036	EXEMPT
26	20-03-103-038	4,314
27	20-03-103-039	3,602
28	20-03-103-040	EXEMPT
29	20-03-103-041	17,543
30	20-03-103-042	17,935
31	20-03-104-007	EXEMPT
32	20-03-104-008	3,297
33	20-03-104-009	3,297
34	20-03-104-010	3,297
35	20-03-104-011	3,297
36	20-03-104-012	15,033

37	20-03-104-013	13,826
38	20-03-104-014	3,958
39	20-03-104-015	EXEMPT
40	20-03-104-016	14,973
41	20-03-104-017	18,404
42	20-03-104-018	7,916
43	20-03-104-019	3,442
44	20-03-104-020	3,431
45	20-03-104-021	3,429
46	20-03-104-022	2,968
47	20-03-104-023	11,144
48	20-03-104-024	2,968
49	20-03-104-025	3,020
50	20-03-104-026	EXEMPT
51	20-03-104-027	2,510
52	20-03-104-028	2,510
53	20-03-104-029	EXEMPT
54	20-03-104-030	2,524
55	20-03-104-031	22,066
56	20-03-104-032	83,997
57	20-03-104-033	1,460,880
58	20-03-105-003	EXEMPT
59	20-03-105-004	16,183
60	20-03-105-005	16,025
61	20-03-105-006	EXEMPT
62	20-03-105-011	7,093
63	20-03-105-012	15,511
64	20-03-105-014	16,994
65	20-03-105-015	18,800
66	20-03-105-016	21,526
67	20-03-105-017	20,223
68	20-03-105-018	21,457
69	20-03-105-019	20,510
70	20-03-105-020	15,998
71	20-03-105-021	23,267
72	20-03-105-022	5,170

73	20-03-105-023	5,170
74	20-03-106-004	EXEMPT
75	20-03-106-005	EXEMPT
76	20-03-106-006	EXEMPT
77	20-03-106-007	2,644
78	20-03-106-008	3,965
79	20-03-106-010	
80	20-03-106-011	3,965
81	20-03-106-012	3,965
82	20-03-106-013	3,965
83	20-03-106-014	3,965
84	20-03-106-015	EXEMPT
85	20-03-106-016	EXEMPT
86	20-03-106-020	EXEMPT
87	20-03-106-021	EXEMPT
88	20-03-106-022	EXEMPT
89	20-03-106-023	EXEMPT
90	20-03-106-026	21,399
91	20-03-106-027	19,807
92	20-03-106-028	EXEMPT
93	20-03-106-029	EXEMPT
94	20-03-106-030	3,965
95	20-03-106-031	EXEMPT
96	20-03-106-032	3,933
97	20-03-106-033	3,965
98	20-03-106-034	3,965
99	20-03-106-035	EXEMPT
100	20-03-106-036	EXEMPT
101	20-03-107-002	3,965
102	20-03-107-003	15,862
103	20-03-107-004	11,896
104	20-03-107-005	EXEMPT
105	20-03-107-006	EXEMPT
106	20-03-107-007	EXEMPT
107	20-03-107-010	EXEMPT
108	20-03-107-011	EXEMPT
109	20-03-107-012	38,186
110	20-03-107-013	80,508
111	20-03-107-014	EXEMPT
112	20-03-107-015	EXEMPT

113	20-03-107-016	EXEMPT
114	20-03-107-017	274,927
115	20-03-107-018	61,673
116	20-03-107-019	EXEMPT
117	20-03-107-020	EXEMPT
118	20-03-107-021	52,146
119	20-03-107-022	26,066
120	20-03-108-003	10,115
121	20-03-108-004	19,909
122	20-03-108-005	5,276
123	20-03-108-006	EXEMPT
124	20-03-108-007	EXEMPT
125	20-03-108-010	5,276
126	20-03-108-011	5,276
127	20-03-108-012	10,555
128	20-03-108-013	9,921
129	20-03-108-014	11,189
130	20-03-108-015	EXEMPT
131	20-03-108-018	47,890
132	20-03-108-019	16,912
133	20-03-108-020	16,045
134	20-03-108-021	9,388
135	20-03-108-022	22,895
136	20-03-108-023	3,647
137	20-03-108-024	4,282
138	20-03-108-025	3,965
139	20-03-108-026	3,965
140	20-03-108-027	7,931
141	20-03-108-028	7,931
142	20-03-108-029	15,862
143	20-03-108-030	EXEMPT
144	20-03-108-031	14,751
145	20-03-108-032	EXEMPT
146	20-03-109-001	6,688
147	20-03-109-002	2,363
148	20-03-109-003	2,770
149	20-03-109-004	2,770
150	20-03-109-005	14,793
151	20-03-109-006	14,664
152	20-03-109-007	15,656

153	20-03-109-008	2,837
154	20-03-109-009	13,723
155	20-03-109-010	13,154
156	20-03-109-011	3,335
157	20-03-109-012	16,225
158	20-03-109-013	24,441
159	20-03-109-014	14,335
160	20-03-109-015	16,352
161	20-03-109-016	2,770
162	20-03-109-017	EXEMPT
163	20-03-109-018	2,770
164	20-03-109-019	14,906
165	20-03-109-020	14,906
166	20-03-109-021	18,815
167	20-03-109-022	6,404
168	20-03-109-033	22,675
169	20-03-109-034	6,333
170	20-03-109-035	EXEMPT
171	20-03-109-036	1,002
172	20-03-109-037	EXEMPT
173	2003109038	
174	20-03-109-040	EXEMPT
175	20-03-109-041	EXEMPT
176	20-03-109-042	5,359
177	20-03-109-043	17,297
178	20-03-109-044	2,001
179	20-03-109-045	3,024
180	20-03-109-046	1,992
181	20-03-109-047	2,052
182	20-03-109-048	EXEMPT
183	20-03-109-049	EXEMPT
184	20-03-110-001	EXEMPT
185	20-03-110-002	EXEMPT
186	20-03-110-003	EXEMPT
187	20-03-110-004	2,052
188	20-03-110-005	14,711
189	20-03-110-006	3,002
190	20-03-110-007	18,333
191	20-03-110-008	3,002
192	20-03-110-012	EXEMPT

193	20-03-110-013	3,002
194	20-03-110-014	3,711
195	20-03-110-015	21,868
196	20-03-110-016	21,532
197	20-03-110-017	5,939
198	20-03-110-018	39,772
199	20-03-110-019	8,538
200	20-03-110-020	21,690
201	20-03-110-021	6,041
202	20-03-110-022	21,877
203	20-03-110-023	18,702
204	20-03-110-024	23,373
205	20-03-110-025	EXEMPT
206	20-03-110-026	3,711
207	20-03-110-027	78,167
208	20-03-110-028	11,258
209	20-03-110-029	EXEMPT
210	20-03-110-030	EXEMPT
211	20-03-111-001	18,975
212	20-03-111-002	21,479
213	20-03-111-003	21,973
214	20-03-111-004	5,988
215	20-03-111-005	8,512
216	20-03-111-006	22,173
217	20-03-111-007	5,503
218	20-03-111-008	8,805
219	20-03-111-009	20,892
220	20-03-111-010	EXEMPT
221	20-03-111-011	EXEMPT
222	20-03-111-012	13,715
223	20-03-111-013	12,787
224	20-03-111-014	8,209
225	20-03-111-016	23,947
226	20-03-111-017	20,483
227	20-03-111-018	19,338
228	20-03-111-019	18,520
229	20-03-111-020	EXEMPT
230	20-03-111-021	5,170
231	20-03-111-022	20,145
232	20-03-111-023	21,110

233	20-03-111-024	21,423
234	20-03-111-025	20,770
235	20-03-111-026	16,959
236	20-03-111-027	17,866
237	20-03-111-028	18,622
238	20-03-111-029	18,099
239	20-03-111-030	26,755
240	20-03-111-031	20,983
241	20-03-111-032	20,490
242	20-03-112-001	48,695
243	20-03-112-002	17,321
244	20-03-112-003	52,137
245	20-03-112-004	52,003
246	20-03-112-005	52,003
247	20-03-112-006	8,738
248	20-03-112-007	25,808
249	20-03-112-008	14,937
250	20-03-112-009	196,895
251	20-03-112-010	30,976
252	20-03-112-012	15,916
253	20-03-112-013	18,433
254	20-03-112-014	19,155
255	20-03-112-015	37,946
256	20-03-112-016	37,946
257	20-03-112-017	64,110
258	20-03-112-018	73,335
259	20-03-112-021	26,709
260	20-03-112-022	9,579
261	20-03-112-023	5,788
262	20-03-112-024	6,333
263	20-03-113-001	28,899
264	20-03-113-002	3,965
265	20-03-113-003	24,650
266	20-03-113-004	EXEMPT
267	20-03-113-005	16,125
268	20-03-113-006	19,267
269	20-03-113-007	2,884
270	20-03-113-008	16,968
271	20-03-113-009	15,800
272	20-03-113-010	3,965

273	20-03-113-011	3,965
274	20-03-113-012	3,965
275	20-03-113-013	EXEMPT
276	20-03-113-014	15,436
277	20-03-113-015	15,229
278	20-03-113-016	EXEMPT
279	20-03-113-017	EXEMPT
280	20-03-113-018	EXEMPT
281	20-03-113-019	EXEMPT
282	20-03-113-020	10,101
283	20-03-113-021	71,908
284	20-03-113-022	53,108
285	20-03-113-023	99,571
286	20-03-113-027	13,248
287	20-03-113-028	40,399
288	20-03-113-029	8,151
289	20-03-113-030	7,938
290	20-03-113-031	7,938
291	20-03-113-032	8,000
292	20-03-113-033	8,000
293	20-03-113-034	8,000
294	20-03-113-035	8,000
295	20-03-113-036	7,856
296	20-03-114-001	105,020
297	20-03-114-002	EXEMPT
298	20-03-114-003	EXEMPT
299	20-03-114-004	102,726
300	20-03-114-005	21,990
301	20-03-114-006	24,161
302	20-03-114-007	90,076
303	20-03-114-008	EXEMPT
304	20-03-114-009	EXEMPT
305	20-03-114-023	EXEMPT
306	20-03-114-024	EXEMPT
307	20-03-114-025	7,931
308	20-03-114-026	92,987
309	20-03-114-028	3,965
310	20-03-114-029	EXEMPT
311	20-03-115-001	5,890
312	20-03-115-002	3,171

313	20-03-115-003	15,382
314	20-03-115-004	EXEMPT
315	20-03-115-005	4,394
316	20-03-115-006	20,514
317	20-03-115-007	19,914
318	20-03-115-008	10,266
319	20-03-115-009	44,239
320	20-03-115-010	20,528
321	20-03-115-011	7,931
322	20-03-115-012	7,931
323	20-03-115-013	21,624
324	20-03-115-014	7,931
325	20-03-115-015	22,171
326	20-03-115-016	10,453
327	20-03-115-019	EXEMPT
328	20-03-115-020	EXEMPT
329	20-03-115-021	EXEMPT
330	20-03-115-022	EXEMPT
331	20-03-115-023	EXEMPT
332	20-03-115-026	EXEMPT
333	20-03-115-029	EXEMPT
334	20-03-115-030	21,250
335	20-03-115-031	EXEMPT
336	20-03-115-032	EXEMPT
337	20-03-115-033	EXEMPT
338	20-03-115-034	EXEMPT
339	20-03-116-001	12,091
340	20-03-116-002	23,952
341	20-03-116-003	EXEMPT
342	20-03-116-004	EXEMPT
343	20-03-116-005	EXEMPT
344	20-03-116-006	EXEMPT
345	20-03-116-007	24,194
346	20-03-116-008	19,433
347	20-03-116-009	22,786
348	20-03-116-010	12,096
349	20-03-116-011	EXEMPT
350	20-03-116-012	42,829
351	20-03-116-013	EXEMPT
352	20-03-116-014	41,973

353	20-03-116-015	EXEMPT
354	20-03-116-016	EXEMPT
355	20-03-116-017	3,711
356	20-03-116-018	3,711
357	20-03-116-019	14,791
358	20-03-116-020	14,829
359	20-03-116-021	13,399
360	20-03-116-022	5,345
361	20-03-116-023	5,345
362	20-03-116-024	18,506
363	20-03-116-025	5,821
364	20-03-116-026	EXEMPT
365	20-03-116-027	EXEMPT
366	20-03-116-028	EXEMPT
367	20-03-116-029	EXEMPT
368	20-03-116-030	EXEMPT
369	20-03-116-031	19,376
370	20-03-117-010	7,389
371	20-03-117-011	7,389
372	20-03-117-012	EXEMPT
373	20-03-117-013	EXEMPT
374	20-03-117-014	EXEMPT
375	20-03-117-015	15,320
376	20-03-117-016	19,711
377	20-03-117-017	20,994
378	20-03-117-018	5,997
379	20-03-117-019	19,491
380	20-03-117-020	25,030
381	20-03-117-021	3,609
382	20-03-117-022	4,963
383	20-03-117-027	EXEMPT
384	20-03-117-028	EXEMPT
385	20-03-117-029	EXEMPT
386	20-03-117-030	EXEMPT
387	20-03-117-032	EXEMPT
388	20-03-117-033	34,135
389	20-03-117-034	EXEMPT
390	20-03-118-001	7,931
391	20-03-118-002	7,931
392	20-03-118-003	6,344

393	20-03-118-004	EXEMPT
394	20-03-118-005	15,749
395	20-03-118-006	8,805
396	20-03-118-007	7,931
397	20-03-118-008	7,931
398	20-03-118-009	EXEMPT
399	20-03-118-010	14,179
400	20-03-118-011	EXEMPT
401	20-03-118-012	EXEMPT
402	20-03-118-013	EXEMPT
403	20-03-118-014	EXEMPT
404	20-03-118-015	EXEMPT
405	20-03-118-016	EXEMPT
406	20-03-118-019	EXEMPT
407	20-03-118-020	EXEMPT
408	20-03-118-021	EXEMPT
409	20-03-118-022	EXEMPT
410	20-03-118-023	EXEMPT
411	20-03-118-024	EXEMPT
412	20-03-118-025	18,800
413	20-03-118-026	18,264
414	20-03-118-027	5,287
415	20-03-118-028	EXEMPT
416	20-03-118-032	EXEMPT
417	20-03-118-033	EXEMPT
418	20-03-118-034	EXEMPT
419	20-03-119-001	EXEMPT
420	20-03-119-002	EXEMPT
421	20-03-119-003	EXEMPT
422	20-03-119-004	18,817
423	20-03-119-005	18,386
424	20-03-119-006	5,287
425	20-03-119-007	5,287
426	20-03-119-008	21,061
427	20-03-119-009	EXEMPT
428	20-03-119-010	5,292
429	20-03-119-011	EXEMPT
430	20-03-119-012	EXEMPT
431	20-03-119-013	18,431
432	20-03-119-014	6,221

433	20-03-119-015	21,150
434	20-03-119-016	59,734
435	20-03-119-017	59,799
436	20-03-119-018	47,739
437	20-03-119-021	145,406
438	20-03-119-022	149,092
439	20-03-119-023	289,391
440	20-03-120-001	171,132
441	20-03-120-002	16,796
442	20-03-120-007	15,834
443	20-03-120-008	7,137
444	20-03-120-009	6,106
445	20-03-120-010	17,161
446	20-03-120-011	18,757
447	20-03-120-012	EXEMPT
448	20-03-120-013	EXEMPT
449	20-03-120-014	EXEMPT
450	20-03-120-015	16,928
451	20-03-120-016	3,965
452	20-03-120-017	22,769
453	20-03-120-018	23,142
454	20-03-120-019	20,294
455	20-03-120-020	EXEMPT
456	20-03-120-021	3,907
457	20-03-120-022	19,960
458	20-03-120-023	29,217
459	20-03-120-024	23,587
460	20-03-120-025	EXEMPT
461	20-03-120-026	EXEMPT
462	20-03-120-027	205,449
463	20-03-121-001	81,731
464	20-03-121-002	989
465	20-03-121-003	18,851
466	20-03-121-004	17,021
467	20-03-121-005	2,884
468	20-03-121-006	8,429
469	20-03-121-007	EXEMPT
470	20-03-121-008	14,039
471	20-03-121-009	17,334
472	20-03-121-010	EXEMPT

473	20-03-121-011	3,965
474	20-03-121-012	3,965
475	20-03-121-013	EXEMPT
476	20-03-121-014	3,965
477	20-03-121-015	EXEMPT
478	20-03-121-016	11,111
479	20-03-121-017	EXEMPT
480	20-03-121-018	69,451
481	20-03-121-019	EXEMPT
482	20-03-121-020	EXEMPT
483	20-03-121-021	EXEMPT
484	20-03-121-022	EXEMPT
485	20-03-121-023	16,552
486	20-03-121-024	2,568
487	20-03-121-025	2,695
488	20-03-121-026	EXEMPT
489	20-03-121-031	3,965
490	20-03-121-032	3,949
491	20-03-121-033	16,518
492	20-03-121-034	16,016
493	20-03-121-035	3,967
494	20-03-121-038	EXEMPT
495	20-03-121-039	EXEMPT
496	20-03-121-040	EXEMPT
497	20-03-122-001	18,709
498	20-03-122-002	3,015
499	20-03-122-003	18,408
500	20-03-122-004	15,996
501	20-03-122-005	17,864
502	20-03-122-006	17,459
503	20-03-122-007	15,489
504	20-03-122-008	3,678
505	20-03-122-009	14,302
506	20-03-122-010	15,402
507	20-03-122-011	16,087
508	20-03-122-012	17,913
509	20-03-122-013	16,492
510	20-03-122-014	17,815
511	20-03-122-015	18,082
512	20-03-122-016	56,030

513	20-03-122-017	17,397
514	20-03-122-018	3,011
515	20-03-122-019	3,809
516	20-03-122-020	EXEMPT
517	20-03-122-021	16,429
518	20-03-122-022	16,429
519	20-03-122-023	21,970
520	20-03-122-024	55,830
521	20-03-122-025	17,884
522	20-03-122-026	15,725
523	20-03-122-027	7,351
524	20-03-122-028	2,573
525	20-03-122-029	2,573
526	20-03-122-030	2,573
527	20-03-122-031	2,573
528	20-03-122-032	18,922
529	20-03-122-033	18,373
530	20-03-122-034	EXEMPT
531	20-03-122-035	EXEMPT
532	20-03-122-036	3,675
533	20-03-122-037	EXEMPT
534	20-03-122-038	EXEMPT
535	20-03-122-039	3,675
536	20-03-122-040	5,892
537	20-03-122-041	24,619
538	20-03-122-042	EXEMPT
539	20-03-122-043	46,671
540	20-03-123-001	EXEMPT
541	20-03-123-002	17,061
542	20-03-123-003	15,702
543	20-03-123-004	17,137
544	20-03-123-005	1,923
545	20-03-123-006	14,831
546	20-03-123-007	EXEMPT
547	20-03-123-008	3,529
548	20-03-123-009	19,729
549	20-03-123-010	7,057
550	20-03-123-011	16,403
551	20-03-123-012	16,183
552	20-03-123-013	EXEMPT

553	20-03-123-014	EXEMPT
554	20-03-123-015	18,813
555	20-03-123-016	20,007
556	20-03-123-017	4,409
557	20-03-123-018	EXEMPT
558	20-03-123-019	121,270
559	20-03-123-020	123,744
560	20-03-123-021	4,756
561	20-03-123-022	5,170
562	20-03-123-023	5,170
563	20-03-123-024	5,170
564	20-03-123-025	5,170
565	20-03-123-026	5,170
566	20-03-123-027	7,295
567	20-03-123-028	7,282
568	20-03-123-029	24,247
569	20-03-123-030	20,901
570	20-03-123-031	50,696
571	20-03-123-032	25,346
572	20-03-123-033	25,346
573	20-03-123-034	52,606
574	20-03-123-035	11,389
575	20-03-123-036	11,389
576	20-03-216-010	10,697
577	20-03-216-011	5,365
578	20-03-216-012	5,332
579	20-03-216-013	4,598
580	20-03-216-014	43,861
581	20-03-216-019	15,758
582	20-03-216-020	13,105
583	20-03-216-021	5,348
584	20-03-216-022	16,596
585	20-03-216-023	20,725
586	20-03-216-024	5,165
587	20-03-216-025	4,674
588	20-03-216-027	EXEMPT
589	20-03-216-028	17,497
590	20-03-216-029	EXEMPT
591	20-03-216-030	20,763
592	20-03-216-031	8,042

593	20-03-216-032	2,539
594	20-03-216-033	1,927,290
595	20-03-216-034	347,324
596	20-03-220-001	19,262
597	20-03-220-002	19,996
598	20-03-220-003	4,745
599	20-03-220-004	4,652
600	20-03-220-005	6,980
601	20-03-220-006	20,456
602	20-03-220-008	19,300
603	20-03-220-009	16,385
604	20-03-220-010	17,056
605	20-03-220-011	8,707
606	20-03-220-012	13,812
607	20-03-220-013	17,575
608	20-03-220-014	14,611
609	20-03-220-015	10,353
610	20-03-220-016	18,317
611	20-03-220-017	10,184
612	20-03-220-018	10,717
613	20-03-220-019	13,297
614	20-03-220-020	10,884
615	20-03-220-020	10,884
616	20-03-220-021	5,441
616	20-03-220-023	EXEMPT
617	20-03-220-024	1,087
618	20-03-220-025	4,354
619	20-03-220-026	18,382
620	20-03-220-027	18,328
621	20-03-220-028	EXEMPT
622	20-03-220-029	3,700
623	20-03-220-030	14,640
624	20-03-220-031	18,480
625	20-03-220-032	14,195
626	20-03-220-033	10,706
627	20-03-220-034	EXEMPT
628	20-03-220-035	10,246
629	20-03-220-036	18,313
630	20-03-220-037	6,755
631	20-03-220-038	11,193

632	20-03-220-039	EXEMPT
633	20-03-220-040	EXEMPT
634	20-03-220-041	EXEMPT
635	20-03-220-042	18,731
636	20-03-220-043	5,817
637	20-03-222-001	18,729
638	20-03-222-002	16,536
639	20-03-222-003	16,550
640	20-03-222-004	16,501
641	20-03-222-005	17,744
642	20-03-222-006	28,510
643	20-03-222-007	6,980
644	20-03-222-008	198,038
645	20-03-222-009	5,441
646	20-03-222-010	5,441
647	20-03-222-011	EXEMPT
648	20-03-222-012	17,690
649	20-03-222-013	15,776
650	20-03-222-014	5,492
651	20-03-222-015	EXEMPT
652	20-03-222-016	20,043
653	20-03-222-017	EXEMPT
654	20-03-222-018	EXEMPT
655	20-03-222-019	EXEMPT
656	20-03-222-020	5,441
657	20-03-222-021	EXEMPT
658	20-03-222-024	15,918
659	20-03-222-025	15,918
660	20-03-222-026	15,918
661	20-03-222-027	22,731
661	20-03-222-029	EXEMPT
662	20-03-222-030	EXEMPT
663	20-03-222-031	102,808
664	20-03-222-032	11,006
665	20-03-222-033	11,006
666	20-03-222-034	11,006
667	20-03-222-035	12,187
668	20-03-222-036	198,925
669	20-03-222-037	17,532
670	20-03-222-038	31,229

671	20-03-300-001	6,230
672	20-03-300-002	18,170
673	20-03-300-003	18,170
674	20-03-300-004	50,636
675	20-03-300-005	9,748
676	20-03-300-006	5,499
677	20-03-300-007	5,499
678	20-03-300-008	5,499
679	20-03-300-009	5,499
680	20-03-300-010	10,775
681	20-03-300-011	5,488
682	20-03-300-012	10,775
683	20-03-300-013	10,977
684	20-03-300-014	EXEMPT
685	20-03-300-015	EXEMPT
686	20-03-300-016	EXEMPT
687	20-03-300-017	124,769
688	20-03-300-018	22,642
689	20-03-300-019	4,122
690	20-03-300-020	4,122
691	20-03-300-021	45,875
692	20-03-300-022	479,315
693	20-03-300-023	489,181
694	20-03-300-024	482,026
695	20-03-300-025	472,180
696	20-03-300-026	46,135
697	20-03-300-027	14,622
698	20-03-300-028	EXEMPT
699	20-03-300-029	EXEMPT
700	20-03-301-001	EXEMPT
701	20-03-301-002	EXEMPT
702	20-03-301-003	EXEMPT
703	20-03-301-004	EXEMPT
704	20-03-301-005	EXEMPT
705	20-03-301-006	EXEMPT
706	20-03-301-007	EXEMPT
707	20-03-301-008	17,508
708	20-03-301-009	1,775
709	20-03-301-010	EXEMPT
710	20-03-301-011	EXEMPT

711	20-03-301-013	107,068
712	20-03-301-014	7,931
713	20-03-301-015	7,664
714	20-03-301-016	99,353
715	20-03-301-017	25,524
716	20-03-301-018	129,305
717	20-03-301-019	7,931
718	20-03-301-020	21,568
719	20-03-301-021	7,131
720	20-03-301-022	55,585
721	20-03-301-023	11,106
722	20-03-301-024	44,468
723	20-03-301-025	EXEMPT
724	20-03-301-026	EXEMPT
725	20-03-302-002	61,526
726	20-03-302-003	22,371
727	20-03-302-004	EXEMPT
728	20-03-302-005	22,364
729	20-03-302-006	EXEMPT
730	20-03-302-007	22,088
731	20-03-302-008	21,677
732	20-03-302-009	EXEMPT
733	20-03-302-010	7,687
734	20-03-302-013	55,432
735	20-03-302-014	20,000
736	20-03-302-015	EXEMPT
737	20-03-302-016	EXEMPT
738	20-03-302-017	5,287
739	20-03-302-018	18,239
740	20-03-302-019	3,965
741	20-03-302-020	7,137
742	20-03-302-021	38,091
743	20-03-302-022	270,960
744	20-03-302-025	30,949
745	20-03-302-026	42,247
746	20-03-302-027	77,549
747	20-03-302-028	EXEMPT
748	20-03-303-001	84,953
749	20-03-303-002	63,750
750	20-03-303-003	EXEMPT

751	20-03-303-004	6,068
752	20-03-303-005	19,378
753	20-03-303-006	46,867
754	20-03-303-007	3,965
755	20-03-303-008	17,630
756	20-03-303-009	15,729
757	20-03-303-010	14,113
758	20-03-303-011	EXEMPT
759	20-03-303-012	16,432
760	20-03-303-013	170,487
761	20-03-303-015	EXEMPT
762	20-03-303-016	50,694
763	20-03-303-017	10,575
764	20-03-303-018	16,307
765	20-03-303-019	EXEMPT
766	20-03-303-020	14,975
767	20-03-303-021	EXEMPT
768	20-03-303-022	23,473
769	20-03-303-023	EXEMPT
770	20-03-303-024	7,933
771	20-03-303-025	170,531
772	20-03-303-026	EXEMPT
773	20-03-303-027	2,730
774	20-03-304-001	145,350
775	20-03-304-002	25,999
776	20-03-304-003	EXEMPT
777	20-03-304-004	EXEMPT
778	20-03-304-005	14,686
779	20-03-304-006	15,965
780	20-03-304-007	16,212
781	20-03-304-008	EXEMPT
782	20-03-304-009	EXEMPT
783	20-03-304-010	2,708
784	20-03-304-011	2,708
785	20-03-304-012	14,742
786	20-03-304-013	2,628
787	20-03-304-014	18,575
788	20-03-304-015	18,050
789	20-03-304-016	19,033
790	20-03-304-017	18,364

791	20-03-304-018	19,195
792	20-03-304-019	EXEMPT
793	20-03-304-020	EXEMPT
794	20-03-304-021	7,527
795	20-03-304-022	3,762
796	20-03-304-023	7,527
797	20-03-304-024	EXEMPT
798	20-03-304-025	EXEMPT
799	20-03-304-026	EXEMPT
800	20-03-304-029	15,585
801	20-03-304-030	3,555
802	20-03-304-031	18,600
803	20-03-304-032	16,054
804	20-03-304-033	EXEMPT
805	20-03-304-034	EXEMPT
806	20-03-304-035	2,777
807	20-03-304-036	EXEMPT
808	20-03-304-037	3,704
809	20-03-304-038	EXEMPT
810	20-03-304-039	1,603
811	20-03-304-040	4,643
812	20-03-304-041	EXEMPT
813	20-03-304-042	5,408
814	20-03-304-043	EXEMPT
815	20-03-304-044	EXEMPT
816	20-03-304-045	EXEMPT
817	20-03-305-001	21,003
818	20-03-305-002	7,057
819	20-03-305-003	EXEMPT
820	20-03-305-004	7,057
821	20-03-305-005	3,529
822	20-03-305-006	3,529
823	20-03-305-007	2,977
824	20-03-305-008	3,013
825	20-03-305-009	EXEMPT
826	20-03-305-010	3,013
827	20-03-305-011	EXEMPT
828	20-03-305-012	EXEMPT
829	20-03-305-013	EXEMPT
830	20-03-305-014	2,939

831	20-03-305-015	2,939
832	20-03-305-016	2,939
833	20-03-305-017	EXEMPT
834	20-03-305-018	3,758
835	20-03-305-019	18,593
836	20-03-305-020	15,360
837	20-03-305-021	29,424
838	20-03-305-022	63,930
839	20-03-305-023	20,238
840	20-03-305-024	123,271
841	20-03-305-025	EXEMPT
842	20-03-305-026	18,517
843	20-03-305-027	19,858
844	20-03-305-028	5,170
845	20-03-305-029	4,963
846	20-03-305-030	19,341
847	20-03-305-031	5,170
848	20-03-305-032	20,794
849	20-03-305-033	EXEMPT
850	20-03-305-034	4,136
851	20-03-305-035	26,004
852	20-03-305-036	31,620
853	20-03-305-037	76,377
854	20-03-306-001	10,426
855	20-03-306-002	104,267
856	20-03-306-016	15,642
857	20-03-306-029	EXEMPT
858	20-03-306-030	EXEMPT
859	20-03-306-031	EXEMPT
860	20-03-306-032	EXEMPT
861	20-03-306-033	EXEMPT
862	20-03-306-044	EXEMPT
863	20-03-306-045	EXEMPT
864	20-03-306-046	EXEMPT
865	20-03-306-047	EXEMPT
866	20-03-306-049	EXEMPT
867	20-03-306-050	EXEMPT
868	20-03-306-051	21,612
869	20-03-306-052	EXEMPT
870	20-03-306-053	EXEMPT

871	20-03-307-001	20,910
872	20-03-307-002	EXEMPT
873	20-03-307-003	3,965
874	20-03-307-004	4,498
875	20-03-307-005	13,061
876	20-03-307-006	3,965
877	20-03-307-007	EXEMPT
878	20-03-307-008	EXEMPT
879	20-03-307-009	EXEMPT
880	20-03-307-010	EXEMPT
881	20-03-307-011	20,194
882	20-03-307-012	21,030
883	20-03-307-013	3,575
884	20-03-307-014	20,258
885	20-03-307-015	19,985
886	20-03-307-016	31,133
887	20-03-307-019	227,511
888	20-03-307-020	1,379
889	20-03-307-021	3,982
890	20-03-308-001	67,888
891	20-03-308-002	20,126
892	20-03-308-003	17,110
893	20-03-308-004	20,705
894	20-03-308-005	4,558
895	20-03-308-006	19,851
896	20-03-308-007	2,826
897	20-03-308-008	10,619
898	20-03-308-009	EXEMPT
899	20-03-308-010	EXEMPT
900	20-03-308-011	7,931
901	20-03-308-012	6,779
902	20-03-308-013	108,829
903	20-03-308-015	54,614
904	20-03-308-016	EXEMPT
905	20-03-308-017	4,098
906	20-03-308-018	7,916
907	20-03-308-019	7,916
908	20-03-308-020	8,612
909	20-03-308-021	4,749
910	20-03-308-022	15,507

911	20-03-308-023	16,603
912	20-03-308-024	22,188
913	20-03-308-025	18,531
914	20-03-308-026	4,038
915	20-03-308-027	19,098
916	20-03-308-028	30,235
917	20-03-308-029	14,597
918	20-03-308-030	13,683
919	20-03-309-001	EXEMPT
920	20-03-309-002	EXEMPT
921	20-03-309-003	EXEMPT
922	20-03-309-004	792
923	20-03-309-005	7,931
924	20-03-309-006	19,516
925	20-03-309-007	19,531
926	20-03-309-008	EXEMPT
927	20-03-309-009	EXEMPT
928	20-03-309-010	7,931
929	20-03-309-011	7,931
930	20-03-309-012	6,439
931	20-03-309-013	6,579
932	20-03-309-017	9,895
933	20-03-309-018	21,368
934	20-03-309-019	21,190
935	20-03-309-020	18,958
936	20-03-309-021	19,545
937	20-03-309-022	4,916
938	20-03-309-023	5,283
939	20-03-309-024	21,523
940	20-03-309-025	3,965
941	20-03-309-026	18,757
942	20-03-309-027	EXEMPT
943	20-03-309-028	18,757
944	20-03-309-029	19,358
945	20-03-309-030	18,637
946	20-03-309-031	17,517
947	20-03-309-032	18,735
948	20-03-309-033	19,240
949	20-03-309-034	18,853
950	20-03-309-035	21,448

951	20-03-309-036	15,965
952	20-03-309-037	EXEMPT
953	20-03-309-038	94,588
954	20-03-310-001	16,943
955	20-03-310-002	10,782
956	20-03-310-003	14,837
957	20-03-310-004	16,392
958	20-03-310-005	13,917
959	20-03-310-006	9,127
960	20-03-310-007	19,914
961	20-03-310-008	19,987
962	20-03-310-009	19,954
963	20-03-310-010	19,180
964	20-03-310-011	4,852
965	20-03-310-012	7,527
966	20-03-310-013	19,140
967	20-03-310-017	EXEMPT
968	20-03-310-018	EXEMPT
969	20-03-310-019	24,485
970	20-03-310-020	EXEMPT
971	20-03-310-021	EXEMPT
972	20-03-310-022	18,319
973	20-03-310-023	4,992
974	20-03-310-024	4,992
975	20-03-310-025	33,017
976	20-03-310-026	EXEMPT
977	20-03-310-027	EXEMPT
978	20-03-310-028	EXEMPT
979	20-03-310-029	10,893
980	20-03-310-030	EXEMPT
981	20-03-310-031	EXEMPT
982	20-03-311-001	13,248
983	20-03-311-002	14,257
984	20-03-311-003	14,257
985	20-03-311-004	EXEMPT
986	20-03-311-005	EXEMPT
987	20-03-311-006	8,334
988	20-03-311-007	12,716
989	20-03-311-008	2,028
990	20-03-311-009	2,088

991	20-03-311-010	EXEMPT
992	20-03-311-011	7,313
993	20-03-311-012	8,547
994	20-03-311-013	14,306
995	20-03-311-014	18,037
996	20-03-311-015	7,389
997	20-03-311-016	7,389
998	20-03-311-017	3,693
999	20-03-311-018	3,693
1000	20-03-311-019	3,693
1001	20-03-311-020	EXEMPT
1002	20-03-311-021	5,677
1003	20-03-311-022	5,127
1004	20-03-311-023	21,599
1005	20-03-311-024	6,933
1006	20-03-311-025	21,953
1007	20-03-311-026	EXEMPT
1008	20-03-311-027	EXEMPT
1009	20-03-311-028	EXEMPT
1010	20-03-311-029	26,620
1011	20-03-311-030	21,488
1012	20-03-311-031	3,509
1013	20-03-311-032	EXEMPT
1014	20-03-311-033	EXEMPT
1015	20-03-311-034	30,709
1016	20-03-311-035	9,719
1017	20-03-311-036	15,511
1018	20-03-311-037	EXEMPT
1019	20-03-311-038	EXEMPT
1020	20-03-311-039	EXEMPT
1021	20-03-311-040	54,863
1022	20-03-311-041	36,283
1023	20-03-311-042	40,021
1024	20-03-311-044	
1025	20-03-312-001	21,303
1026	20-03-312-002	27,709
1027	20-03-312-003	62,516
1028	20-03-312-004	EXEMPT
1029	20-03-312-005	EXEMPT
1030	20-03-312-006	EXEMPT

1031	20-03-312-007	11,282
1032	20-03-312-008	EXEMPT
1033	20-03-312-009	EXEMPT
1034	20-03-312-010	EXEMPT
1035	20-03-312-011	EXEMPT
1036	20-03-312-012	EXEMPT
1037	20-03-312-013	EXEMPT
1038	20-03-312-014	EXEMPT
1039	20-03-312-015	EXEMPT
1040	20-03-312-016	EXEMPT
1041	20-03-312-017	EXEMPT
1042	20-03-312-018	7,691
1043	20-03-312-019	3,844
1044	20-03-312-020	22,466
1045	20-03-312-021	5,287
1046	20-03-312-022	16,194
1047	20-03-312-023	48,930
1048	20-03-312-024	6,851
1049	20-03-312-025	6,851
1050	20-03-312-026	6,851
1051	20-03-312-027	6,851
1052	20-03-312-028	6,851
1053	20-03-312-029	6,851
1054	20-03-312-030	EXEMPT
1055	20-03-312-031	EXEMPT
1056	20-03-312-032	EXEMPT
1057	20-03-312-033	EXEMPT
1058	20-03-312-034	EXEMPT
1059	20-03-312-035	EXEMPT
1060	20-03-312-036	EXEMPT
1061	20-03-312-037	EXEMPT
1062	20-03-312-038	EXEMPT
1063	20-03-312-045	EXEMPT
1064	20-03-312-046	EXEMPT
1065	20-03-312-047	16,747
1066	20-03-312-048	19,120
1067	20-03-312-052	EXEMPT
1068	20-03-312-053	EXEMPT
1069	20-03-313-001	EXEMPT
1070	20-03-313-002	EXEMPT

1071	20-03-313-003	EXEMPT
1072	20-03-313-004	EXEMPT
1073	20-03-313-005	EXEMPT
1074	20-03-313-009	3,965
1075	20-03-313-010	18,346
1076	20-03-313-014	25,119
1077	20-03-313-015	3,965
1078	20-03-313-016	19,571
1079	20-03-313-017	18,368
1080	20-03-313-018	16,725
1081	20-03-313-019	18,528
1082	20-03-313-020	4,556
1083	20-03-313-021	18,775
1084	20-03-313-022	8,945
1085	20-03-313-023	10,241
1086	20-03-313-024	11,869
1087	20-03-313-025	10,155
1088	20-03-313-026	EXEMPT
1089	20-03-313-028	8,398
1090	20-03-313-029	74,007
1091	20-03-313-030	22,729
1092	20-03-313-031	21,928
1093	20-03-313-032	EXEMPT
1094	20-03-313-033	EXEMPT
1095	20-03-313-034	18,448
1096	20-03-313-035	18,884
1097	20-03-313-036	3,965
1098	20-03-313-039	33,722
1099	20-03-313-043	7,840
1100	20-03-313-044	8,156
1101	20-03-313-045	8,156
1102	20-03-313-046	7,838
1103	20-03-313-047	21,466
1104	20-03-313-050	EXEMPT
1105	20-03-313-051	99,917
1106	20-03-313-052	EXEMPT
1107	20-03-314-001	21,793
1108	20-03-314-002	87,188
1109	20-03-314-003	25,530
1110	20-03-314-004	25,530

1111	20-03-314-005	8,407
1112	20-03-314-006	974
1113	20-03-314-007	21,263
1114	20-03-314-008	21,606
1115	20-03-314-009	29,684
1116	20-03-314-010	28,661
1117	20-03-314-011	20,094
1118	20-03-314-012	21,283
1119	20-03-314-013	51,372
1120	20-03-314-014	37,837
1121	20-03-314-015	20,200
1122	20-03-314-016	19,582
1123	20-03-314-017	10,688
1124	20-03-314-018	7,137
1125	20-03-314-019	3,884
1126	20-03-314-020	4,360
1127	20-03-314-021	3,171
1128	20-03-314-022	896
1129	20-03-314-023	19,533
1130	20-03-314-024	19,565
1131	20-03-314-025	EXEMPT
1132	20-03-314-026	3,965
1133	20-03-314-027	7,931
1134	20-03-314-028	7,931
1135	20-03-314-029	21,183
1136	20-03-314-030	23,256
1137	20-03-314-031	19,293
1138	20-03-314-032	3,965
1139	20-03-314-033	3,965
1140	20-03-314-034	20,530
1141	20-03-314-036	14,506
1142	20-03-314-037	12,601
1143	20-03-315-001	16,296
1144	20-03-315-002	16,265
1145	20-03-315-003	16,305
1146	20-03-315-006	EXEMPT
1147	20-03-315-007	19,009
1148	20-03-315-008	16,305
1149	20-03-315-009	19,827
1150	20-03-315-010	5,972

1151	20-03-315-011	9,692
1152	20-03-315-012	3,980
1153	20-03-315-013	49,544
1154	20-03-315-014	23,916
1155	20-03-315-015	20,901
1156	20-03-315-016	19,787
1157	20-03-315-017	7,960
1158	20-03-315-018	3,900
1159	20-03-315-019	48,608
1160	20-03-315-020	17,563
1161	20-03-315-021	EXEMPT
1162	20-03-315-022	7,960
1163	20-03-315-023	EXEMPT
1164	20-03-315-024	3,980
1165	20-03-315-025	EXEMPT
1166	20-03-315-026	3,980
1167	20-03-315-027	EXEMPT
1168	20-03-315-028	4,589
1169	20-03-315-029	19,518
1170	20-03-315-030	20,739
1171	20-03-315-031	7,960
1172	20-03-315-032	17,056
1173	20-03-315-033	3,980
1174	20-03-315-034	EXEMPT
1175	20-03-315-035	19,158
1176	20-03-315-036	20,685
1177	20-03-315-037	Divided Parcel
1178	20-03-315-038	19,705
1179	20-03-315-039	20,100
1180	20-03-315-040	520
1181	20-03-315-041	6,797
1182	20-03-316-001	7,462
1183	20-03-316-002	46,295
1184	20-03-316-003	3,771
1185	20-03-316-004	3,771
1186	20-03-316-005	21,535
1187	20-03-316-007	3,771
1188	20-03-316-008	21,428
1189	20-03-316-009	17,915
1190	20-03-316-010	18,773

1191	20-03-316-011	EXEMPT
1192	20-03-316-012	92,451
1193	20-03-316-013	7,542
1194	20-03-316-014	EXEMPT
1195	20-03-316-015	EXEMPT
1196	20-03-316-016	EXEMPT
1197	20-03-316-017	20,876
1198	20-03-316-018	57,820
1199	20-03-316-019	3,704
1200	20-03-316-020	3,555
1201	20-03-316-022	22,173
1202	20-03-316-023	EXEMPT
1203	20-03-316-024	7,424
1204	20-03-316-025	7,424
1205	20-03-316-026	16,807
1206	20-03-316-027	30,351
1207	20-03-316-028	21,188
1208	20-03-316-029	20,790
1209	20-03-316-030	EXEMPT
1210	20-03-316-031	EXEMPT
1211	20-03-317-001	17,913
1212	20-03-317-002	20,627
1213	20-03-317-003	19,247
1214	20-03-317-004	18,262
1215	20-03-317-005	20,138
1216	20-03-317-006	21,706
1217	20-03-317-007	EXEMPT
1218	20-03-317-008	26,164
1219	20-03-317-009	21,806
1220	20-03-317-010	21,813
1221	20-03-317-011	21,841
1222	20-03-317-012	21,830
1223	20-03-317-013	14,333
1224	20-03-317-014	120,480
1225	20-03-317-015	8,271
1226	20-03-317-016	22,222
1227	20-03-317-017	19,100
1228	20-03-317-018	18,995
1229	20-03-317-021	19,869
1230	20-03-317-022	19,271

1231	20-03-317-023	30,862
1232	20-03-317-024	22,173
1233	20-03-317-028	143,082
1234	20-03-317-029	69,442
1235	20-03-317-030	176,566
1236	20-03-317-032	24,385
1237	20-03-318-001	15,771
1238	20-03-318-002	10,306
1239	20-03-318-003	22,008
1240	20-03-318-005	EXEMPT
1241	20-03-318-006	EXEMPT
1242	20-03-318-007	EXEMPT
1243	20-03-318-008	EXEMPT
1244	20-03-318-009	16,496
1245	20-03-318-010	53,008
1246	20-03-318-011	EXEMPT
1247	20-03-318-012	EXEMPT
1248	20-03-318-013	16,336
1249	20-03-318-014	18,037
1250	20-03-318-025	3,965
1251	20-03-318-026	3,965
1252	20-03-318-027	14,275
1253	20-03-318-028	15,073
1254	20-03-318-029	68,001
1255	20-03-318-030	27,974
1256	20-03-318-031	27,974
1257	20-03-318-032	EXEMPT
1258	20-03-318-033	EXEMPT
1259	20-03-319-007	314,790
1260	20-03-319-008	4,236,588
1261	20-03-320-001	EXEMPT
1262	20-03-320-002	EXEMPT
1263	20-03-320-003	EXEMPT
1264	20-03-320-004	22,324
1265	20-03-320-005	23,385
1266	20-03-320-006	2,884
1267	20-03-320-007	2,884
1268	20-03-320-008	3,807
1269	20-03-320-009	20,325
1270	20-03-320-010	7,931

1271	20-03-320-011	75,490
1272	20-03-320-012	53,157
1273	20-03-320-013	77,198
1274	20-03-320-014	141,735
1275	20-03-320-015	16,948
1276	20-03-320-016	EXEMPT
1277	20-03-320-017	19,711
1278	20-03-320-018	EXEMPT
1279	20-03-320-019	21,986
1280	20-03-320-020	22,829
1281	20-03-320-021	12,447
1282	20-03-320-022	14,012
1283	20-03-320-023	12,750
1284	20-03-320-024	5,603
1285	20-03-320-025	7,931
1286	20-03-320-026	207,904
1287	20-03-321-001	132,076
1288	20-03-321-002	132,076
1289	20-03-321-003	5,768
1290	20-03-321-004	16,525
1291	20-03-321-005	16,105
1292	20-03-321-006	EXEMPT
1293	20-03-321-007	21,695
1294	20-03-321-008	6,072
1295	20-03-321-009	21,886
1296	20-03-321-010	7,931
1297	20-03-321-011	EXEMPT
1298	20-03-321-012	3,960
1299	20-03-321-013	EXEMPT
1300	20-03-321-014	EXEMPT
1301	20-03-321-019	EXEMPT
1302	20-03-321-020	EXEMPT
1303	20-03-321-021	3,960
1304	20-03-321-022	2,973
1305	20-03-321-023	15,767
1306	20-03-321-024	16,885
1307	20-03-321-025	16,263
1308	20-03-321-026	20,294
1309	20-03-321-027	65,373
1310	20-03-321-032	42,078

1311	20-03-321-033	111,729
1312	20-03-321-034	EXEMPT
1313	20-03-321-034-8002	
1314	20-03-321-035	EXEMPT
1315	20-03-321-035-8002	
1316	20-03-321-036	EXEMPT
1317	20-03-321-036-8002	8,761
1318	20-03-321-037	EXEMPT
1319	20-03-321-037-8002	16,227
1320	20-03-321-038	209,814
1321	20-03-321-039	234,083
1322	20-03-322-001	12,754
1323	20-03-322-002	1,870
1324	20-03-322-003	53,580
1325	20-03-322-004	676
1326	20-03-322-005	19,533
1327	20-03-322-006	3,435
1328	20-03-322-007	17,897
1329	20-03-322-008	3,362
1330	20-03-322-009	3,362
1331	20-03-322-010	20,425
1332	20-03-322-011	EXEMPT
1333	20-03-322-012	8,870
1334	20-03-322-013	EXEMPT
1335	20-03-322-014	EXEMPT
1336	20-03-322-015	EXEMPT
1337	20-03-322-016	461,596
1338	20-03-322-017	10,246
1339	20-03-322-018	101,063
1340	20-03-322-019	EXEMPT
1341	20-03-322-020	8,707
1342	20-03-322-021	
1343	20-03-322-022	7,424
1344	20-03-322-023	EXEMPT
1345	20-03-322-024	7,411
1346	20-03-322-025	161,457
1347	20-03-323-001	9,641
1348	20-03-323-002	6,012
1349	20-03-323-003	7,389
1350	20-03-323-004	21,810

1351	20-03-323-005	EXEMPT
1352	20-03-323-006	22,002
1353	20-03-323-007	21,866
1354	20-03-323-008	21,561
1355	20-03-323-009	2,770
1356	20-03-323-010	EXEMPT
1357	20-03-323-011	2,770
1358	20-03-323-012	2,770
1359	20-03-323-013	14,339
1360	20-03-323-014	208,818
1361	20-03-323-015	17,030
1362	20-03-323-016	EXEMPT
1363	20-03-323-017	EXEMPT
1364	20-03-323-018	14,217
1365	20-03-323-019	28,436
1366	20-03-323-020	174,605
1367	20-03-323-021	EXEMPT
1368	20-03-400-001	239,460
1369	20-03-400-002	14,940
1370	20-03-400-003	8,520
1371	20-03-400-004	46,264
1372	20-03-400-005	110,063
1373	20-03-400-006	19,536
1374	20-03-400-007	56
1375	20-03-400-008	20,772
1376	20-03-400-009	18,491
1377	20-03-400-010	17,005
1378	20-03-400-011	18,689
1379	20-03-400-012	17,090
1380	20-03-400-013	17,612
1381	20-03-400-014	17,572
1382	20-03-400-015	20,000
1383	20-03-400-016	187,964
1384	20-03-400-017	5,501
1385	20-03-400-018	89,385
1386	20-03-400-019	EXEMPT
1387	20-03-400-020	EXEMPT
1388	20-03-400-021	EXEMPT
1389	20-03-400-022	17,986
1390	20-03-400-023	17,986

1391	20-03-400-024	EXEMPT
1392	20-03-400-025	EXEMPT
1393	20-03-400-026	5,376
1394	20-03-400-027	EXEMPT
1395	20-03-400-028	638
1396	20-03-400-029	3,618
1397	20-03-400-030	3,618
1398	20-03-400-031	7,237
1399	20-03-400-032	67,977
1400	20-03-400-033	3,618
1401	20-03-400-034	3,618
1402	20-03-400-035	3,618
1403	20-03-400-036	5,274
1404	20-03-400-037	17,050
1405	20-03-400-038	18,384
1406	20-03-400-039	15,164
1407	20-03-400-040	5,274
1408	20-03-400-041	79,270
1409	20-03-400-042	15,798
1410	20-03-400-043	16,067
1411	20-03-400-044	16,023
1412	20-03-400-045	EXEMPT
1413	20-03-400-046	EXEMPT
1414	20-03-400-047	3,778
1415	20-03-400-048	15,029
1416	20-03-400-049	14,842
1417	20-03-400-050	13,274
1418	20-03-400-051	11,118
1419	20-03-400-052	5,376
1420	20-03-400-053	5,376
1421	20-03-400-054	709
1422	20-03-400-055	16,167
1423	20-03-400-056	56
1424	20-03-400-057	5,503
1425	20-03-400-058	20,503
1426	20-03-400-059	16,209
1427	20-03-400-060	15,676
1428	20-03-400-061	16,945
1429	20-03-400-062	17,630
1430	20-03-400-063	2,561

1431	20-03-400-064	EXEMPT
1432	20-03-400-065	11,006
1433	20-03-400-066	8,136
1434	20-03-400-067	5,503
1435	20-03-400-068	16,020
1436	20-03-400-069	15,720
1437	20-03-400-070	EXEMPT
1438	20-03-400-071	EXEMPT
1439	20-03-406-027	EXEMPT
1440	20-03-407-005	EXEMPT
1441	20-03-407-006	EXEMPT
1442	20-03-407-007	EXEMPT
1443	20-03-407-008	275,594
1444	20-03-407-009	6,604
1445	20-03-407-010	EXEMPT
1446	20-03-407-011	12,436
1447	20-03-407-012	12,276
1448	20-03-407-013	171
1449	20-03-407-014	EXEMPT
1450	20-03-407-015	4,752
1451	20-03-407-016	EXEMPT
1452	20-03-407-017	1,667
1453	20-03-407-018	15,502
1454	20-03-407-019	15,885
1455	20-03-407-020	19,336
1456	20-03-407-021	16,881
1457	20-03-407-022	17,401
1458	20-03-407-023	16,961
1459	20-03-407-024	16,192
1460	20-03-407-025	5,267
1461	20-03-407-030	3,695
1462	20-03-407-032	21,997
1463	20-03-407-033	5,737
1464	20-03-407-034	17,850
1465	20-03-407-035	EXEMPT
1466	20-03-407-036	12,876
1467	20-03-407-037	EXEMPT
1468	20-03-407-038	814
1469	20-03-407-039	1,232
1470	20-03-407-040	18,215

1471	20-03-407-041	15,840
1472	20-03-407-042	17,732
1473	20-03-407-043	4,618
1474	20-03-407-044	18,102
1475	20-03-407-045	19,111
1476	20-03-407-046	5,314
1477	20-03-407-047	5,886
1478	20-03-407-048	17,701
1479	20-03-407-049	EXEMPT
1480	20-03-407-050	EXEMPT
1481	20-03-407-051	18,322
1482	20-03-407-052	17,608
1483	20-03-407-053	15,807
1484	20-03-407-054	15,333
1485	20-03-408-001	144,550
1486	20-03-408-002	EXEMPT
1487	20-03-408-003	13,050
1488	20-03-408-004	16,125
1489	20-03-408-005	17,612
1490	20-03-408-006	EXEMPT
1491	20-03-408-007	EXEMPT
1492	20-03-408-008	9,203
1493	20-03-408-009	EXEMPT
1494	20-03-408-010	EXEMPT
1495	20-03-408-011	16,009
1496	20-03-408-012	16,207
1497	20-03-408-013	17,339
1498	20-03-408-014	44,808
1499	20-03-408-015	EXEMPT
1500	20-03-408-016	15,075
1501	20-03-408-017	15,580
1502	20-03-408-018	4,031
1503	20-03-408-019	EXEMPT
1504	20-03-408-020	12,347
1505	20-03-408-021	3,993
1506	20-03-408-022	4,302
1507	20-03-408-023	EXEMPT
1508	20-03-408-024	EXEMPT
1509	20-03-408-025	18,382
1510	20-03-408-026	EXEMPT

1511	20-03-408-027	EXEMPT
1512	20-03-408-029	EXEMPT
1513	20-03-408-030	EXEMPT
1514	20-03-408-031	4,162
1515	20-03-408-032	15,335
1516	20-03-408-033	32,058
1517	20-03-408-036	EXEMPT
1518	20-03-409-001	EXEMPT
1519	20-03-409-002	EXEMPT
1520	20-03-409-003	3,177
1521	20-03-409-004	EXEMPT
1522	20-03-409-005	15,891
1523	20-03-409-006	EXEMPT
1524	20-03-409-007	EXEMPT
1525	20-03-409-008	15,733
1526	20-03-409-009	18,462
1527	20-03-409-010	5,545
1528	20-03-409-011	15,767
1529	20-03-409-012	4,162
1530	20-03-409-013	16,258
1531	20-03-409-014	5,723
1532	20-03-409-015	EXEMPT
1533	20-03-409-016	EXEMPT
1534	20-03-409-017	EXEMPT
1535	20-03-409-018	5,723
1536	20-03-409-019	EXEMPT
1537	20-03-409-020	EXEMPT
1538	20-03-409-021	5,981
1539	20-03-409-022	EXEMPT
1540	20-03-409-023	5,503
1541	20-03-409-024	26,760
1542	20-03-409-025	EXEMPT
1543	20-03-409-026	13,879
1544	20-03-409-027	17,090
1545	20-03-409-028	15,927
1546	20-03-409-029	8,798
1547	20-03-409-030	5,734
1548	20-03-409-031	10,335
1549	20-03-409-032	4,169
1550	20-03-409-033	5,734

1551	20-03-409-034	17,381
1552	20-03-409-035	8,734
1553	20-03-409-036	8,712
1554	20-03-409-037	5,512
1555	20-03-409-038	EXEMPT
1556	20-03-409-039	EXEMPT
1557	20-03-414-001	228,336
1558	20-03-414-002	19,120
1559	20-03-414-003	44,319
1560	20-03-414-004	5,817
1561	20-03-414-005	20,498
1562	20-03-414-006	20,194
1563	20-03-414-007	EXEMPT
1564	20-03-414-008	135,745
1565	20-03-414-009	10,940
1566	20-03-414-010	EXEMPT
1567	20-03-414-011	14,046
1568	20-03-414-012	14,033
1569	20-03-414-013	14,573
1570	20-03-414-014	18,548
1571	20-03-414-015	20,272
1572	20-03-414-016	18,448
1573	20-03-414-017	15,880
1574	20-03-414-018	15,627
1575	20-03-414-019	4,238
1576	20-03-414-020	EXEMPT
1577	20-03-414-021	21,341
1578	20-03-414-022	20,123
1579	20-03-414-023	18,004
1580	20-03-414-024	18,651
1581	20-03-414-025	54,207
1582	20-03-414-026	14,141
1583	20-03-414-027	13,581
1584	20-03-414-028	10,306
1585	20-03-414-029	EXEMPT
1586	20-03-414-030	EXEMPT
1587	20-03-414-031	5,935
1588	20-03-414-032	20,956
1589	20-03-414-033	172,806
1590	20-03-415-001	53,477

1591	20-03-415-002	5,416
1592	20-03-415-003	9,121
1593	20-03-415-004	18,909
1594	20-03-415-005	32,561
1595	20-03-415-006	14,966
1596	20-03-415-007	16,827
1597	20-03-415-008	15,865
1598	20-03-415-009	EXEMPT
1599	20-03-415-010	5,470
1600	20-03-415-011	20,132
1601	20-03-415-012	EXEMPT
1602	20-03-415-013	50,582
1603	20-03-415-014	EXEMPT
1604	20-03-415-015	50,582
1605	20-03-415-016	52,957
1606	20-03-415-017	EXEMPT
1607	20-03-415-018	17,546
1608	20-03-415-019	19,731
1609	20-03-415-020	18,884
1610	20-03-415-021	13,981
1611	20-03-415-022	3,613
1612	20-03-415-023	14,055
1613	20-03-415-024	17,457
1614	20-03-415-025	16,403
1615	20-03-415-026	16,876
1616	20-03-415-027	18,048
1617	20-03-415-028	3,669
1618	20-03-415-029	16,145
1619	20-03-415-030	20,772
1620	20-03-415-031	20,236
1621	20-03-415-032	16,120
1622	20-03-415-033	17,092
1623	20-03-415-034	16,316
1624	20-03-415-035	17,757
1625	20-03-415-036	17,279
1626	20-03-415-037	16,594
1627	20-03-415-038	4,029
1628	20-03-415-039	4,029
1629	20-03-415-040	205,305
1630	20-03-416-001	EXEMPT

1631	20-03-416-002	EXEMPT
1632	20-03-416-003	15,834
1633	20-03-416-004	3,649
1634	20-03-416-005	15,994
1635	20-03-416-006	14,682
1636	20-03-416-007	16,016
1637	20-03-416-008	16,492
1638	20-03-416-009	18,886
1639	20-03-416-010	5,470
1640	20-03-416-011	49,973
1641	20-03-416-012	5,470
1642	20-03-416-013	18,673
1643	20-03-416-014	EXEMPT
1644	20-03-416-015	EXEMPT
1645	20-03-416-016	18,653
1646	20-03-416-017	16,163
1647	20-03-416-018	16,976
1648	20-03-416-019	17,001
1649	20-03-416-020	16,994
1650	20-03-416-021	EXEMPT
1651	20-03-416-022	EXEMPT
1652	20-03-416-023	EXEMPT
1653	20-03-416-024	EXEMPT
1654	20-03-416-025	18,373
1655	20-03-416-026	17,312
1656	20-03-416-027	18,084
1657	20-03-416-028	17,112
1658	20-03-416-029	17,890
1659	20-03-416-030	17,225
1660	20-03-416-031	14,406
1661	20-03-416-032	12,694
1662	20-03-416-033	17,428
1663	20-03-416-034	18,213
1664	20-03-416-035	EXEMPT
1665	20-03-416-036	EXEMPT
1666	20-03-416-037	10,697
1667	20-03-416-038	14,395
1668	20-03-416-039	14,422
1669	20-03-416-040	16,345
1670	20-03-416-041	16,674

1671	20-03-417-001	18,800
1672	20-03-417-002	18,720
1673	20-03-417-003	17,123
1674	20-03-417-004	17,016
1675	20-03-417-005	16,054
1676	20-03-417-006	EXEMPT
1677	20-03-417-007	17,419
1678	20-03-417-008	640
1679	20-03-417-009	17,812
1680	20-03-417-010	18,424
1681	20-03-417-011	15,720
1682	20-03-417-012	14,835
1683	20-03-417-013	5,348
1684	20-03-417-014	EXEMPT
1685	20-03-417-015	EXEMPT
1686	20-03-417-016	EXEMPT
1687	20-03-417-017	29,899
1688	20-03-417-018	8,062
1689	20-03-417-019	17,390
1690	20-03-417-020	EXEMPT
1691	20-03-417-021	EXEMPT
1692	20-03-417-022	18,368
1693	20-03-417-023	EXEMPT
1694	20-03-417-024	65,415
1695	20-03-417-025	15,029
1696	20-03-417-026	5,348
1697	20-03-417-027	EXEMPT
1698	20-03-417-028	EXEMPT
1699	20-03-417-029	EXEMPT
1700	20-03-417-030	EXEMPT
1701	20-03-417-031	EXEMPT
1702	20-03-417-032	EXEMPT
1703	20-03-417-033	EXEMPT
1704	20-03-417-034	EXEMPT
1705	20-03-417-035	EXEMPT
1706	20-03-417-036	15,544
1707	20-03-417-037	EXEMPT
1708	20-03-417-038	EXEMPT
1709	20-03-417-039	EXEMPT
1710	20-03-417-040	17,770

1711	20-03-417-041	15,578
1712	20-03-417-042	9,879
1713	20-03-417-043	EXEMPT
1714	20-03-421-001	88,662
1715	20-03-421-002	707,747
1716	20-03-421-003	5,470
1717	20-03-421-004	18,520
1718	20-03-421-005	21,728
1719	20-03-421-006	16,225
1720	20-03-421-007	EXEMPT
1721	20-03-421-008	18,488
1722	20-03-421-009	14,891
1723	20-03-421-010	18,749
1724	20-03-421-011	8,843
1725	20-03-421-012	4,047
1726	20-03-421-013	3,938
1727	20-03-421-014	4,002
1728	20-03-421-015	14,388
1729	20-03-421-016	EXEMPT
1730	20-03-421-017	16,905
1731	20-03-421-018	18,991
1732	20-03-421-019	5,470
1733	20-03-421-020	3,718
1734	20-03-421-023	19,785
1735	20-03-421-024	EXEMPT
1736	20-03-421-027	135,338
1737	20-03-421-028	22,455
1738	20-03-421-029	EXEMPT
1739	20-03-421-030	EXEMPT
1740	20-03-422-001	17,772
1741	20-03-422-004	EXEMPT
1742	20-03-422-005	EXEMPT
1743	20-03-422-006	19,478
1744	20-03-422-007	EXEMPT
1745	20-03-422-008	13,072
1746	20-03-422-009	11,813
1747	20-03-422-010	12,903
1748	20-03-422-011	16,065
1749	20-03-422-012	13,474
1750	20-03-422-013	13,168

1751	20-03-422-014	14,177
1752	20-03-422-015	4,047
1753	20-03-422-016	EXEMPT
1754	20-03-422-017	EXEMPT
1755	20-03-422-018	EXEMPT
1756	20-03-422-019	59,659
1757	20-03-422-020	98,183
1758	20-03-422-021	148,585
1759	20-03-422-022	EXEMPT
1760	20-03-422-023	EXEMPT
1761	20-03-422-025	7,137
1762	20-03-422-026	94,461
1763	20-03-422-027	45,233
1764	20-03-422-028	26,684
1765	20-03-422-029	60,770
1766	20-03-422-030	17,635
1767	20-03-422-031	20,672
1768	20-03-422-032	8,825
1769	20-03-422-033	14,517
1770	20-03-422-034	48,117
1771	20-03-423-001	10,688
1772	20-03-423-002	14,926
1773	20-03-423-003	15,936
1774	20-03-423-004	15,698
1775	20-03-423-005	18,039
1776	20-03-423-006	162
1777	20-03-423-007	19,469
1778	20-03-423-008	5,441
1779	20-03-423-009	20,854
1780	20-03-423-010	10,884
1781	20-03-423-011	3,889
1782	20-03-423-012	17,528
1783	20-03-423-013	EXEMPT
1784	20-03-423-014	EXEMPT
1785	20-03-423-015	EXEMPT
1786	20-03-423-016	16,054
1787	20-03-423-017	8,516
1788	20-03-423-018	17,076
1789	20-03-423-019	8,832
1790	20-03-423-020	EXEMPT

1791	20-03-423-021	EXEMPT
1792	20-03-423-022	EXEMPT
1793	20-03-423-023	8,452
1794	20-03-423-024	5,163
1795	20-03-423-025	15,427
1796	20-03-423-026	16,189
1797	20-03-423-027	6,417
1798	20-03-423-028	EXEMPT
1799	20-03-423-029	EXEMPT
1800	20-03-423-030	EXEMPT
1801	20-03-423-031	EXEMPT
1802	20-03-423-032	EXEMPT
1803	20-03-423-033	17,615
1804	20-03-423-034	18,188
1805	20-03-423-035	19,834
1806	20-03-423-036	21,397
1807	20-03-423-037	12,251
1808	20-03-423-039	11,138
1809	20-03-423-040	EXEMPT
1810	20-03-423-042	18,644
1811	20-03-424-001	EXEMPT
1812	20-03-424-002	18,637
1813	20-03-424-003	17,090
1814	20-03-424-004	28,585
1815	20-03-424-005	EXEMPT
1816	20-03-424-006	39,289
1817	20-03-424-007	18,399
1818	20-03-424-008	16,825
1819	20-03-424-009	15,189
1820	20-03-424-010	16,819
1821	20-03-424-011	6,046
1822	20-03-424-012	EXEMPT
1823	20-03-424-013	Divided Parcel
1824	20-03-424-014	21,114
1825	20-03-424-015	11,375
1826	20-03-424-016	22,155
1827	20-03-424-017	10,637
1828	20-03-424-018	206,927
1829	20-03-424-019	41,335
1830	20-03-424-020	89,247

1831	20-03-424-021	113,865
1832	20-03-424-022	37,562
1833	20-03-424-023	91,252
1834	20-03-424-024	
1835	20-03-424-025	127,458
1836	20-03-500-004	EXEMPT
1837	20-03-500-005	EXEMPT
1838	20-03-500-006	EXEMPT
1839	20-03-500-007	EXEMPT
1840	20-03-500-008	EXEMPT
1841	20-03-500-009	EXEMPT
1842	20-03-500-010	EXEMPT
1843	20-03-500-012	EXEMPT
1844	20-03-500-013	EXEMPT
1845	20-03-500-015	EXEMPT
1846	20-03-500-016	EXEMPT
1847	20-03-500-017	EXEMPT
1848	20-03-500-018	EXEMPT
1849	20-03-500-019	EXEMPT
1850	20-03-500-020	EXEMPT
1851	20-03-500-021	EXEMPT
1852	20-03-500-022	EXEMPT
1853	20-03-500-027	EXEMPT
1854	20-03-500-031	EXEMPT
1855	20-03-500-032	EXEMPT
1856	20-03-501-001	53,271
1857	20-03-501-003	20,178
1858	20-03-501-006-6001	Railroad
1859	20-03-501-007-6001	Railroad
1860	20-03-501-008-6001	Railroad
1861	20-10-100-001	37,023
1862	20-10-100-002	42,186
1863	20-10-100-003	10,908
1864	20-10-100-004	14,464
1865	20-10-100-005	31,652
1866	20-10-100-006	5,287
1867	20-10-100-007	EXEMPT
1868	20-10-100-008	EXEMPT
1869	20-10-100-009	EXEMPT
1870	20-10-100-010	EXEMPT

1871	20-10-100-011	10,575
1872	20-10-100-012	5,287
1873	20-10-100-013	7,931
1874	20-10-100-014	7,931
1875	20-10-100-015	EXEMPT
1876	20-10-100-021	26,789
1877	20-10-100-022	20,619
1878	20-10-100-023	4,509
1879	20-10-100-024	11,204
1880	20-10-100-025	EXEMPT
1881	20-10-100-026	15,925
1882	20-10-100-027	EXEMPT
1883	20-10-100-029	4,169
1884	20-10-100-030	17,846
1885	20-10-100-031	EXEMPT
1886	20-10-100-032	EXEMPT
1887	20-10-100-034	7,931
1888	20-10-100-035	7,931
1889	20-10-100-036	7,480
1890	20-10-100-037	EXEMPT
1891	20-10-100-038	4,187
1892	20-10-100-039	2,884
1893	20-10-100-040	16,963
1894	20-10-100-041	45,299
1895	20-10-101-001	EXEMPT
1896	20-10-101-002	EXEMPT
1897	20-10-101-003	48,661
1898	20-10-101-005	EXEMPT
1899	20-10-101-006	EXEMPT
1900	20-10-101-007	EXEMPT
1901	20-10-101-008	20,727
1902	20-10-101-009	15,138
1903	20-10-101-010	18,113
1904	20-10-101-011	18,898
1905	20-10-101-012	EXEMPT
1906	20-10-101-013	EXEMPT
1907	20-10-101-014	EXEMPT
1908	20-10-101-015	EXEMPT
1909	20-10-101-016	EXEMPT
1910	20-10-101-017	EXEMPT

1911	20-10-101-018	EXEMPT
1912	20-10-101-021	147,638
1913	20-10-101-022	25,552
1914	20-10-101-023	76,142
1915	20-10-101-024	7,931
1916	20-10-101-026	7,931
1917	20-10-101-027	6,028
1918	20-10-101-028	196,637
1919	20-10-101-029	4,754
1920	20-10-101-030	13,726
1921	20-10-101-031	7,796
1922	20-10-101-032	157,568
1923	20-10-102-001	205,076
1924	20-10-102-002	21,710
1925	20-10-102-003	44,241
1926	20-10-102-006	5,552
1927	20-10-102-007	2,170
1928	20-10-102-011	13,617
1929	20-10-102-012	63,419
1930	20-10-102-013	43,254
1931	20-10-102-014	17,217
1932	20-10-102-015	8,211
1933	20-10-102-016	8,180
1934	20-10-102-017	EXEMPT
1935	20-10-102-018	3,647
1936	20-10-102-019	7,931
1937	20-10-102-020	9,612
1938	20-10-102-021	9,612
1939	20-10-102-022	7,931
1940	20-10-102-023	24,134
1941	20-10-102-024	19,827
1942	20-10-102-025	3,867
1943	20-10-102-026	328,722
1944	20-10-102-027	9,199
1945	20-10-102-028	24,223
1946	20-10-103-001	311,290
1947	20-10-103-002	23,478
1948	20-10-103-003	8,327
1949	20-10-103-004	103,257
1950	20-10-103-005	7,931

1951	20-10-103-006	EXEMPT
1952	20-10-103-007	16,000
1953	20-10-103-008	4,489
1954	20-10-103-009	2,668
1955	20-10-103-010	EXEMPT
1956	20-10-103-011	2,628
1957	20-10-103-012	3,965
1958	20-10-103-013	EXEMPT
1959	20-10-103-014	9,759
1960	20-10-103-015	68,755
1961	20-10-103-016	EXEMPT
1962	20-10-103-017	56,979
1963	20-10-103-018	17,592
1964	20-10-103-019	19,407
1965	20-10-103-020	8,499
1966	20-10-103-021	21,045
1967	20-10-103-022	19,607
1968	20-10-103-023	19,329
1969	20-10-103-024	18,829
1970	20-10-103-025	19,929
1971	20-10-103-026	Divided Parcel
1972	20-10-103-027	19,178
1973	20-10-103-028	19,678
1974	20-10-103-029	4,758
1975	20-10-103-030	6,662
1976	20-10-104-001	151,280
1977	20-10-104-002	EXEMPT
1978	20-10-104-003	EXEMPT
1979	20-10-104-004	7,462
1980	20-10-104-006	17,054
1981	20-10-104-007	18,898
1982	20-10-104-008	EXEMPT
1983	20-10-104-009	EXEMPT
1984	20-10-104-010	18,882
1985	20-10-104-011	18,382
1986	20-10-104-012	18,772
1987	20-10-104-013	8,054
1988	20-10-104-014	2,779
1989	20-10-104-019	EXEMPT
1990	20-10-104-020	EXEMPT

1991	20-10-104-021	EXEMPT
1992	20-10-104-022	EXEMPT
1993	20-10-104-023	EXEMPT
1994	20-10-104-024	EXEMPT
1995	20-10-104-025	EXEMPT
1996	20-10-104-026	EXEMPT
1997	20-10-104-027	122,066
1998	20-10-104-033	EXEMPT
1999	20-10-104-034	EXEMPT
2000	20-10-104-035	EXEMPT
2001	20-10-104-036	102,557
2002	20-10-104-037	73,080
2003	20-10-104-038	EXEMPT
2004	20-10-104-039	3,704
2005	20-10-105-001	155,881
2006	20-10-105-002	EXEMPT
2007	20-10-105-003	EXEMPT
2008	20-10-105-004	EXEMPT
2009	20-10-105-005	10,255
2010	20-10-105-006	25,079
2011	20-10-105-007	24,999
2012	20-10-105-008	127,600
2013	20-10-105-009	18,822
2014	20-10-105-010	22,973
2015	20-10-105-011	22,726
2016	20-10-105-012	16,994
2017	20-10-105-013	17,739
2018	20-10-105-014	18,893
2019	20-10-105-015	18,495
2020	20-10-105-016	18,975
2021	20-10-105-017	22,066
2022	20-10-105-018	8,271
2023	20-10-105-019	18,453
2024	20-10-105-020	39,872
2025	20-10-105-021	EXEMPT
2026	20-10-106-001	EXEMPT
2027	20-10-106-010	EXEMPT
2028	20-10-106-011	EXEMPT
2029	20-10-106-012	EXEMPT
2030	20-10-106-013	EXEMPT

2031	20-10-106-014	EXEMPT
2032	20-10-106-020	EXEMPT
2033	20-10-106-021	EXEMPT
2034	20-10-106-022	EXEMPT
2035	20-10-106-023	EXEMPT
2036	20-10-106-026	EXEMPT
2037	20-10-106-027	EXEMPT
2038	20-10-106-028	EXEMPT
2039	20-10-106-029	EXEMPT
2040	20-10-106-030	EXEMPT
2041	20-10-106-031	EXEMPT
2042	20-10-106-032	EXEMPT
2043	20-10-106-033	EXEMPT
2044	20-10-106-039	EXEMPT
2045	20-10-106-042	EXEMPT
2046	20-10-106-043	EXEMPT
2047	20-10-106-046	EXEMPT
2048	20-10-106-047	EXEMPT
2049	20-10-106-048	EXEMPT
2050	20-10-106-049	EXEMPT
2051	20-10-106-050	EXEMPT
2052	20-10-106-051	EXEMPT
2053	20-10-106-052	EXEMPT
2054	20-10-106-053	EXEMPT
2055	20-10-106-054	EXEMPT
2056	20-10-107-001	22,371
2057	20-10-107-002	6,880
2058	20-10-107-003	14,417
2059	20-10-107-004	16,136
2060	20-10-107-005	EXEMPT
2061	20-10-107-006	EXEMPT
2062	20-10-107-012	15,862
2063	20-10-107-013	21,323
2064	20-10-107-014	21,043
2065	20-10-107-015	20,865
2066	20-10-107-016	21,988
2067	20-10-107-017	22,615
2068	20-10-107-018	2,884
2069	20-10-107-019	20,318
2070	20-10-107-020	19,260

2071	20-10-107-021	3,965
2072	20-10-107-023	146,375
2073	20-10-107-024	EXEMPT
2074	20-10-107-025	24,249
2075	20-10-107-026	24,072
2076	20-10-108-001	EXEMPT
2077	20-10-108-002	EXEMPT
2078	20-10-108-003	EXEMPT
2079	20-10-108-004	27,047
2080	20-10-108-005	19,718
2081	20-10-108-006	20,659
2082	20-10-108-007	EXEMPT
2083	20-10-108-008	EXEMPT
2084	20-10-108-009	EXEMPT
2085	20-10-108-010	EXEMPT
2086	20-10-108-011	20,659
2087	20-10-108-012	21,466
2088	20-10-108-013	19,093
2089	20-10-108-014	EXEMPT
2090	20-10-108-015	22,055
2091	20-10-108-016	EXEMPT
2092	20-10-108-018	EXEMPT
2093	20-10-108-019	153,566
2094	20-10-108-020	8,754
2095	20-10-108-021	23,698
2096	20-10-108-022	156,141
2097	20-10-108-023	21,530
2098	20-10-108-024	28,528
2099	20-10-109-001	20,930
2100	20-10-109-002	21,446
2101	20-10-109-003	8,109
2102	20-10-109-004	15,820
2103	20-10-109-005	16,834
2104	20-10-109-006	EXEMPT
2105	20-10-109-007	4,767
2106	20-10-109-008	3,971
2107	20-10-109-009	15,894
2108	20-10-109-010	164,254
2109	20-10-109-011	15,845
2110	20-10-109-012	18,177

2111	20-10-109-013	44,274
2112	20-10-109-014	EXEMPT
2113	20-10-109-015	3,177
2114	20-10-109-016	20,781
2115	20-10-109-017	22,706
2116	20-10-109-018	22,691
2117	20-10-109-019	EXEMPT
2118	20-10-109-020	20,701
2119	20-10-109-021	12,714
2120	20-10-109-022	21,395
2121	20-10-109-023	18,806
2122	20-10-109-024	10,341
2123	20-10-109-027	8,000
2124	20-10-109-028	109,865
2125	20-10-109-029	EXEMPT
2126	20-10-109-030-1001	Divided Parcel
2127	20-10-109-030-1002	Divided Parcel
2128	20-10-109-030-1003	Divided Parcel
2129	20-10-109-030-1004	Divided Parcel
2130	20-10-109-030-1005	Divided Parcel
2131	20-10-109-030-1006	Divided Parcel
2132	20-10-109-031-1001	Divided Parcel
2133	20-10-109-031-1002	
2134	20-10-109-031-1003	33,864
2135	20-10-109-031-1004	42,553
2136	20-10-109-031-1005	33,353
2137	20-10-109-031-1006	33,864
2138	20-10-110-001	4,342
2139	20-10-110-002	17,657
2140	20-10-110-003	18,689
2141	20-10-110-004	16,325
2142	20-10-110-005	4,683
2143	20-10-110-006	18,966
2144	20-10-110-007	23,136
2145	20-10-110-008	16,011
2146	20-10-110-009	75,483
2147	20-10-110-010	EXEMPT
2148	20-10-110-011	3,851
2149	20-10-110-012	EXEMPT
2150	20-10-110-013	EXEMPT

2151	20-10-110-014	3,896
2152	20-10-110-015	55,741
2153	20-10-110-016	23,407
2154	20-10-110-017	136,043
2155	20-10-110-018	36,754
2156	20-10-110-019	22,164
2157	20-10-110-020	11,495
2158	20-10-110-021	EXEMPT
2159	20-10-110-022	EXEMPT
2160	20-10-110-023	EXEMPT
2161	20-10-110-024	9,637
2162	20-10-110-025	9,637
2163	20-10-110-026	EXEMPT
2164	20-10-110-027	EXEMPT
2165	20-10-110-028	EXEMPT
2166	20-10-110-029	6,390
2167	20-10-110-030	EXEMPT
2168	20-10-111-001	5,702
2169	20-10-111-002	EXEMPT
2170	20-10-111-003	7,389
2171	20-10-111-004	48,739
2172	20-10-111-005	16,854
2173	20-10-111-006	13,363
2174	20-10-111-007	EXEMPT
2175	20-10-111-010	EXEMPT
2176	20-10-111-011	3,627
2177	20-10-111-012	176
2178	20-10-111-013	27,707
2179	20-10-111-014	EXEMPT
2180	20-10-111-015	EXEMPT
2181	20-10-111-016	26,531
2182	20-10-111-017	10,006
2183	20-10-111-018	10,546
2184	20-10-111-019	5,376
2185	20-10-111-020	EXEMPT
2186	20-10-111-021	24,510
2187	20-10-111-022	88,051
2188	20-10-111-023	10,008
2189	20-10-111-024	22,809
2190	20-10-111-025	21,139

2191	20-10-111-028	EXEMPT
2192	20-10-111-029	EXEMPT
2193	20-10-111-031	16,996
2194	20-10-111-032	119,991
2195	20-10-112-001	EXEMPT
2196	20-10-113-001	8,854
2197	20-10-113-002	16,145
2198	20-10-113-003	19,360
2199	20-10-113-004	3,647
2200	20-10-113-005	18,806
2201	20-10-113-006	12,369
2202	20-10-113-007	EXEMPT
2203	20-10-113-008	3,965
2204	20-10-113-009	3,965
2205	20-10-113-010	33,817
2206	20-10-113-011	15,273
2207	20-10-113-012	3,965
2208	20-10-113-013	EXEMPT
2209	20-10-113-014	3,965
2210	20-10-113-015	17,190
2211	20-10-113-016	27,994
2212	20-10-113-017	17,323
2213	20-10-113-018	5,159
2214	20-10-113-019	5,159
2215	20-10-113-020	11,873
2216	20-10-113-021	3,958
2217	20-10-113-022	16,816
2218	20-10-113-023	3,535
2219	20-10-113-024	11,124
2220	20-10-113-025	23,009
2221	20-10-113-026	19,551
2222	20-10-113-027	3,958
2223	20-10-113-028	3,958
2224	20-10-113-029	19,760
2225	20-10-113-030	22,044
2226	20-10-113-031	23,818
2227	20-10-113-032	18,419
2228	20-10-113-033	19,349
2229	20-10-113-034	20,747
2230	20-10-113-035	5,541

2231	20-10-113-036	3,231
2232	20-10-113-037	105,372
2233	20-10-114-001	120,325
2234	20-10-114-002	45,355
2235	20-10-114-003	3,958
2236	20-10-114-004	3,958
2237	20-10-114-005	5,541
2238	20-10-114-006	4,749
2239	20-10-114-007	5,541
2240	20-10-114-008	19,798
2241	20-10-114-009	EXEMPT
2242	20-10-114-010	7,916
2243	20-10-114-011	23,176
2244	20-10-114-012	74,172
2245	20-10-114-013	37,719
2246	20-10-114-014	7,916
2247	20-10-114-015	22,991
2248	20-10-114-016	19,149
2249	20-10-114-017	19,983
2250	20-10-114-018	22,895
2251	20-10-114-019	7,916
2252	20-10-114-020	39,874
2253	20-10-114-021	7,916
2254	20-10-114-022	19,651
2255	20-10-114-023	EXEMPT
2256	20-10-114-024	EXEMPT
2257	20-10-114-025	16,863
2258	20-10-114-026	17,065
2259	20-10-114-027	17,045
2260	20-10-114-028	2,762
2261	20-10-115-001	EXEMPT
2262	20-10-115-002	EXEMPT
2263	20-10-115-003	EXEMPT
2264	20-10-115-004	EXEMPT
2265	20-10-115-006	EXEMPT
2266	20-10-115-008	EXEMPT
2267	20-10-115-010	286,589
2268	20-10-115-011	256,939
2269	20-10-116-001	135,580
2270	20-10-116-002	24,154

2271	20-10-116-003	24,123
2272	20-10-116-004	21,655
2273	20-10-116-005	16,016
2274	20-10-116-006	EXEMPT
2275	20-10-116-007	23,458
2276	20-10-116-008	7,682
2277	20-10-116-009	14,940
2278	20-10-116-010	15,462
2279	20-10-116-011	14,373
2280	20-10-116-012	7,945
2281	20-10-116-013	13,661
2282	20-10-116-014	EXEMPT
2283	20-10-116-015	EXEMPT
2284	20-10-116-016	3,393
2285	20-10-116-017	3,413
2286	20-10-116-018	19,051
2287	20-10-116-019	45,635
2288	20-10-116-020	EXEMPT
2289	20-10-116-021	EXEMPT
2290	20-10-116-022	2,984
2291	20-10-116-023	9,586
2292	20-10-116-024	15,284
2293	20-10-116-025	22,188
2294	20-10-117-001	EXEMPT
2295	20-10-117-002	EXEMPT
2296	20-10-117-003	EXEMPT
2297	20-10-117-004	21,005
2298	20-10-117-005	26,346
2299	20-10-117-006	21,910
2300	20-10-117-007	7,424
2301	20-10-117-008	EXEMPT
2302	20-10-117-009	EXEMPT
2303	20-10-117-010	7,389
2304	20-10-117-011	7,389
2305	20-10-117-012	54,898
2306	20-10-117-013	20,503
2307	20-10-117-014	69,086
2308	20-10-117-015	EXEMPT
2309	20-10-117-016	EXEMPT
2310	20-10-117-017	23,520

2311	20-10-117-018	42,229
2312	20-10-117-019	21,450
2313	20-10-117-020	316,982
2314	20-10-117-021	157,141
2315	20-10-118-001	EXEMPT
2316	20-10-118-002	EXEMPT
2317	20-10-118-003	EXEMPT
2318	20-10-118-004	EXEMPT
2319	20-10-119-001	EXEMPT
2320	20-10-119-002	EXEMPT
2321	20-10-119-003	EXEMPT
2322	20-10-119-004	17,730
2323	20-10-119-005	18,953
2324	20-10-119-006	18,835
2325	20-10-119-007	18,835
2326	20-10-119-008	EXEMPT
2327	20-10-119-009	EXEMPT
2328	20-10-119-010	EXEMPT
2329	20-10-119-011	155,776
2330	20-10-119-012	7,916
2331	20-10-119-013	3,958
2332	20-10-119-014	18,066
2333	20-10-119-015	4,716
2334	20-10-119-016	19,051
2335	20-10-119-017	19,298
2336	20-10-119-018	22,355
2337	20-10-119-020	7,916
2338	20-10-119-021	21,866
2339	20-10-119-022	21,875
2340	20-10-119-023	19,549
2341	20-10-119-024	25,279
2342	20-10-119-025	50,625
2343	20-10-119-026-1001	8,280
2344	20-10-119-026-1002	3,924
2345	20-10-119-026-1003	6,101
2346	20-10-119-026-1004	6,101
2347	20-10-119-026-1005	6,099
2348	20-10-119-026-1006	6,099
2349	20-10-120-001	348,507
2350	20-10-120-002	348,507

2351	20-10-120-003	348,507
2352	20-10-120-004	348,507
2353	20-10-120-005	348,507
2354	20-10-120-006	348,655
2355	20-10-120-007	348,507
2356	20-10-120-008	348,507
2357	20-10-120-009	23,729
2358	20-10-120-010	1,107
2359	20-10-120-011	9,594
2360	20-10-120-012	10,422
2361	20-10-120-013	16,785
2362	20-10-120-014	23,545
2363	20-10-120-016	EXEMPT
2364	20-10-120-017	17,223
2365	20-10-120-018	22,931
2366	20-10-120-019	108,500
2367	20-10-120-020	9,325
2368	20-10-120-021	32,085
2369	20-10-121-001	17,652
2370	20-10-121-002	2,610
2371	20-10-121-003	3,237
2372	20-10-121-004	15,854
2373	20-10-121-005	2,610
2374	20-10-121-006	2,610
2375	20-10-121-007	2,610
2376	20-10-121-008	2,610
2377	20-10-121-009	2,610
2378	20-10-121-010	20,467
2379	20-10-121-011	16,463
2380	20-10-121-014	17,770
2381	20-10-121-015	16,618
2382	20-10-121-016	15,802
2383	20-10-121-017	14,680
2384	20-10-121-018	5,826
2385	20-10-121-019	5,826
2386	20-10-121-020	12,289
2387	20-10-121-021	12,627
2388	20-10-121-022	122,886
2389	20-10-121-023	15,609
2390	20-10-121-024	22,991

2391	20-10-121-025	22,991
2392	20-10-121-026	19,284
2393	20-10-121-027	16,318
2394	20-10-121-028	4,131
2395	20-10-121-029	4,134
2396	20-10-121-030	16,576
2397	20-10-121-031	EXEMPT
2398	20-10-121-032	7,945
2399	20-10-121-033	EXEMPT
2400	20-10-121-034	
2401	20-10-121-035	13,477
2402	20-10-121-036	17,935
2403	20-10-122-001	158,124
2404	20-10-122-002	EXEMPT
2405	20-10-122-003	24,974
2406	20-10-122-004	EXEMPT
2407	20-10-122-005	230,050
2408	20-10-122-006	7,791
2409	20-10-122-007	23,342
2410	20-10-122-009	EXEMPT
2411	20-10-122-010	EXEMPT
2412	20-10-122-011	23,024
2413	20-10-122-012	EXEMPT
2414	20-10-122-013	EXEMPT
2415	20-10-122-014	EXEMPT
2416	20-10-122-015	EXEMPT
2417	20-10-122-016	22,411
2418	20-10-122-017	EXEMPT
2419	20-10-122-018	EXEMPT
2420	20-10-122-019	12,521
2421	20-10-122-020	105,614
2422	20-10-122-021	82,060
2423	20-10-123-001	7,240
2424	20-10-123-002	4,013
2425	20-10-123-003	EXEMPT
2426	20-10-123-004	3,829
2427	20-10-123-005	EXEMPT
2428	20-10-123-006	EXEMPT
2429	20-10-123-007	EXEMPT
2430	20-10-123-008	EXEMPT

2431	20-10-123-009	3,595
2432	20-10-123-010	3,693
2433	20-10-123-011	EXEMPT
2434	20-10-123-013	EXEMPT
2435	20-10-123-014	20,327
2436	20-10-123-015	7,253
2437	20-10-123-016	EXEMPT
2438	20-10-123-017	25,194
2439	20-10-123-018	11,442
2440	20-10-123-019	33,608
2441	20-10-123-020	15,251
2442	20-10-123-021	9,047
2443	20-10-123-023	EXEMPT
2444	20-10-123-024	EXEMPT
2445	20-10-123-025	51,870
2446	20-10-123-026	309,776
2447	20-10-123-027	31,258
2448	20-10-200-001	19,238
2449	20-10-200-002	2,706
2450	20-10-200-003	23,087
2451	20-10-200-009	36,539
2452	20-10-200-012	12,231
2453	20-10-200-013	EXEMPT
2454	20-10-200-014	EXEMPT
2455	20-10-200-015	730,140
2456	20-10-200-016	EXEMPT
2457	20-10-200-017	EXEMPT
2458	20-10-200-018	18,689
2459	20-10-200-019	17,706
2460	20-10-200-020	20,263
2461	20-10-200-021	20,741
2462	20-10-200-024	119,304
2463	20-10-200-025	14,157
2464	20-10-200-026	1,050,766
2465	20-10-200-027	3,996
2466	20-10-200-028	4,487
2467	20-10-200-029	524,728
2468	20-10-201-002	EXEMPT
2469	20-10-201-003	9,803
2470	20-10-201-008	24,534

2471	20-10-201-009	121,432
2472	20-10-201-010	EXEMPT
2473	20-10-201-011	EXEMPT
2474	20-10-201-012	EXEMPT
2475	20-10-201-013	20,665
2476	20-10-201-014	20,507
2477	20-10-201-015	39,360
2478	20-10-201-016	120,122
2479	20-10-201-018	EXEMPT
2480	20-10-201-018-8002	72,210
2481	20-10-201-019	49,046
2482	20-10-201-020	43,887
2483	20-10-201-021	43,887
2484	20-10-201-022	91,713
2485	20-10-207-001	15,511
2486	20-10-207-002	19,729
2487	20-10-207-003	16,523
2488	20-10-207-004	8,376
2489	20-10-207-005	286,167
2490	20-10-207-006	21,610
2491	20-10-207-007	1,708
2492	20-10-207-008	16,401
2493	20-10-207-009	17,523
2494	20-10-207-010	16,487
2495	20-10-207-011	19,251
2496	20-10-207-012	18,053
2497	20-10-207-013	20,750
2498	20-10-207-014	4,892
2499	20-10-207-015	19,107
2500	20-10-207-016	18,295
2501	20-10-207-017	4,511
2502	20-10-207-018	20,169
2503	20-10-207-019	28,181
2504	20-10-207-020	46,500
2505	20-10-207-021	13,930
2506	20-10-207-022	EXEMPT
2507	20-10-207-023	5,087
2508	20-10-207-024	4,696
2509	20-10-207-025	4,892
2510	20-10-207-026	4,892

2511	20-10-207-027	17,301
2512	20-10-207-028	7,613
2513	20-10-207-029	18,497
2514	20-10-207-030	18,517
2515	20-10-207-031	5,859
2516	20-10-207-032	6,704
2517	20-10-207-033	16,874
2518	20-10-208-001	EXEMPT
2519	20-10-208-002	EXEMPT
2520	20-10-208-003	EXEMPT
2521	20-10-208-004	EXEMPT
2522	20-10-208-005	EXEMPT
2523	20-10-208-006	EXEMPT
2524	20-10-208-007	EXEMPT
2525	20-10-208-008	EXEMPT
2526	20-10-208-009	12,936
2527	20-10-208-010	14,575
2528	20-10-208-011	15,020
2529	20-10-208-012	7,827
2530	20-10-208-013	14,793
2531	20-10-208-014	17,232
2532	20-10-208-015	2,370
2533	20-10-208-016	16,289
2534	20-10-208-017	13,614
2535	20-10-208-018	16,561
2536	20-10-208-019	2,935
2537	20-10-208-020	3,913
2538	20-10-208-021	3,913
2539	20-10-208-022	EXEMPT
2540	20-10-208-023	EXEMPT
2541	20-10-208-024	16,887
2542	20-10-208-025	EXEMPT
2543	20-10-208-026	EXEMPT
2544	20-10-208-027	EXEMPT
2545	20-10-208-028	EXEMPT
2546	20-10-208-029	EXEMPT
2547	20-10-208-030	42,651
2548	20-10-208-031	19,433
2549	20-10-208-033	147,300
2550	20-10-208-034	42,258

2551	20-10-209-001	228,616
2552	20-10-209-002	13,201
2553	20-10-209-003	39,082
2554	20-10-209-004	EXEMPT
2555	20-10-209-005	18,791
2556	20-10-209-006	18,253
2557	20-10-209-007	17,768
2558	20-10-209-008	15,916
2559	20-10-209-009	16,563
2560	20-10-209-010	20,158
2561	20-10-209-011	21,068
2562	20-10-209-012	17,119
2563	20-10-209-013	17,523
2564	20-10-209-014	49,435
2565	20-10-209-015	15,576
2566	20-10-209-016	19,209
2567	20-10-209-017	15,878
2568	20-10-209-018	18,797
2569	20-10-209-019	17,123
2570	20-10-209-020	11,644
2571	20-10-209-021	15,347
2572	20-10-209-022	16,881
2573	20-10-209-023	15,304
2574	20-10-209-024	16,899

2575	20-10-209-025	15,407
2576	20-10-209-026	18,809
2577	20-10-209-027	2,067
2578	20-10-209-028	16,169
2579	20-10-209-029	17,497
2580	20-10-209-030	19,204
2581	20-10-209-031	17,363
2582	20-10-209-032	19,509
2583	20-10-209-033	13,114
2584	20-10-209-034	18,562
2585	20-10-209-035	18,922
2586	20-10-209-036	20,669
2587	20-10-209-037	EXEMPT
2588	20-10-500-001	EXEMPT
2589	20-10-500-003	EXEMPT
2590	20-10-500-004	EXEMPT
2591	20-10-500-005	EXEMPT
2592	20-10-500-006	EXEMPT
2593	20-10-500-007	EXEMPT
2594	20-10-500-008	EXEMPT
2595	20-10-500-009	EXEMPT
2596	20-10-500-020	EXEMPT
2597	20-10-500-023	EXEMPT
Total		\$61,853,453



EXHIBIT 1 – LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 4, 3, 9 AND 10 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST 51ST STREET WITH THE WEST LINE OF SOUTH STATE STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH STATE STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 46 IN SAM. WING'S RESUBDIVISION OF BLOCK 4 IN PRIOR AND HOPKIN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 46 BEING ALSO THE SOUTH LINE OF EAST 40TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF EAST 40TH STREET TO THE EAST LINE OF SOUTH INDIANA AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH INDIANA AVENUE TO THE SOUTH LINE OF LOT 7 IN BLOCK 1 OF SPRINGER'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 7 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST PERSHING ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST PERSHING ROAD TO THE WEST LINE OF LOT 3 IN SAID BLOCK 1 OF SPRINGER'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 3 IN BLOCK 1 OF SPRINGER'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 3;

THENCE EAST ALONG SAID SOUTH LINE OF SAID LOT 3 IN BLOCK 1 OF SPRINGER'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH PRAIRIE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE TO THE SOUTH LINE OF LOT 4 IN BLOCK 2 OF SAID SPRINGER'S SUBDIVISION, SAID SOUTH LINE OF LOT 4 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST PERSHING ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST PERSHING ROAD AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 3 IN WALLACE R. MARTIN'S SUBDIVISION OF THE NORTH 100 FEET OF LOT 1 IN THE CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD);

THENCE SOUTH ALONG SAID WEST LINE OF LOT 3 IN WALLACE R. MARTIN'S SUBDIVISION TO THE SOUTH LINE THEREOF;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN WALLACE R. MARTIN'S SUBDIVISION AND ALONG THE SOUTH LINE OF LOTS 2 AND 1 IN SAID WALLACE R. MARTIN'S SUBDIVISION TO THE EAST LINE OF SAID LOT 1, SAID EAST LINE OF LOT 1 IN WALLACE R. MARTIN'S SUBDIVISION BEING ALSO THE WEST LINE OF SOUTH MARTIN LUTHER KING DRIVE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH MARTIN LUTHER KING DRIVE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN CLEAVER AND SHERMAN'S SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTH 10 ACRES AND THE SOUTH 10 ACRES OF THE NORTH 20 ACRES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION TO THE EAST LINE OF SAID SOUTH MARTIN LUTHER KING DRIVE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE TO THE CENTER LINE OF EAST 41ST STREET;

THENCE WEST ALONG SAID CENTER LINE OF EAST 41ST STREET TO THE NORTHERLY EXTENSION OF A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF BLOCK 2 OF GEORGE S. BOWEN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND A LINE 28.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 2 OF GEORGE S. BOWEN'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE WESTERLY EXTENSION OF THE CENTER LINE OF EAST BOWEN AVENUE, SAID CENTER LINE OF EAST BOWEN AVENUE BEING A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 2 OF GEORGE S. BOWEN'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE CENTER LINE OF EAST BOWEN AVENUE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 10 FEET OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 IN BLOCK 2 OF JENNING'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASTERLY LINE OF LOT 1 BEING ALSO THE WESTERLY LINE OF SOUTH VINCENNES AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WESTERLY LINE OF SOUTH VINCENNES AVENUE TO THE SOUTHEAST CORNER OF LOT 36 IN BOTFORD'S BOULEVARD SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF THE

SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF VINCENNES AVENUE (EXCEPT THAT PART CONDEMNED FOR PIERCE STREET), SAID SOUTHEAST CORNER OF LOT 36 BEING ALSO THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SOUTH VINCENNES AVENUE WITH THE NORTH LINE OF EAST 43RD STREET;

THENCE SOUTH ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 35 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEAST CORNER OF LOT 35 BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH VINCENNES AVENUE WITH THE SOUTH LINE OF EAST 43RD STREET;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH VINCENNES AVENUE TO THE SOUTH LINE OF LOT 42 IN SAID SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 42 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO THE EAST LINE OF LOT 9 IN EMIGH AND KILMER'S PLAT OF THAT PART WEST OF VINCENNES AVENUE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 9 BEING ALSO THE WEST LINE OF SOUTH VINCENNES AVENUE

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH VINCENNES AVENUE TO THE SOUTH LINE OF EAST 44TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 44TH STREET TO THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH ST. LAWRENCE AVENUE TO THE SOUTH LINE OF EAST 47TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 47TH STREET TO THE EAST LINE OF SOUTH FORESTVILLE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH FORESTVILLE AVENUE TO THE SOUTH LINE OF EAST 49TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 49TH STREET TO THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE TO THE SOUTH LINE OF LOT 5 IN HENNEBERRY'S SUBDIVISION OF THE WEST ONE ACRE OF LOT

8 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 5 IN HENNEBERRY'S SUBDIVISION TO THE WEST LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 9, 10 AND 11 IN LAVINIA AND COMPANY'S SUBDIVISION OF GARDEN AND COTTAGE LOTS OF THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARTIN LUTHER KING DRIVE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 51ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 51ST STREET TO THE POINT OF BEGINNING AT THE WEST LINE OF SOUTH STATE STREET, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.



EXHIBIT 2 – BUILDING PERMIT REQUESTS

NEW CONSTRUCTION/INVESTMENT PERMITS 1995-2000

Permit Number	Date	Address	Amount (\$)
798852	01/19/1995	5016 S. Michigan Avenue	3,000
801986	04/05/1995	4712 S. Calumet Avenue	2,500
807645	07/13/1995	4826 S. Michigan Avenue	5,472
808569	07/28/1995	4618 S. Indiana Avenue	4,000
813206	10/19/1995	4208 S. Vincennes Avenue	6,400
813252	10/19/1995	4501 S. Forrestville Avenue	5,636
813206	10/19/1995	4208 S. Vincennes Avenue	6,400
814422	11/08/1995	517 E. Oakwood Boulevard	7,000
814883	11/16/1995	4905 S. M L King Jr Drive	6,600
817135	01/10/1996	314 E. 47th Street	2,100,000
817214	01/12/1996	4003 S. Indiana Avenue	70,000
817624	01/24/1996	314 E. 43rd Street	3,030,000
96007519	02/16/1996	322 E. 46th Street	950,000
96004632	02/23/1996	338 E. 51 st Street	685,000
96003379	04/15/1996	417 E. 48th Street	5,000
96007327	06/12/1996	4416 S. Michigan Avenue	6,712
96008726	07/02/1996	4849 S. Prairie Avenue	4,500
96010513	07/11/1996	4359 S. State Street	1,000
96010512	07/11/1996	4359 S. State Street	5,900
833975	07/17/1996	4359 S. State Street	26,000
96009659	07/18/1996	4504 S. Forrestville Avenue	6,300
833090	09/16/1996	438 E. 43rd Street	35,000
833091	09/16/1996	438 E. 43rd Street	35,000
832205	09/23/1996	4943 S. M L King Jr. Drive	6,000
836906	12/02/1996	314 E. 43rd Street	120,000
836904	12/02/1996	314 E. 47th Street	2,400
837154	12/05/1996	4359 S. State Street	800,000
845752	12/27/1996	4840 S. Indiana	750,000
839448	01/22/1997	340 E. 51st Street	36,450
842786	01/23/1997	4106 S. Calumet Avenue	110,000
842771	01/23/1997	4110 S. Calumet Avenue	110,000

841630	02/28/1997	4934 S. Wabash	1,000,000
843253	03/25/1997	4542 S. Vincennes Avenue	600
844419	04/14/1997	4053 S. Rockwell Street	6,736
846555	05/13/1997	400 E. 41st Street	5,330
846552	05/13/1997	401 E. 40th Street	3,550
846551	05/13/1997	401 E. Bowen Avenue	3,550
846550	05/13/1997	460 E. 41st Street	3,550
856289	07/25/1997	4434 S. M L King Jr. Drive	80,000
856288	07/25/1997	4436 S. M L King Jr. Drive	80,000
857544	09/08/1997	4406 S. M L King Jr. Drive	50,000
869231	09/09/1997	4406 S. M L King Jr Drive	900,000
856963	09/10/1997	4946 S. State Street	25,000
858776	09/23/1997	4354 S. M L King Jr. Drive	300,000
860296	10/11/1997	433 E. 45 th Street	7,670
860011	10/17/1997	433 E. 48th Place	4,328
861128	10/22/1997	4354 S. M L King Jr. Drive	300,000
876207	12/29/1997	4500 S. Wabash Avenue	500,000
876208	12/29/1997	4500 S. Wabash Avenue	5,000
865320	01/26/1998	4859 S. Wabash Avenue	37,000
866631	02/25/1998	3928 S. Prairie Avenue	1,500
866629	02/25/1998	3928 S. Prairie Avenue	2,500
867960	03/23/1998	4712 S. Prairie Avenue	8,075
868853	04/02/1998	4857 S. Vincennes Avenue	5,982
873505	05/27/1998	518 E. 44 th Place	5,040
873800	06/15/1998	4100 S. M L King Jr. Drive	49,000
886611	07/16/1998	5044 S. Wabash Avenue	1,600
890084	09/02/1998	4701 S. M L King Jr Drive	3,700,000
883440	10/01/1998	4354 S. M L King Jr. Drive	20,500
905335	11/24/1998	4752 S. Wabash Avenue	2,300,000
887942	11/30/1998	4653 S. M L King Jr. Drive	26,500
889250	12/15/1998	4846 S. Forrestville Avenue	5,607
889414	12/18/1998	4257 S. M L King Jr. Drive	103,000
891154	01/08/1999	4106 S. Calumet Avenue	5,500
890439	01/12/1999	4257 S.M L King Jr. Drive	157,000
890959	01/12/1999	524 E. 41st Street	500,000
903017	04/20/1999	4157 S. Calumet Avenue	110,000
907874	05/04/1999	4342 S. M L King Jr Drive	175,000

905869	07/22/1999	4554 S. M L King Jr. Drive	3,000
915933	08/06/1999	4701 S. M L King Jr. Drive	10,000,000
920329	08/24/1999	4003 S. Indiana Avenue	4,000,000
911752	09/01/1999	4432 S. Calumet	240,000
908585	09/10/1999	4101 S. Michigan Avenue	2,500
910800	10/07/1999	4100 S. M L King Jr. Drive	50,000
913047	11/09/1999	4003 S. Calumet Avenue	8,000
914502	12/01/1999	4006 S. M L King Jr. Drive	7,455
915908	12/30/1999	4017 S. Michigan Avenue	9,800
920105	03/08/2000	4500 S. Wabash Avenue	97,000
920330	03/09/2000	4003 S. Indiana Avenue	20,000
921214	03/22/2000	4422 S. St Lawrence Avenue	6,643
925424	03/28/2000	4530 S. St Lawrence Avenue	175,000
925545	03/29/2000	4510 S. St Lawrence Avenue	150,000
925420	03/29/2000	4520 S. St Lawrence Avenue	200,000
925418	03/29/2000	4522 S. St Lawrence Avenue	200,000
925257	03/29/2000	4524 S. St Lawrence Avenue	160,000
926165	03/29/2000	4528 S. St Lawrence Avenue	123,200
921510	03/29/2000	4914 S. Forrestville Avenue	8,000
925522	04/06/2000	4536 S. St Lawrence Avenue	225,000
938683	04/27/2000	519 E. 42nd Place	598,590
925026	05/12/2000	4003 S. Indiana Avenue	200,000
925023	05/12/2000	4003 S. Indiana Avenue	200,000
925184	05/16/2000	5035 S. Indiana Avenue	7,650
934050	05/18/2000	4654 S. Wabash Avenue	12,000
926675	05/18/2000	4526 S. St Lawrence Avenue	157,000
926702	06/07/2000	4522 S. St Lawrence Avenue	200,000
926841	06/08/2000	4021 S. Indiana Avenue	5,000
930938	07/31/2000	4003 S. Calumet Avenue	2,000
940313	08/24/2000	516 E. 41st Street	175,000
932753	08/30/2000	4559 S. St Lawrence Avenue	12,190
933668	09/15/2000	4618 S. Indiana Avenue	7,000
937837	09/07/2000	4451 S. Indiana Avenue	500
941309	09/12/2000	4759 S. Forrestville	530,000
938684	10/03/2000	519 E. 42 nd Place	4,000
938685	10/03/2000	519 E. 42nd Place	4,000
937294	10/27/2000	445 E. Bowen Avenue	0

937292	10/27/2000	447 E. Bowen Avenue	127,440
937290	10/27/2000	449 E. Bowen Avenue	127,440
937293	10/27/2000	451 E. Bowen Avenue	35,000
938042	11/15/2000	4550 S. Wabash Avenue	32,000
939634	11/30/2000	5044 S. Wabash Avenue	4,690
939710	12/01/2000	4543 S. Vincennes Avenue	8,575
TOTAL			\$37,560,661

EXHIBIT 3 – PROPERTY THAT MAYBE ACQUIRED

Property that may be acquired under this Plan.

20 10 319 007

20 10 319 008

EXHIBIT 4 – MAP LEGEND

MAP 1	REDEVELOPMENT PROJECT BOUNDARY
MAP 1A	SUBAREA LOCATIONS
MAP 2	EXISTING LAND USE
MAP 3	PROPOSED LAND USE
MAP 4	LAND ACQUISITION OVERVIEW
MAP 5	LAND ACQUISITION BY BLOCK AND PIN
MAP 6	PREVIOUSLY DESIGNATED ACQUISITION PARCELS OVERVIEW
MAPS 7A/7B	PREVIOUSLY DESIGNATED ACQUISITION PARCELS BY BLOCK AND PIN
MAP 8	AREA MAP - SCHOOL AND PARKS

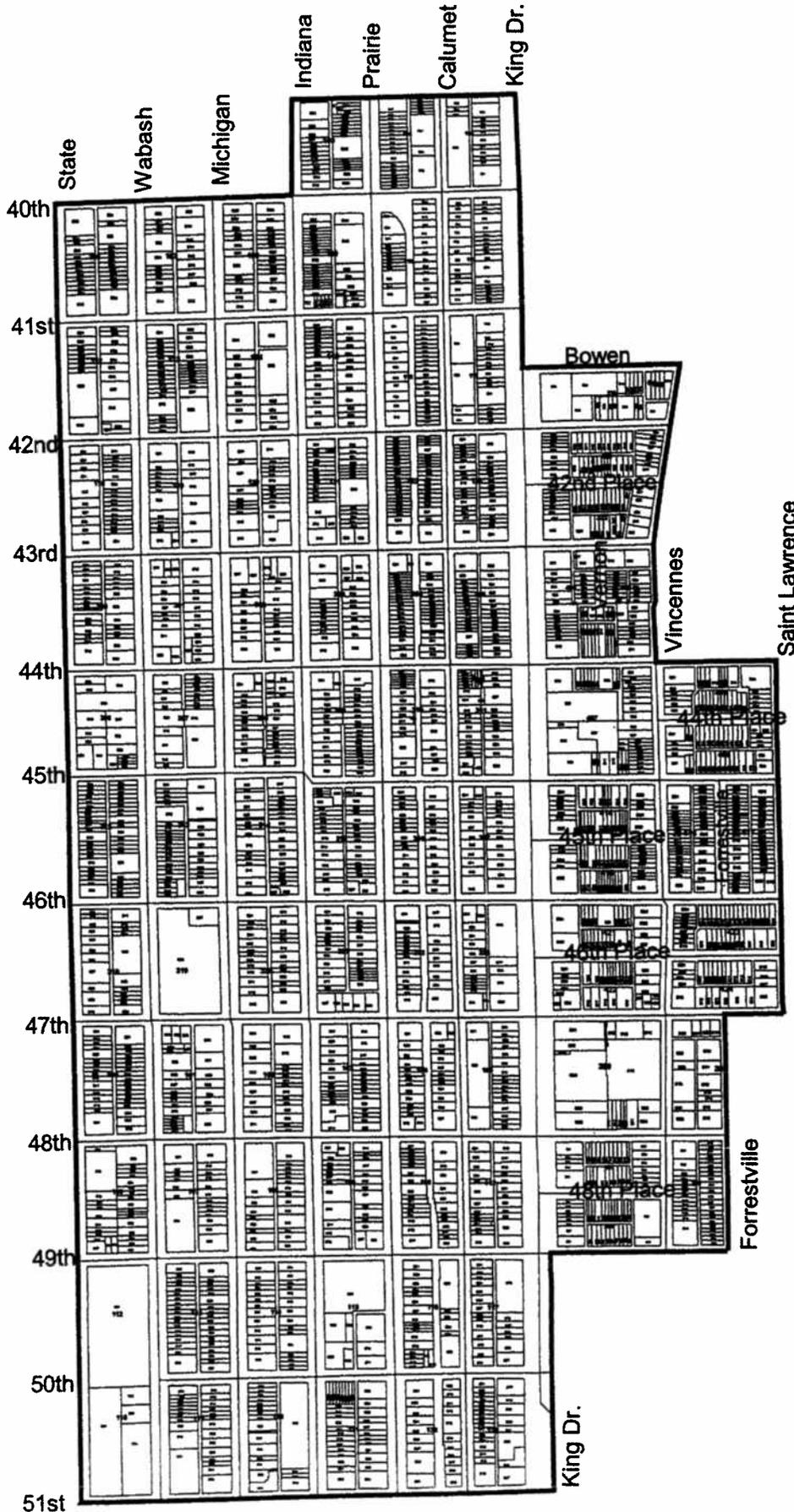
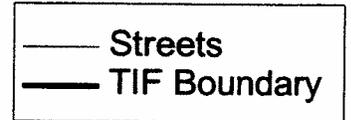
October 30, 2001

City of Chicago

**47th Street
King Drive TIF**

Map 1

Project Boundary



October 30, 2001

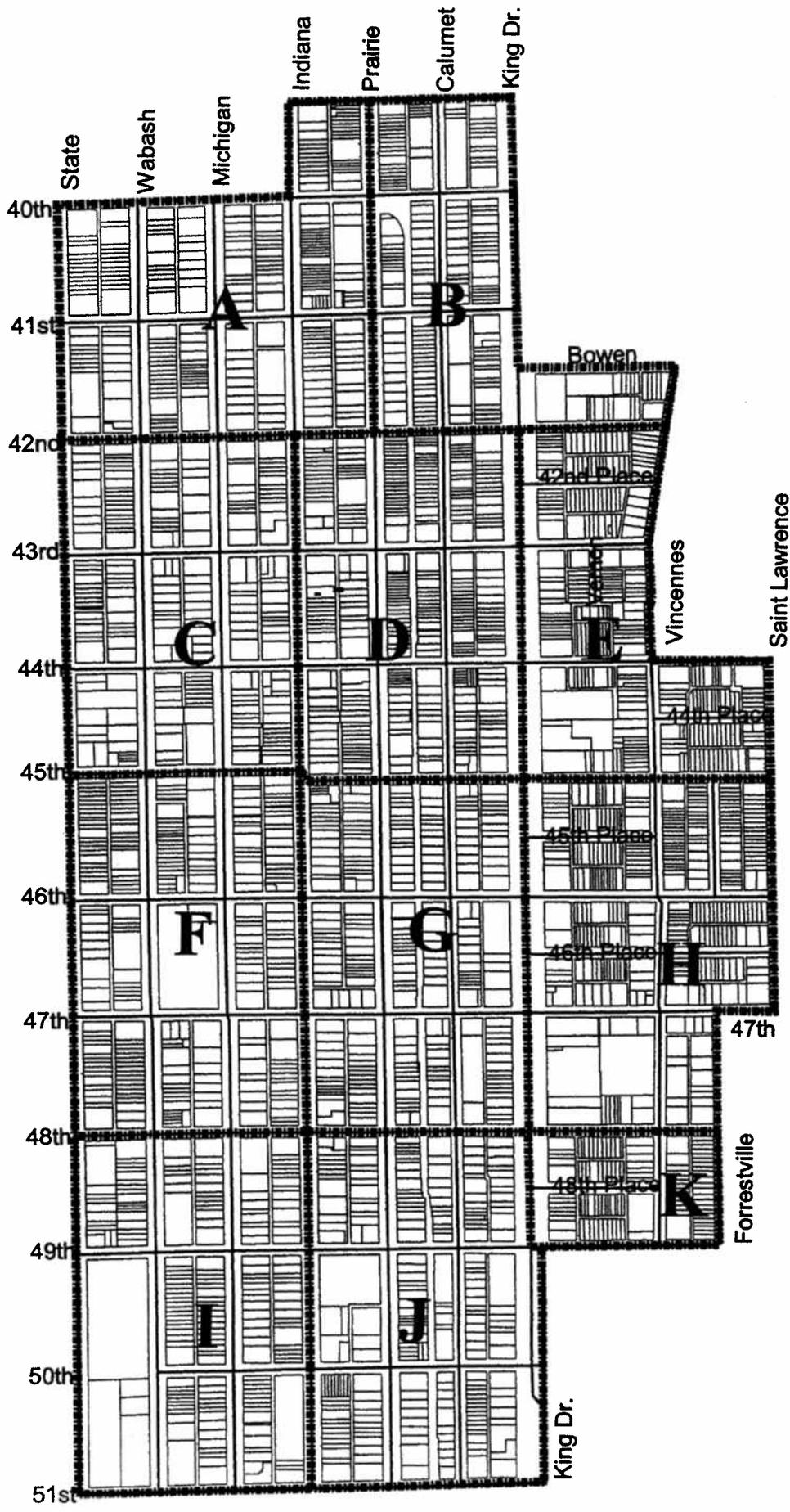
City of Chicago

**47th Street
King Drive TIF**

Map 1A

Subarea Locations

Legend	
	Subarea Boundary
	Subarea



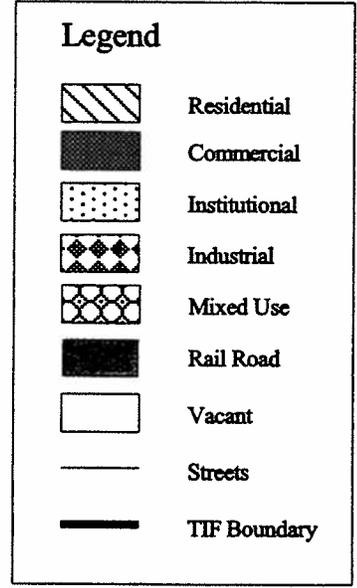
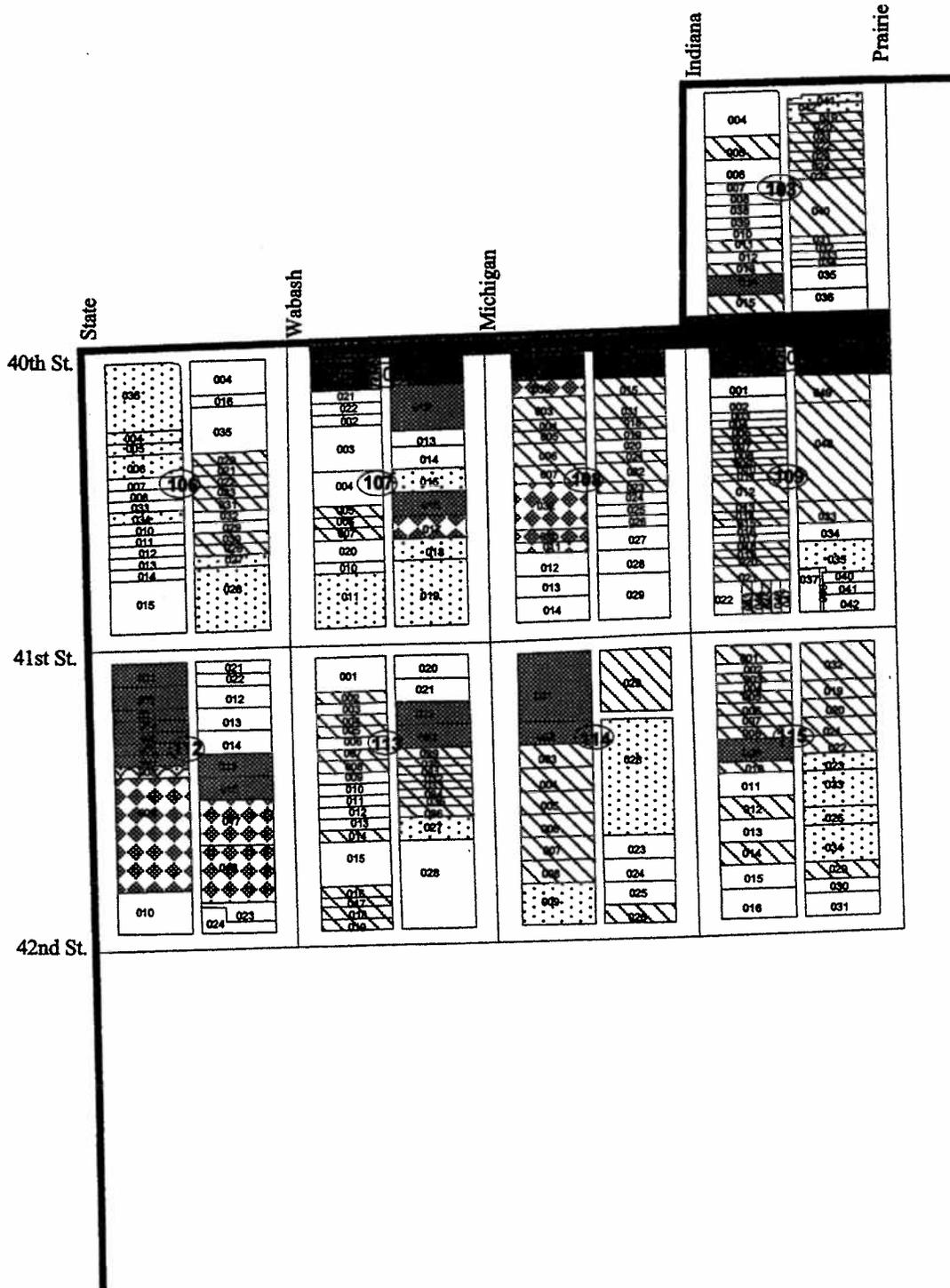
October 30, 2001

City of Chicago

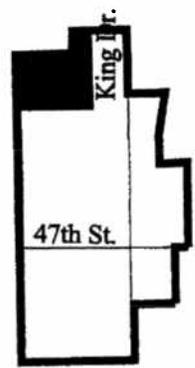
47th Street King Drive TIF

Map 2 Existing Land Use

Subarea A



MAP LOCATION



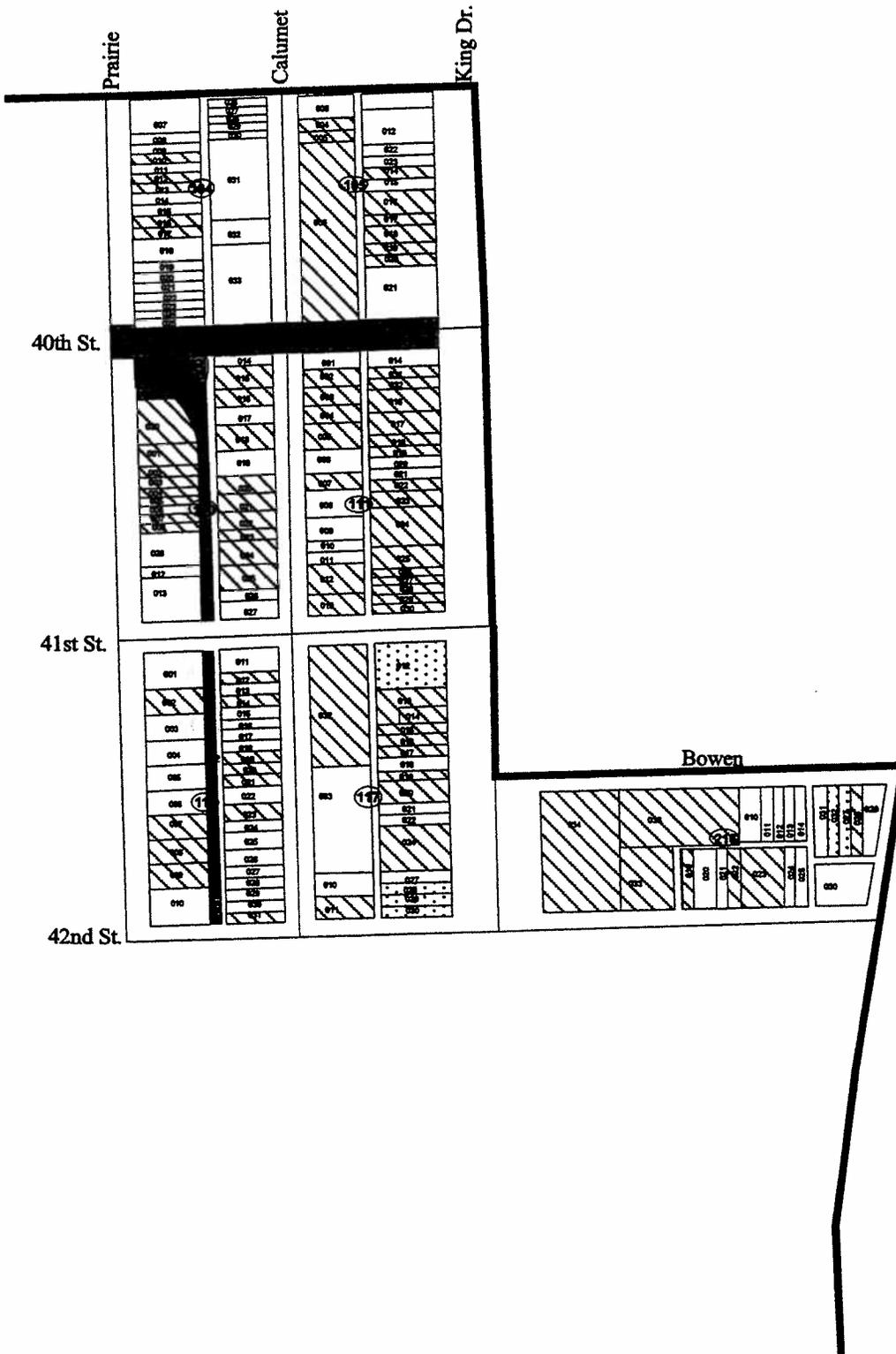
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

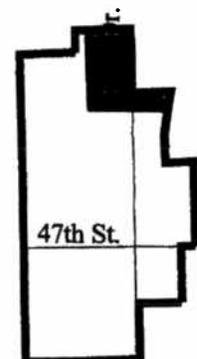
Subarea B



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



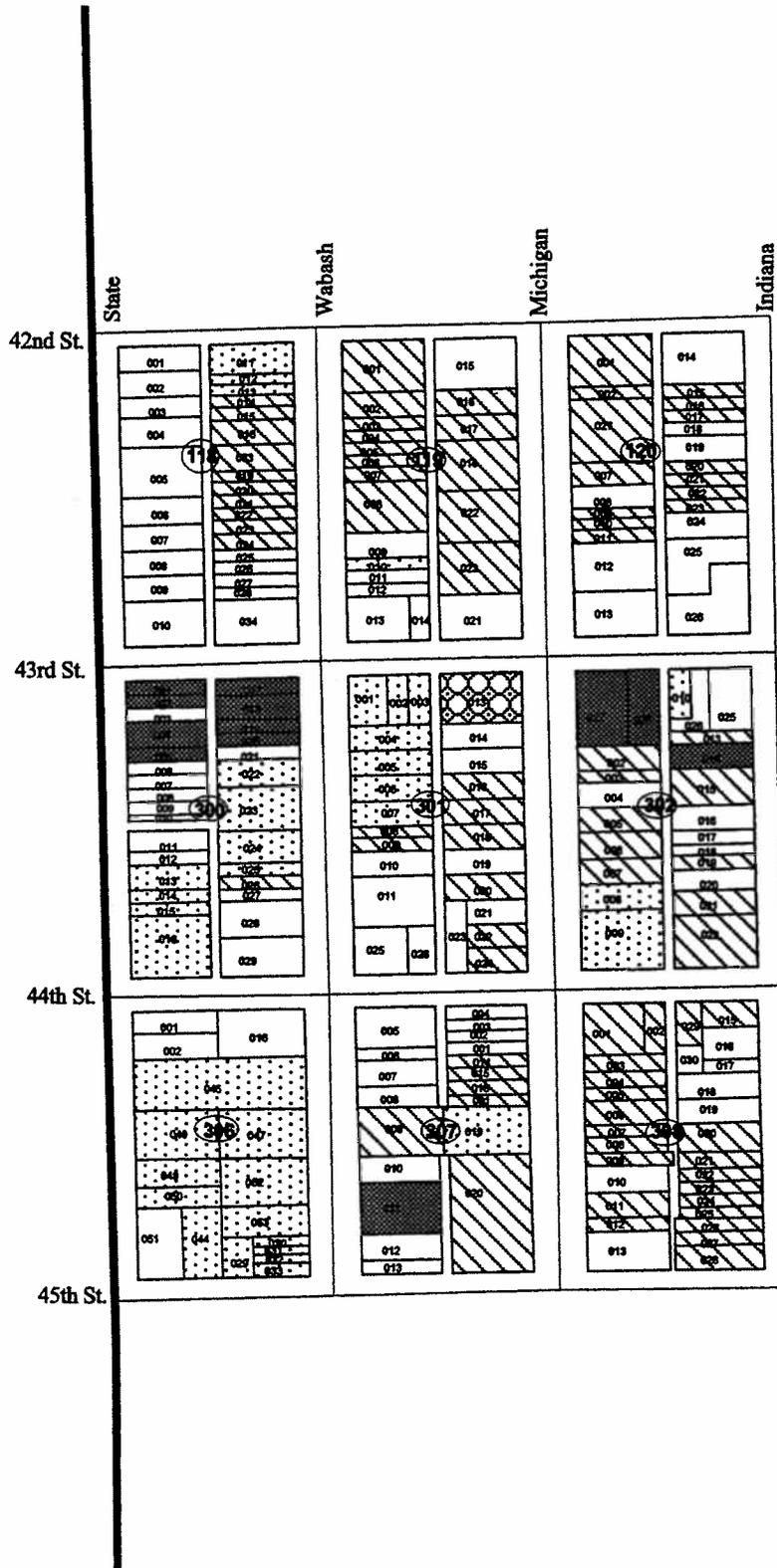
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

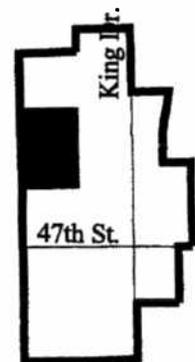
Subarea C



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

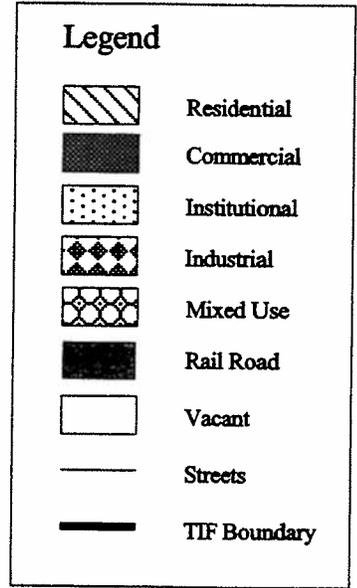
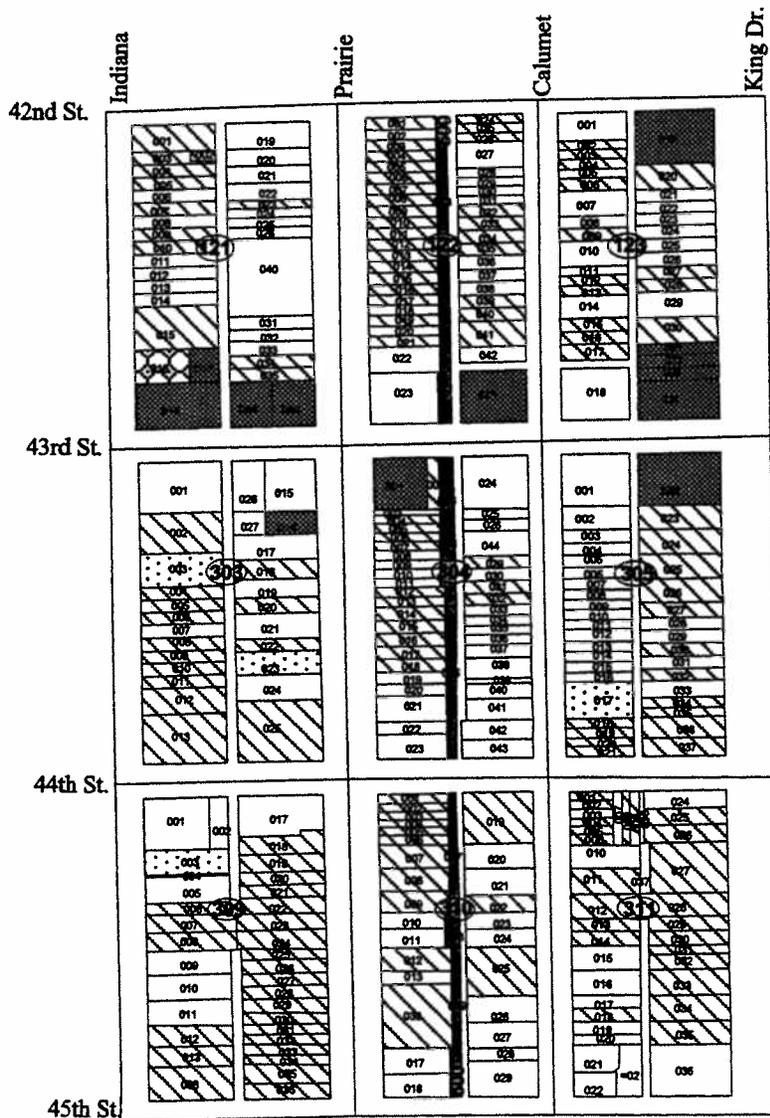
MAP LOCATION



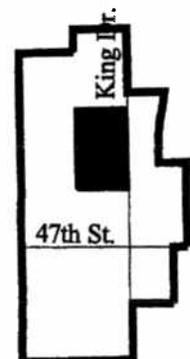
October 30, 2001
 City of Chicago
**47th Street
 King Drive TIF**

Map 2
 Existing Land Use

Subarea D



MAP LOCATION



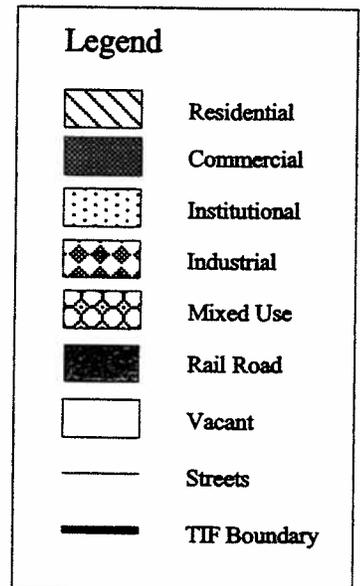
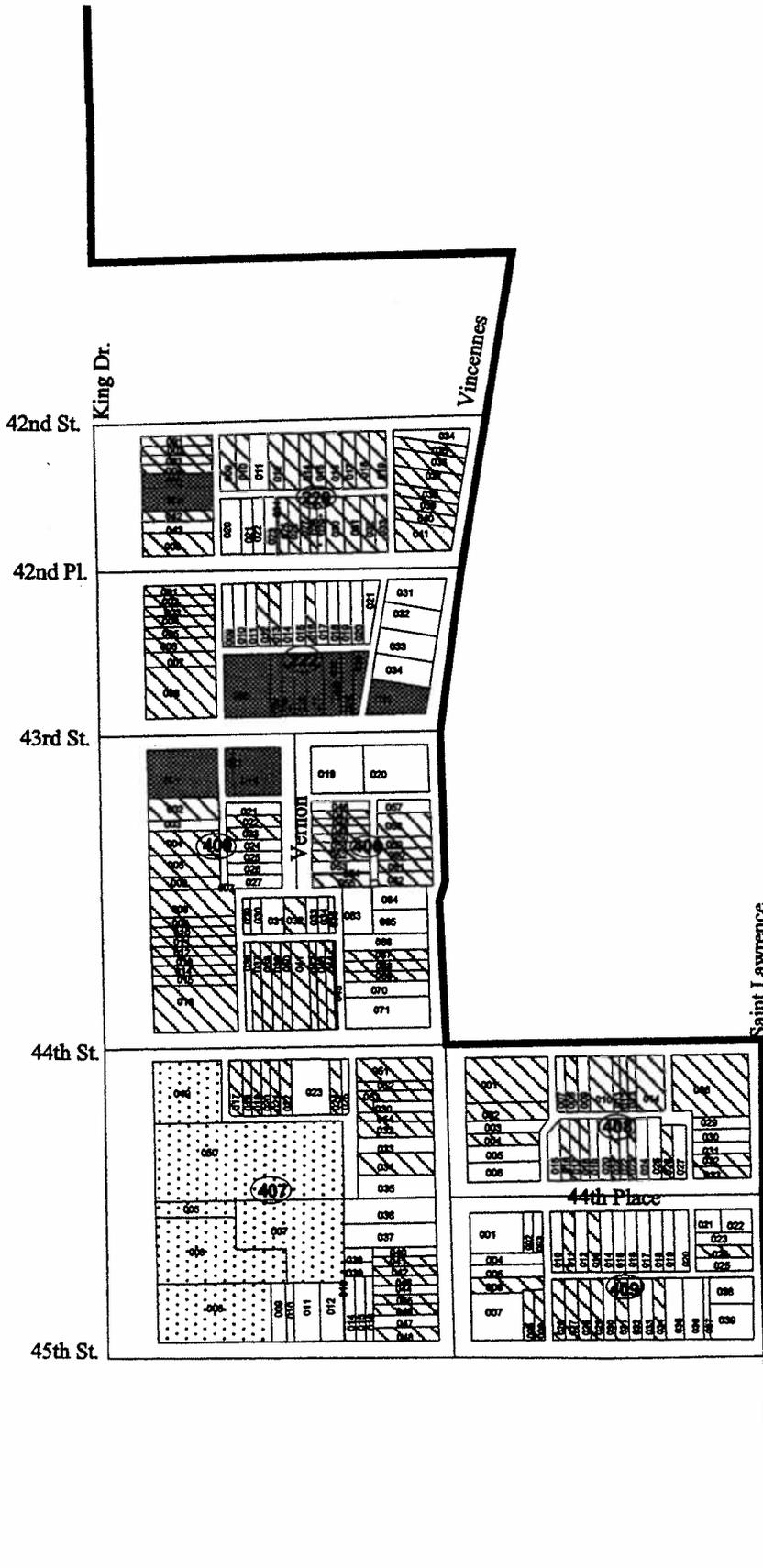
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2
Existing Land Use

Subarea E



MAP LOCATION



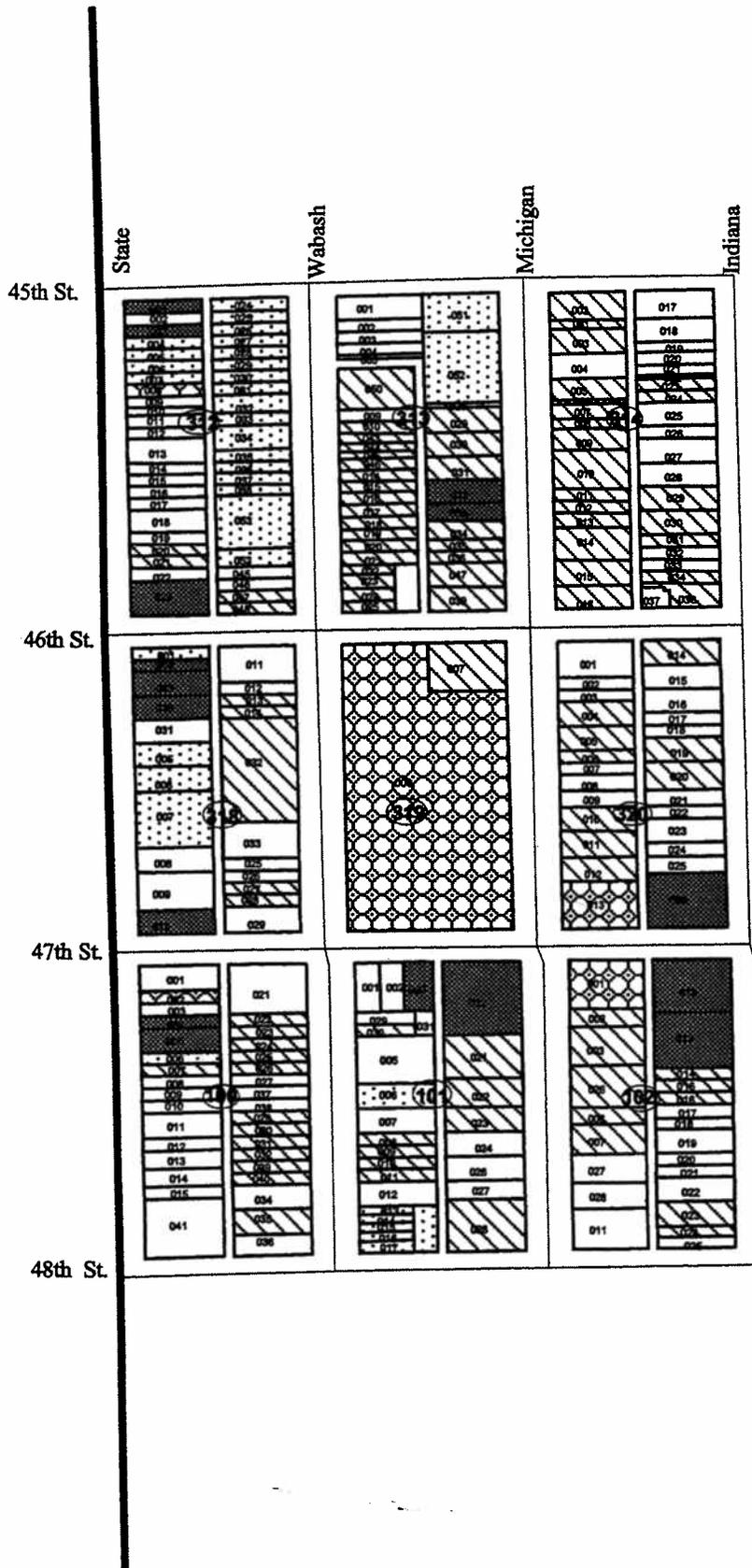
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

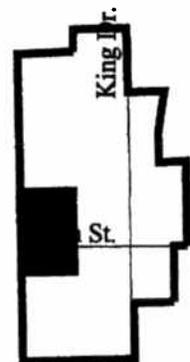
Subarea F



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



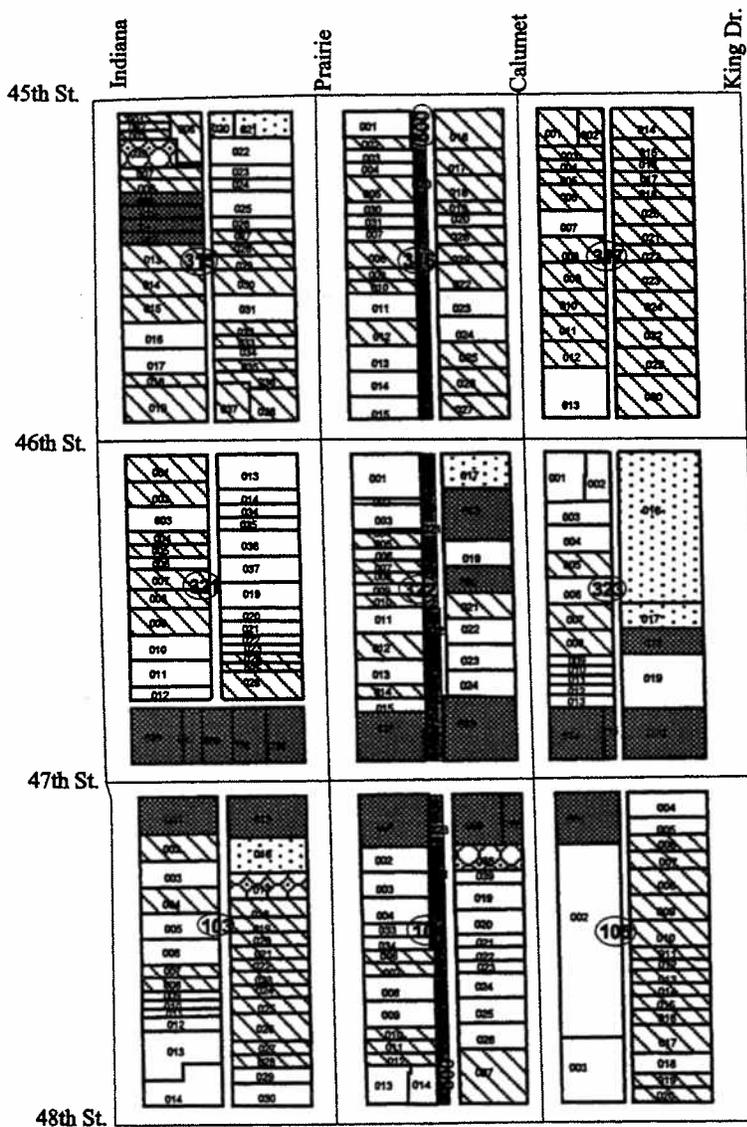
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

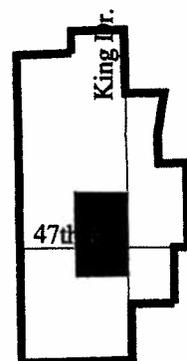
Subarea G



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



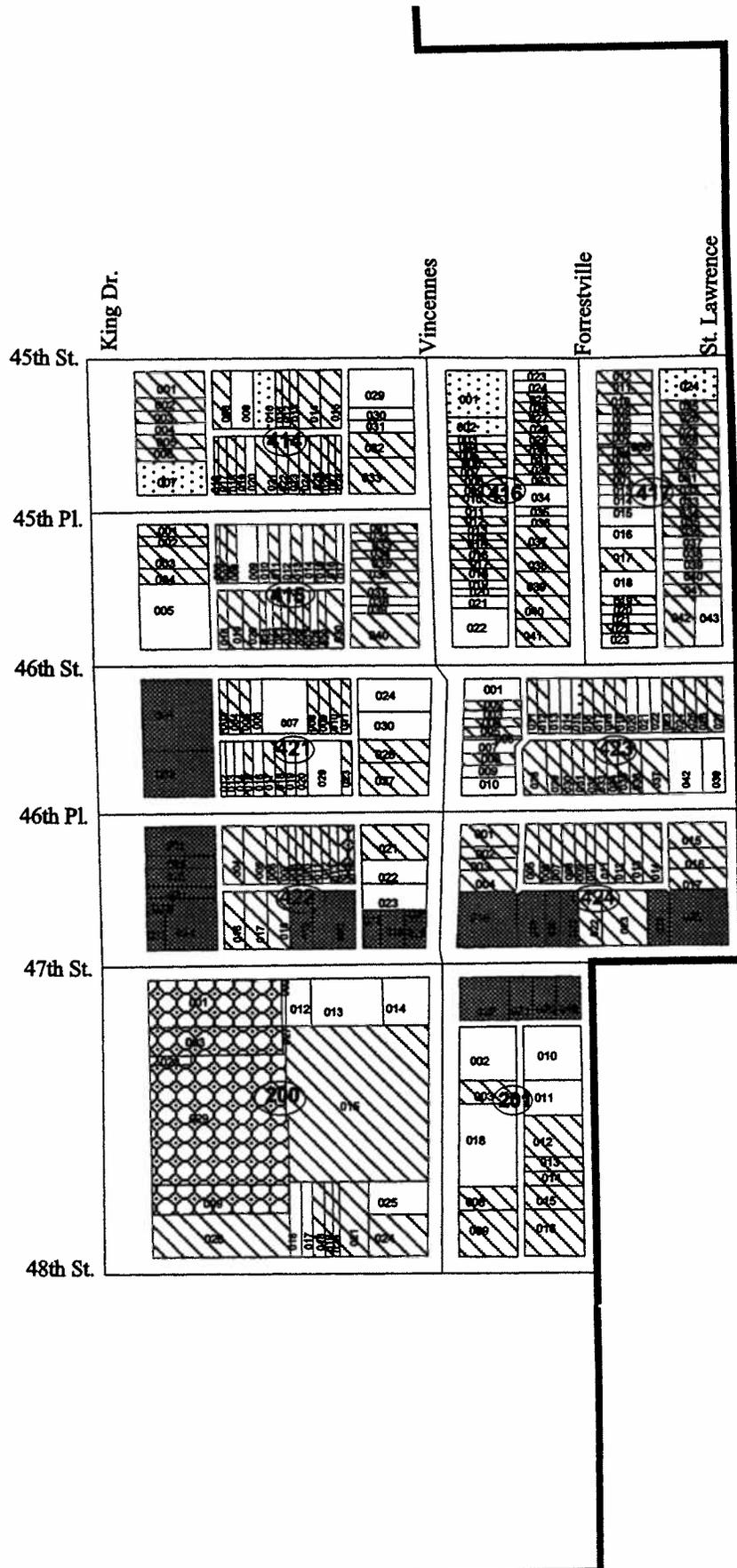
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

Subarea H



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



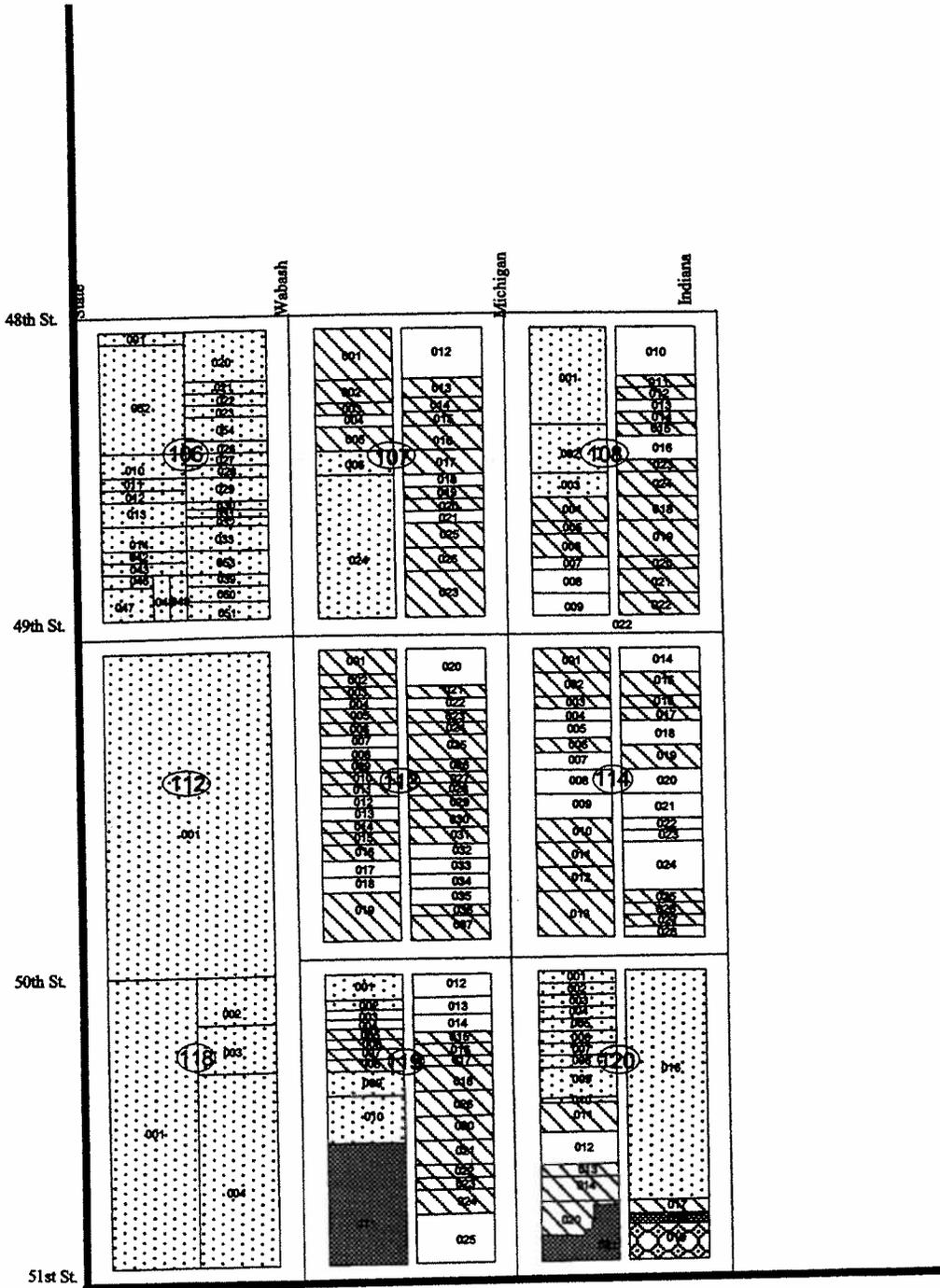
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2
Existing Land Use

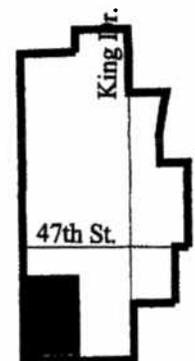
Subarea I



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



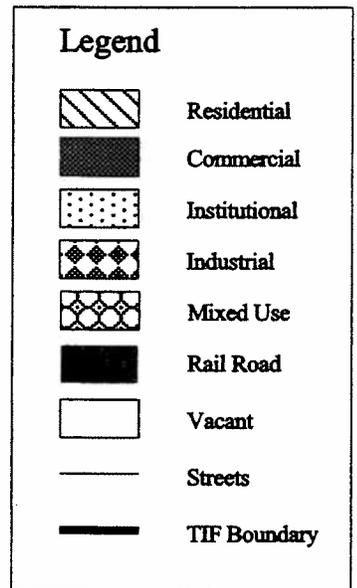
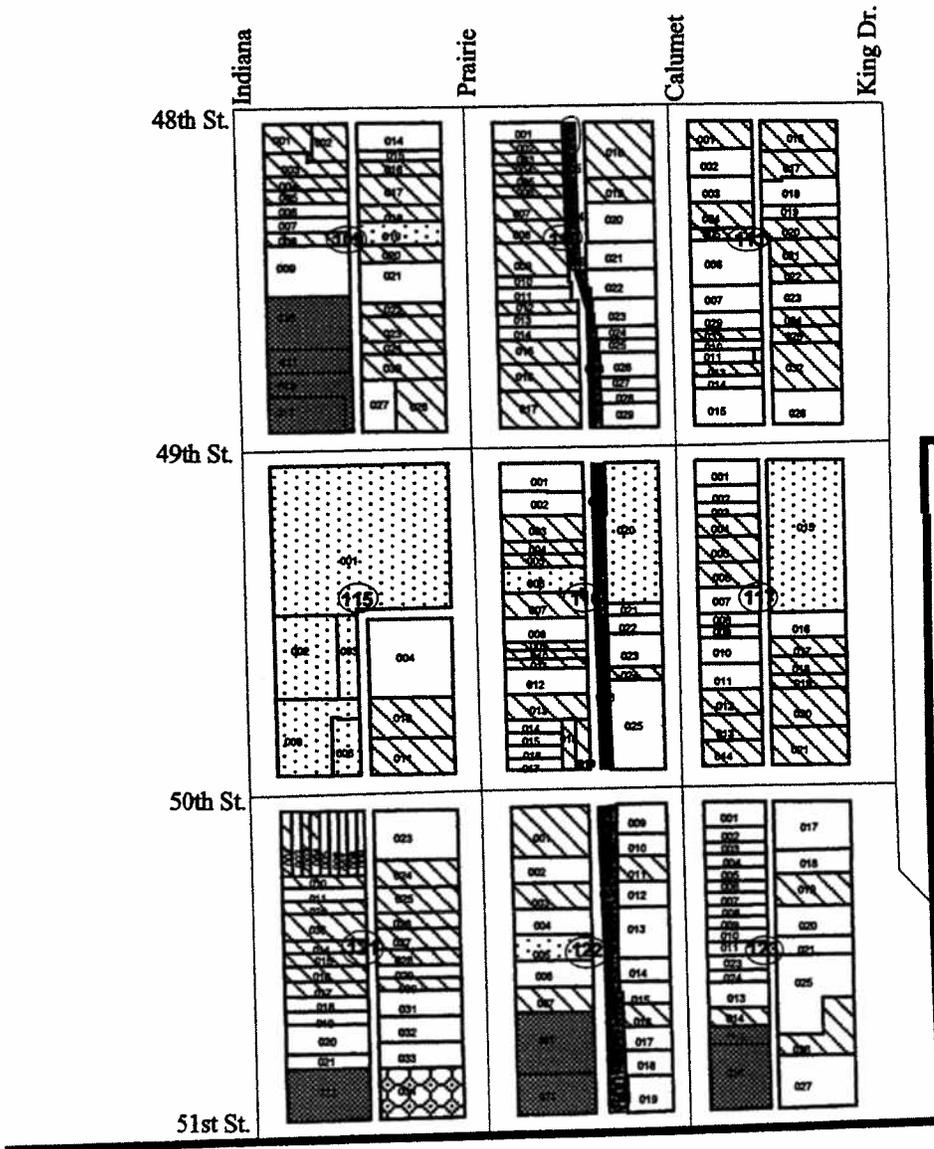
October 30, 2001

City of Chicago

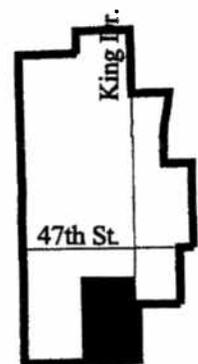
47th Street King Drive TIF

Map 2 Existing Land Use

Subarea J



MAP LOCATION



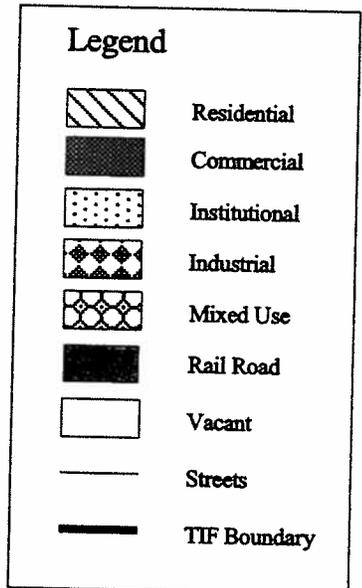
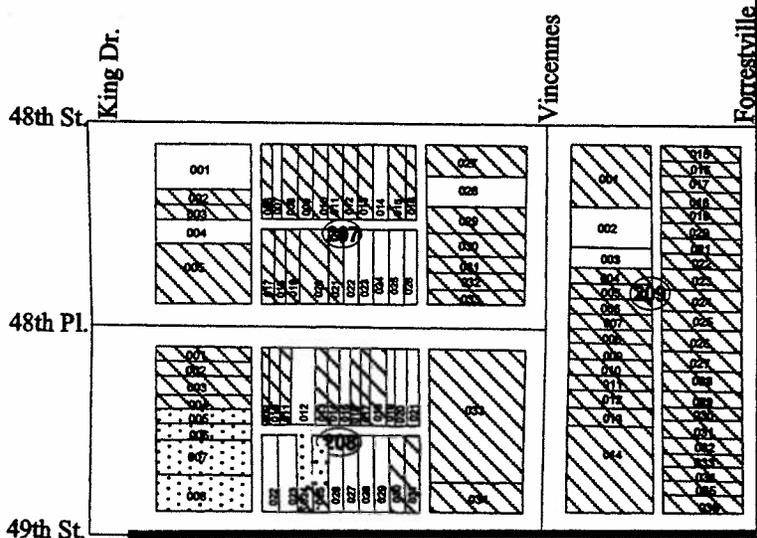
October 30, 2001

City of Chicago

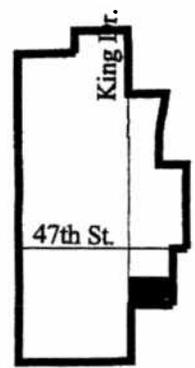
47th Street King Drive TIF

Map 2 Existing Land Use

Subarea K



MAP LOCATION



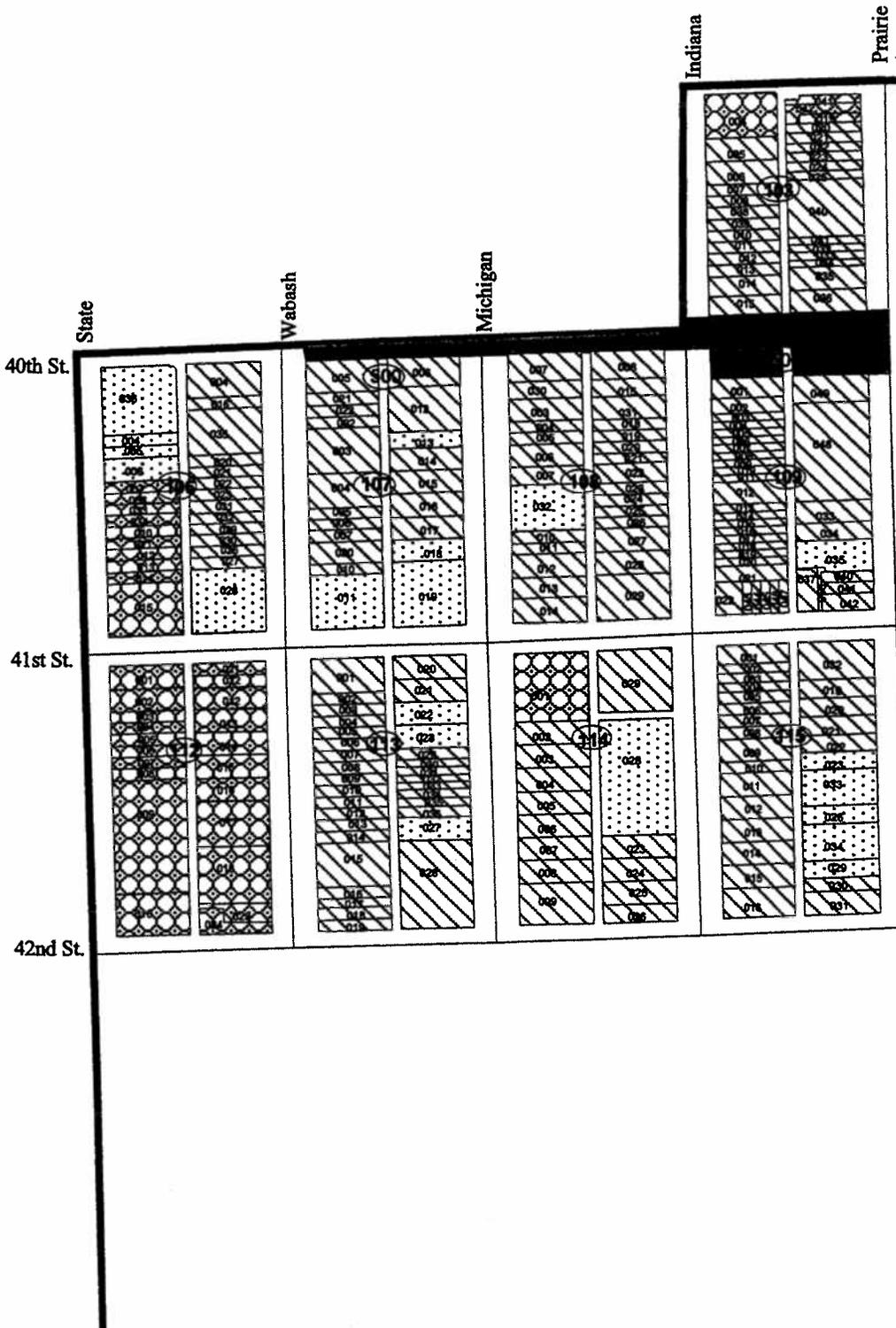
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 3 Proposed Land Use

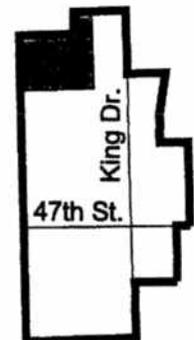
Subarea A



Legend

-  Residential
-  Institutional
-  Mixed Use
-  Rail Road
-  Streets
-  TIF Boundary

MAP LOCATION



87-14

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.	
	<i>Land Planning</i> <i>Landscape Architecture</i>	213 West Institute Place, Suite 700 Chicago, Illinois

NORTH	SCALE IN FEET
	

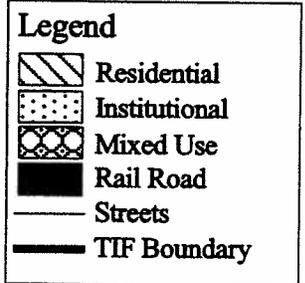
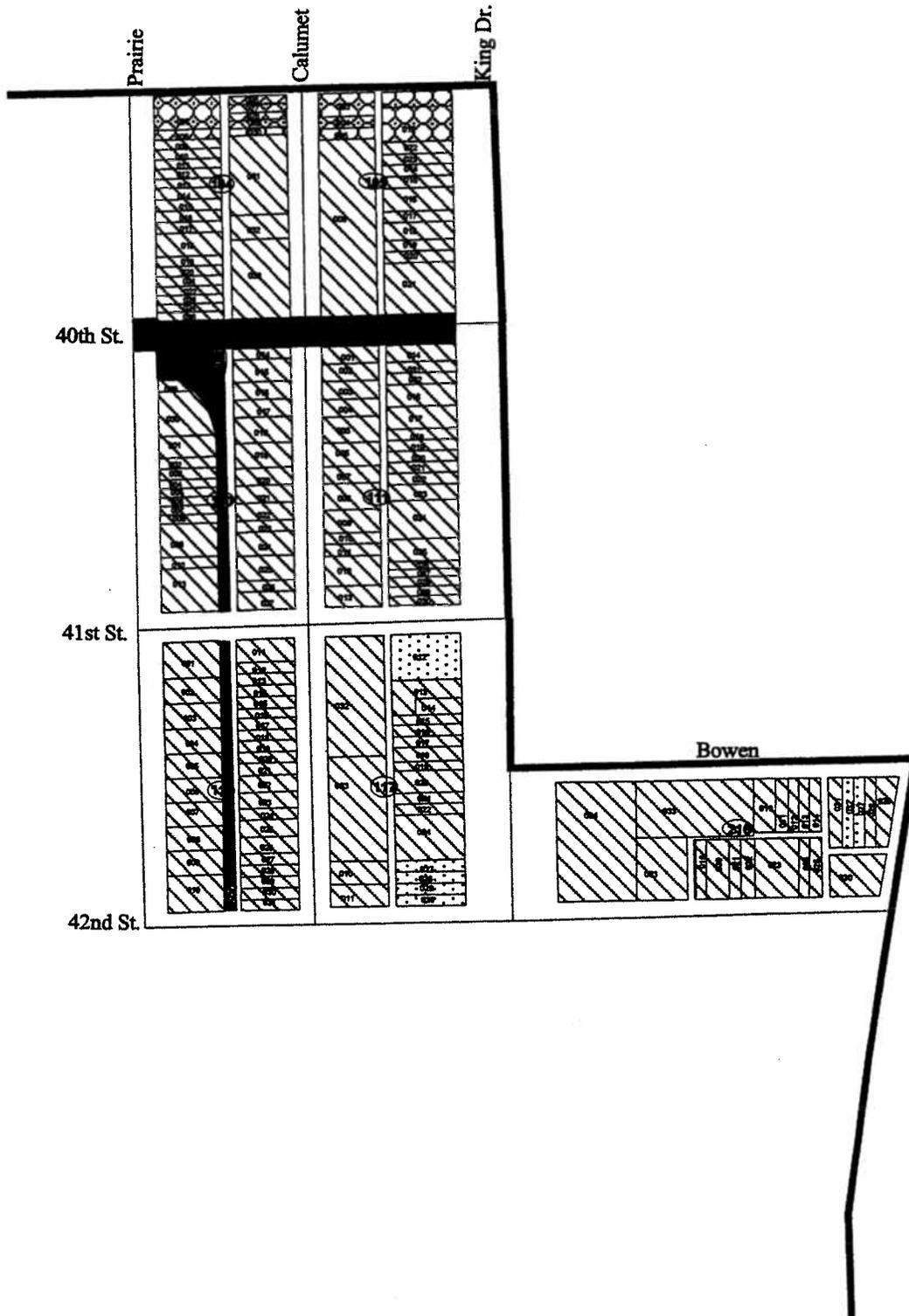
October 30, 2001

City of Chicago

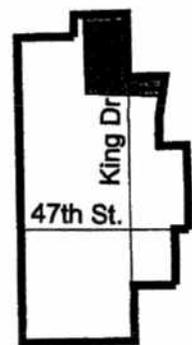
47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea B



MAP LOCATION



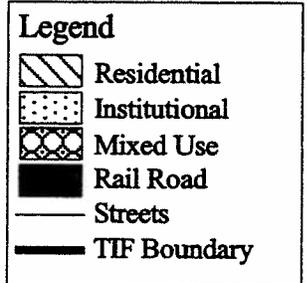
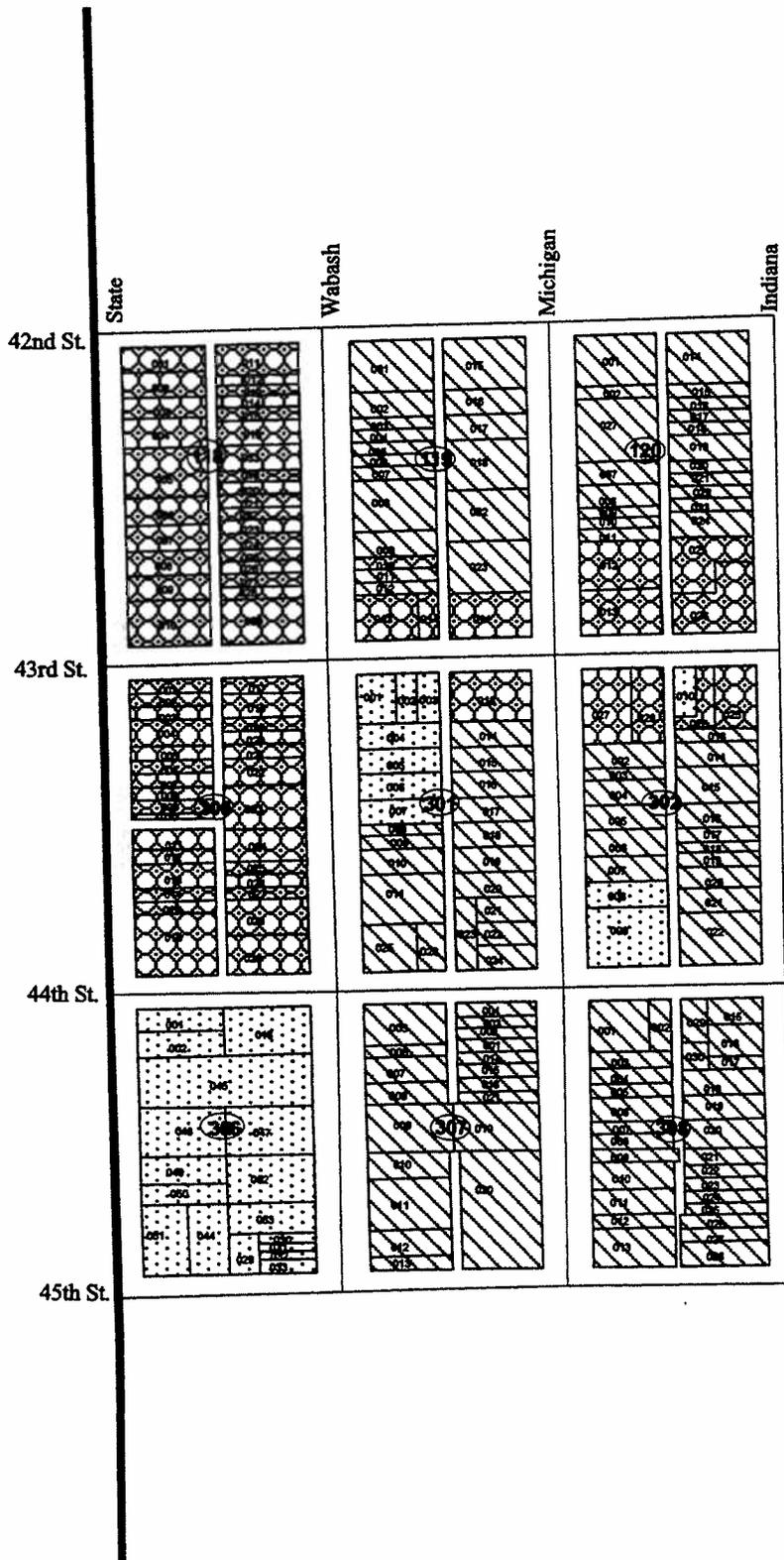
October 30, 2001

City of Chicago

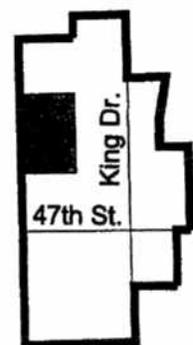
47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea C



MAP LOCATION



87-16

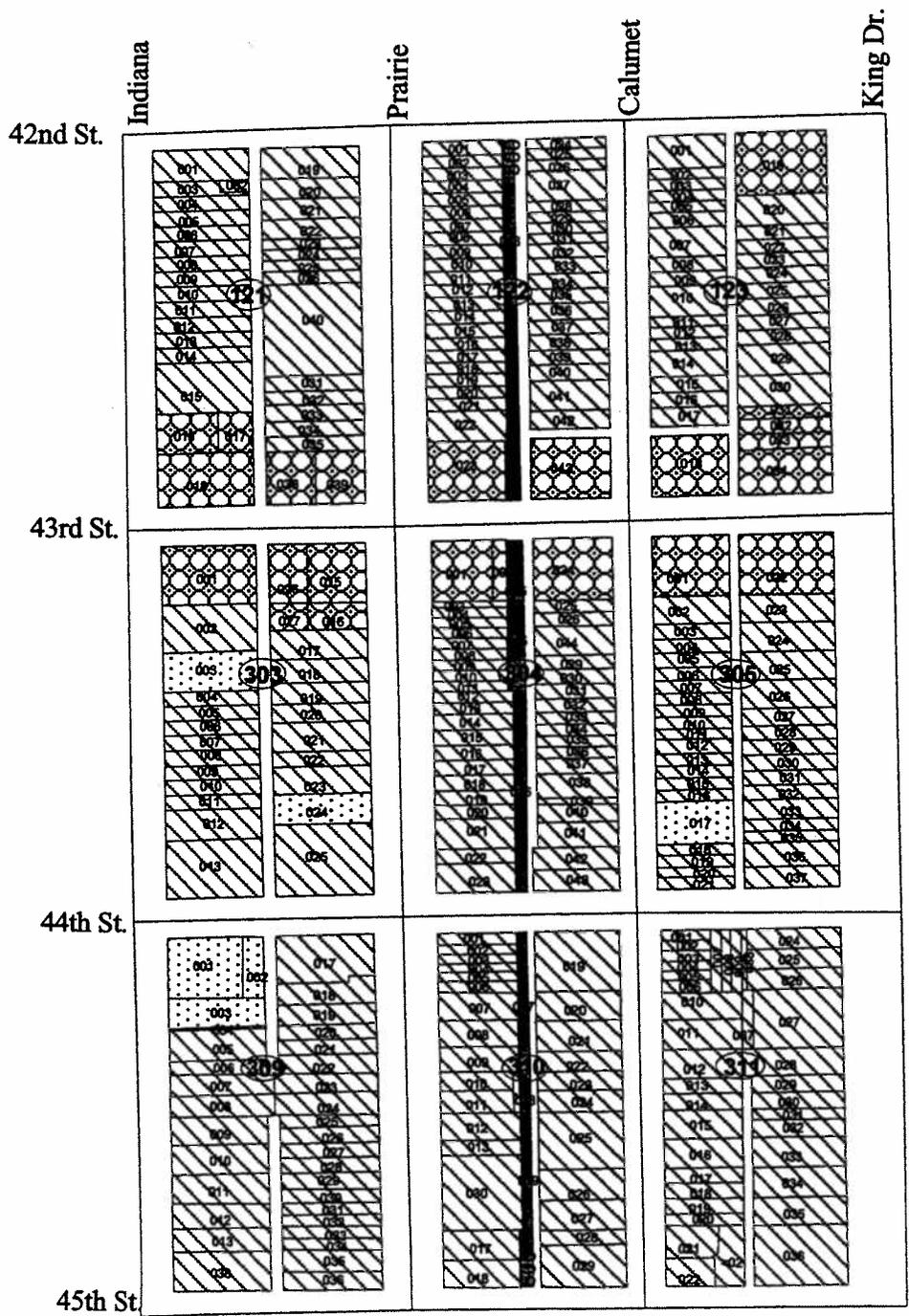
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 3 Proposed Land Use

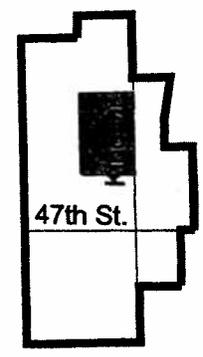
Subarea D



Legend

- Residential
- Institutional
- Mixed Use
- Rail Road
- Streets
- TIF Boundary

MAP LOCATION



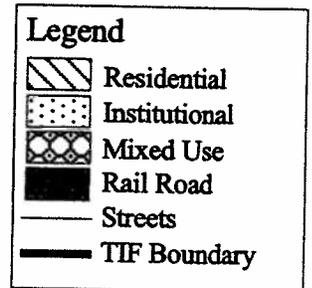
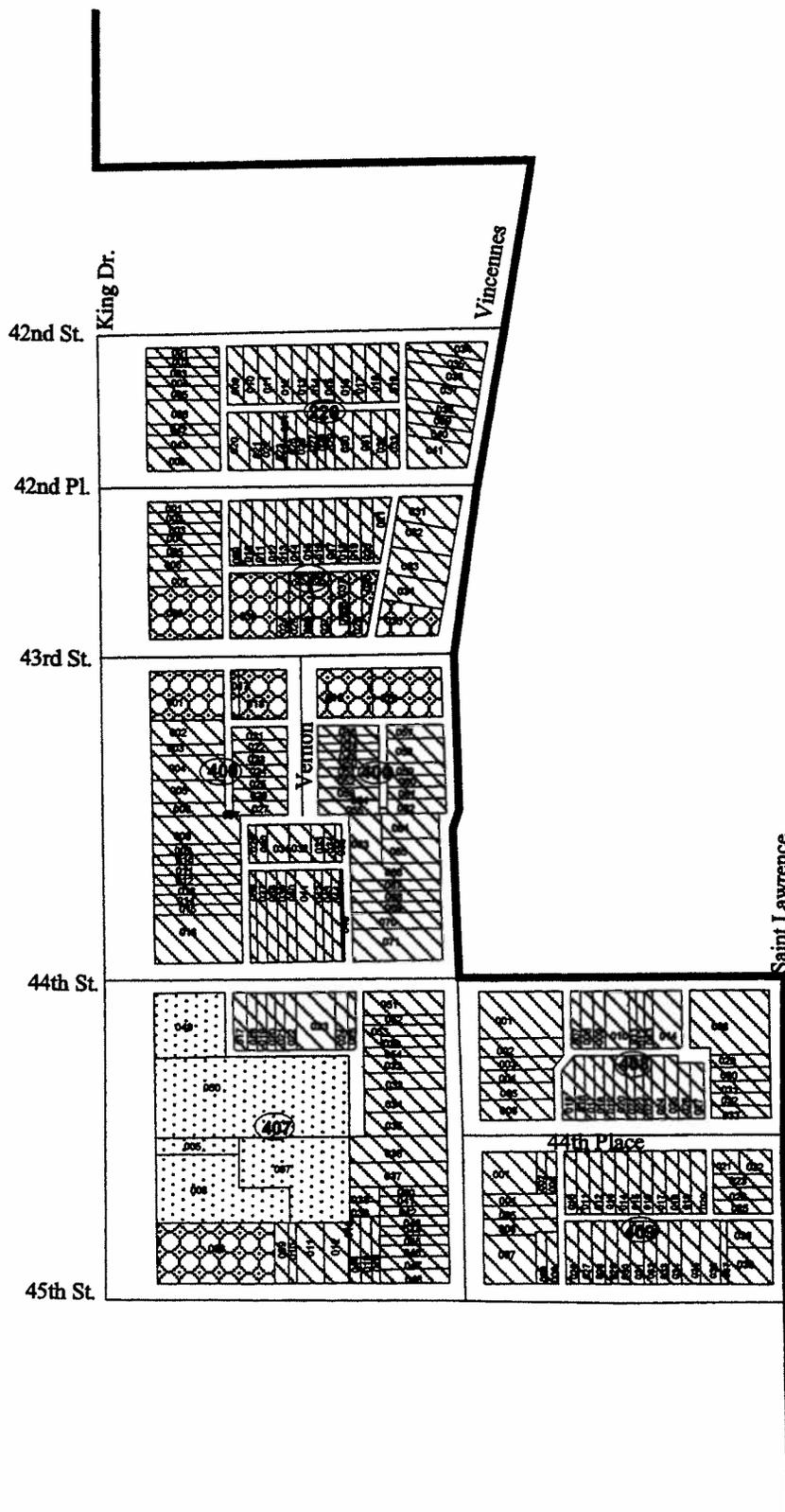
October 30, 2001

City of Chicago

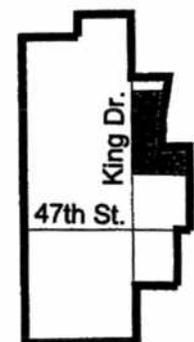
47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea E



MAP LOCATION



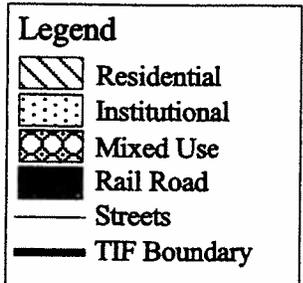
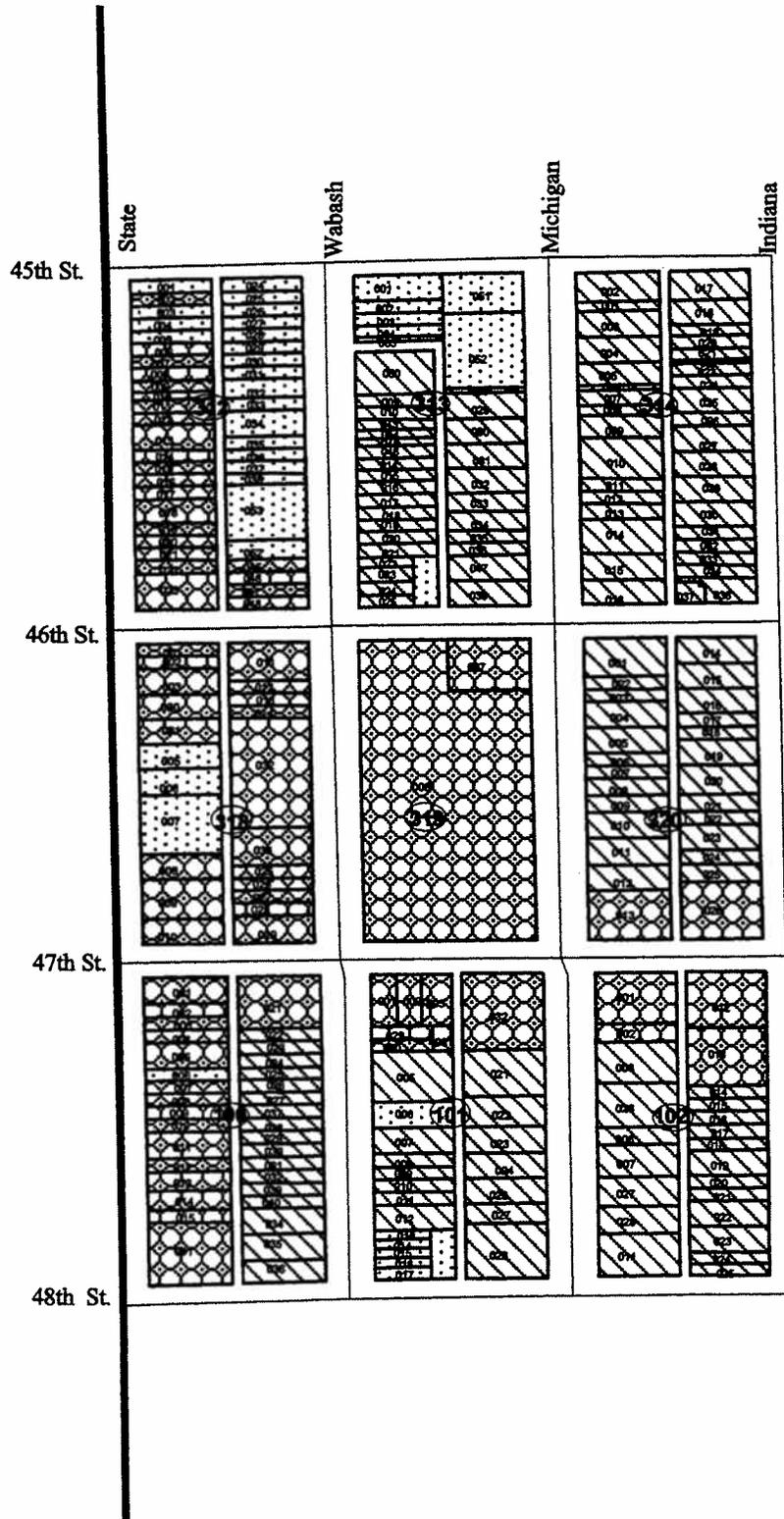
October 30, 2001

City of Chicago

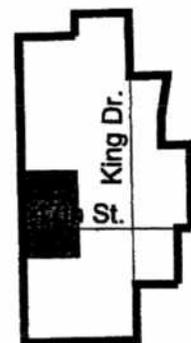
47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea F



MAP LOCATION



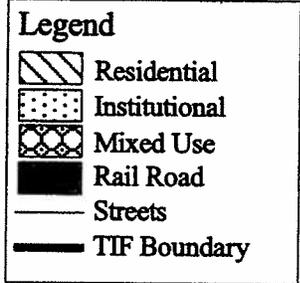
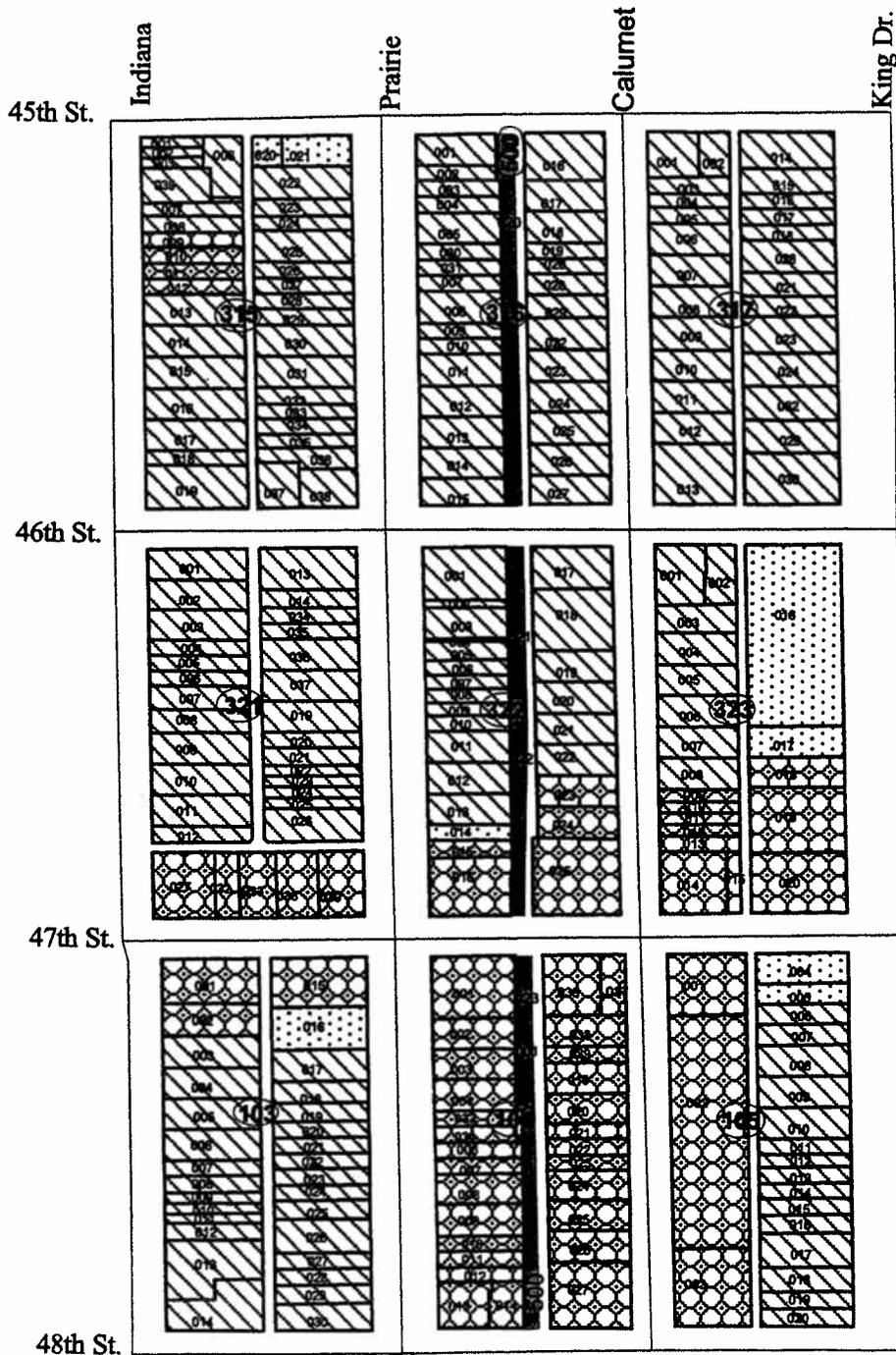
October 30, 2001

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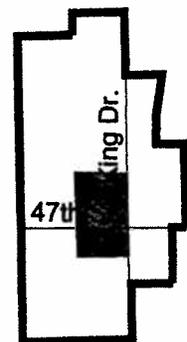
47th Street King Drive TIF

Map 3 Proposed Land Use

Subarea G



MAP LOCATION



87-20

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.	
	Land Planning	211 West Southside Plaza, Suite 700 Telephone: 847.272.6280
	Landscape Architecture	Chicago, Illinois E-Mail: info@tda.com

NORTH	SCALE IN FEET

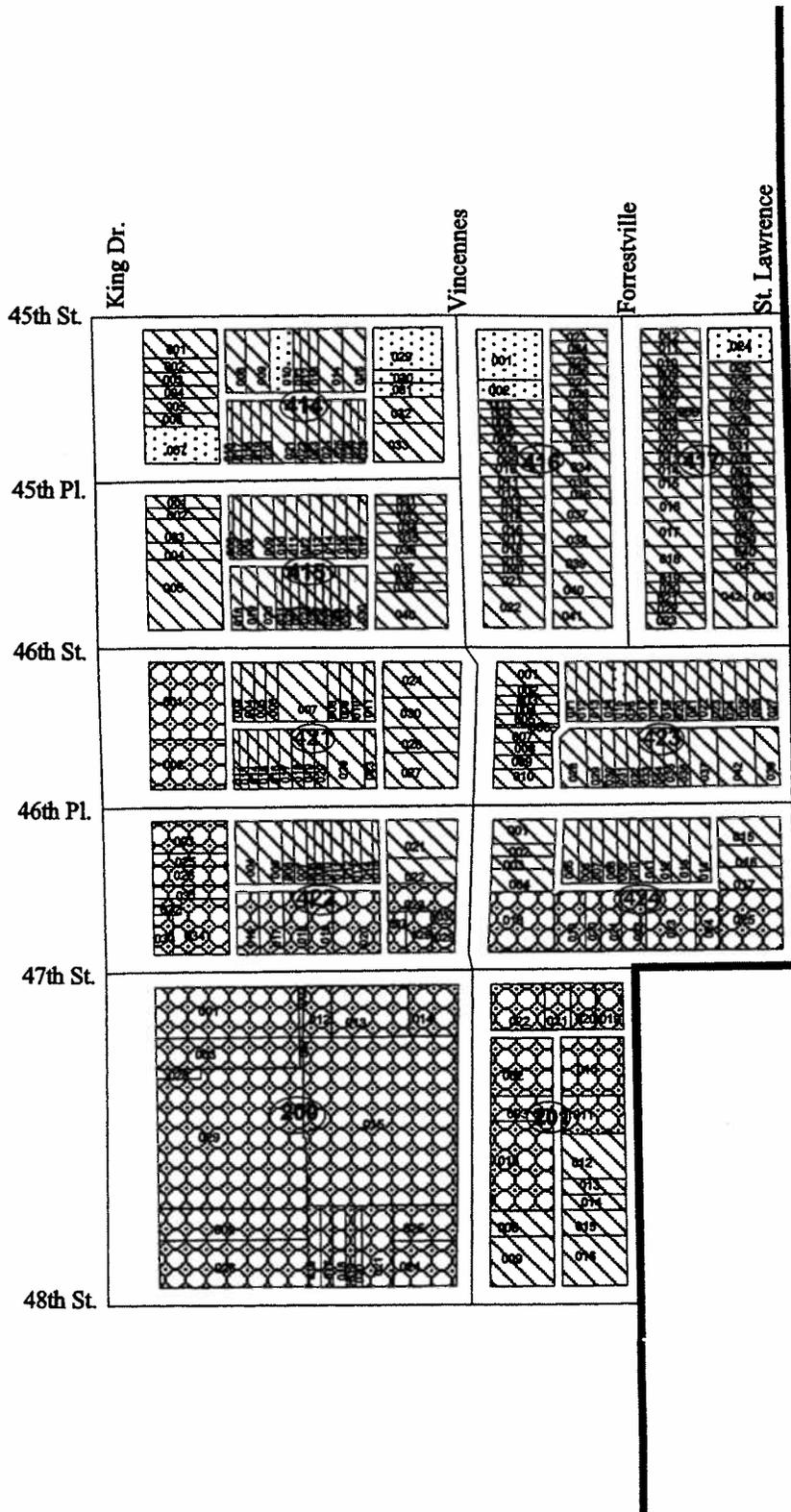
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 3 Proposed Land Use

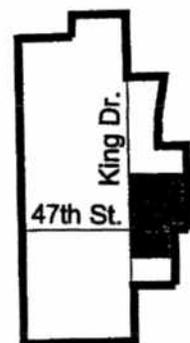
Subarea H



Legend

- Residential
- Institutional
- Mixed Use
- Rail Road
- Streets
- TIF Boundary

MAP LOCATION



87-21

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.	
	Land Planning	211 West Madison Place, Suite 700 Telephone 847.272.6280

NORTH	SCALE IN FEET

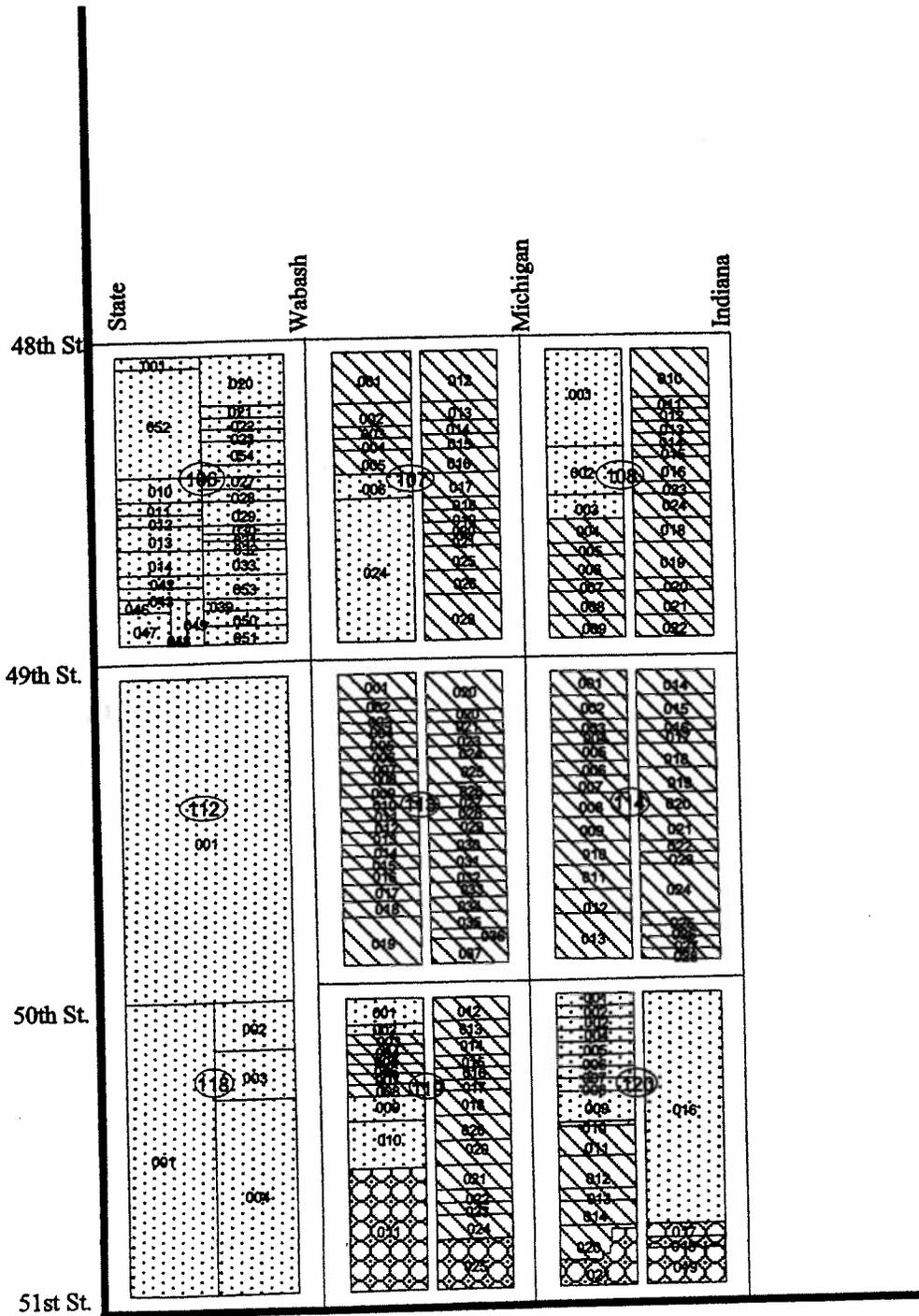
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea I



Legend

- Residential
- Institutional
- Mixed Use
- Rail Road
- Streets
- TIF Boundary

MAP LOCATION



87-22

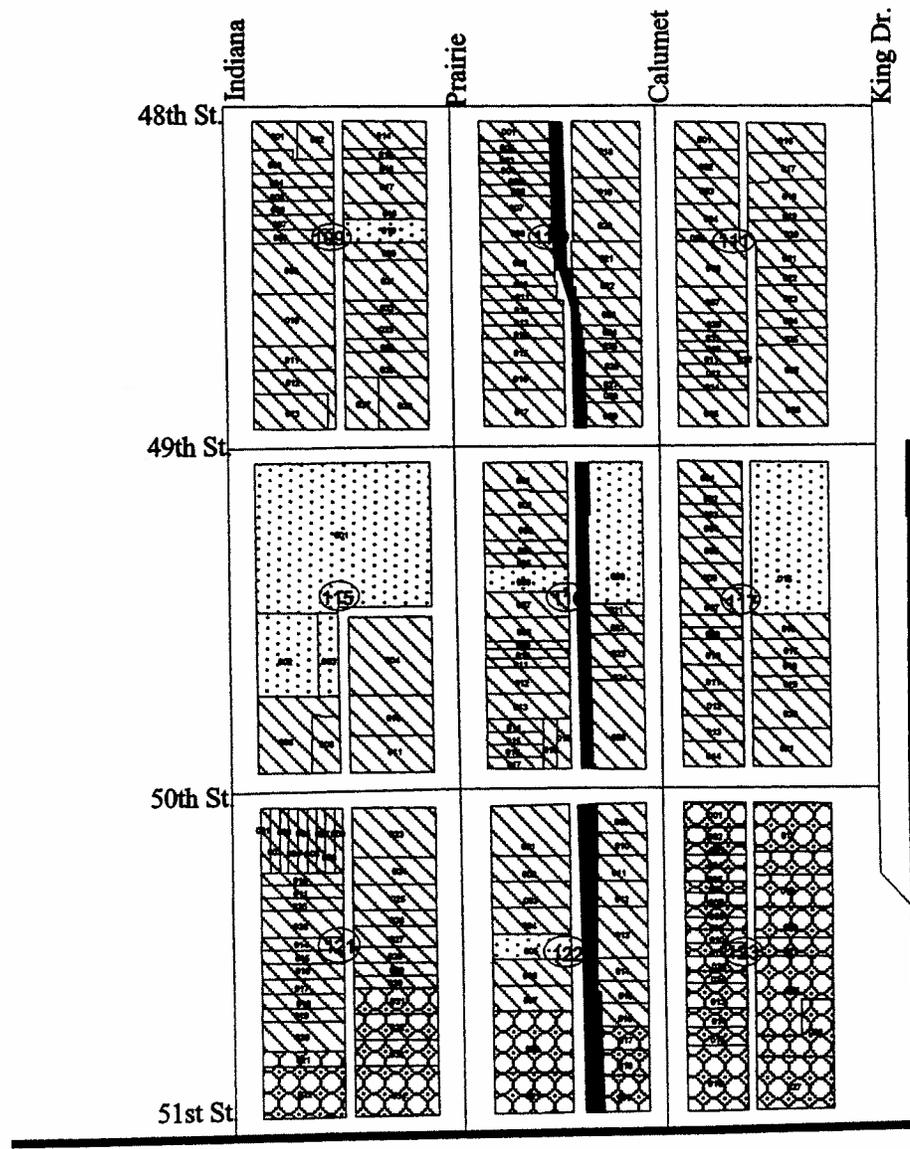
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea J



Legend

-  Residential
-  Institutional
-  Mixed Use
-  Rail Road
-  Streets
-  TIF Boundary

MAP LOCATION



87-23

LOUIK/SCHNEIDER & ASSOCIATES, INC.

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NORTH	SCALE IN FEET
	

October 30, 2001

City of Chicago

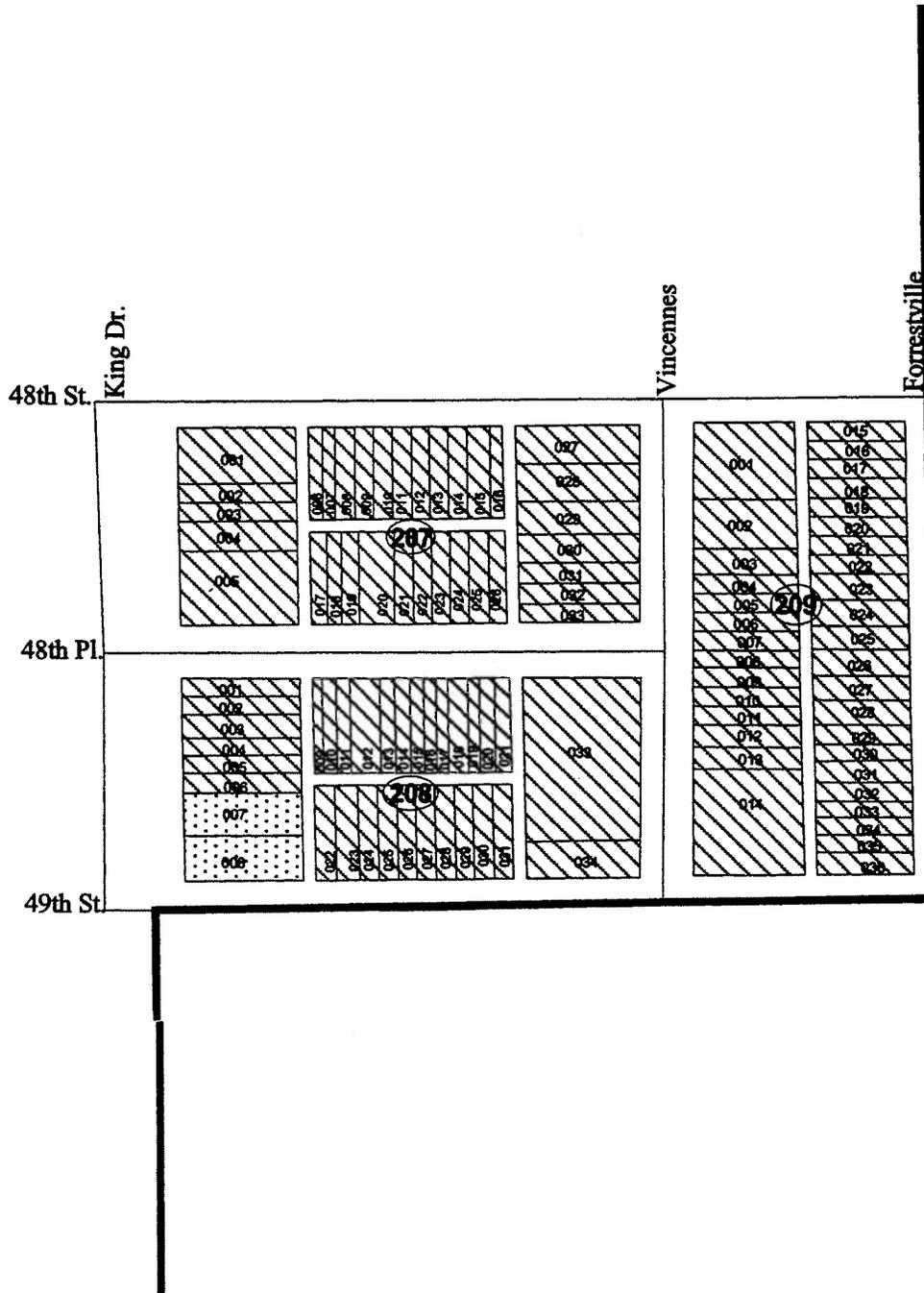
47th Street King Drive TIF

Map 3
Proposed Land Use

Subarea K

Legend

-  Residential
-  Institutional
-  Mixed Use
-  Rail Road
-  Streets
-  TIF Boundary



MAP LOCATION

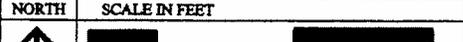


87-24

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NORTH **SCALE IN FEET**



lighting, etc., may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, or outdated designs.

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

OBSOLETE BUILDING TYPES

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional, and economic vitality of the area. These structures are characterized by conditions indicating the structure is incapable of efficient or economic use according to contemporary standards.

OBSOLETE PLATTING

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks. Some of the blocks in the Study Area have smaller and/or irregularly sized parcels. These parcels are not suitable for development for modern commercial users. The majority of the parcels along the commercial areas of 41st and 47th Streets are 25'x125'. Although this size lot is appropriate for residential use, it severely limits growth and expansion opportunities for commercial users and retailers.

OBSOLETE SITE IMPROVEMENTS

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

CONCLUSION

Obsolescence is *present to a major extent* in the Study Area. Obsolescence is present in 909 of the 1,235 (74%) buildings and in 86 of the 90 (96%) blocks. It is present to a major extent in 77 blocks and to a minor extent in nine of the 90 blocks. The results of the obsolescence analysis are presented in Map 4 -.

3. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair. The Act defines 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". The Act also defines the deterioration of surface improvements, as "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".

- Deterioration that is not easily correctable and cannot be repaired in the course of normal maintenance may be evident in buildings. Such buildings and improvements may be classified as requiring major or many minor repairs, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.) and defects in primary building components (e.g., foundations, frames, roofs, etc.) respectively.
- All buildings and site improvements classified as dilapidated are also deteriorated.

DETERIORATION OF BUILDINGS

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements Were Evaluated". Of the 1,235 buildings in the Study Area, 1,027 (83%) buildings are deteriorated.

The deteriorated buildings in the Study Area exhibit defects in both their primary and secondary components. For example, the primary components exhibiting defects include walls, roofs and foundations with loose or missing materials (mortar, shingles), and holes and/or cracks in these components. The defects of secondary components include damage to windows, doors, stairs and/or porches; missing or cracked tuckpointing and/or masonry on the facade, chimneys, and surfaces; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated structures exist throughout the Study Area due to the combination of their age and the advanced state of disrepairs. The need for masonry repairs and tuckpointing is predominant, closely followed by deteriorating doors, facades, and secondary elements in the buildings. The majority of the buildings of buildings in the Study Area are deteriorated.

DETERIORATION OF PARKING AND SURFACE AREAS

Field surveys were also conducted to identify the condition of parcels without structures but classified as deteriorated. These parcels are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, absence of curbs or guardrails, fallen or broken fences and extensive debris.

CONCLUSION

Deterioration is *present to a major extent* in the Study Area. Deterioration is present in 1,024 of the 1,235 (83%) buildings, in 1,308 of 2,597 (50%) of the parcels and in 87 of the 90 (97%) blocks. It is found to be present to a major extent in 85 of the 90 blocks and present to a minor extent in two (2) of the 90 blocks. The results of the deterioration analysis are presented in Map 5.

4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards as stated in the Act includes "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". The principal purposes of such codes are: to 1) require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; 2) make buildings safe for occupancy against fire and similar hazards; and 3) establish minimum standards essential for safe and sanitary habitation.

From January 1994 through March 1999, 504 of the 1,235 (41%) buildings have been cited for building code violations by the City Department of Buildings (see Exhibit 2 - Building Code Violations).

CONCLUSION

Structures below minimum code standards are *present to a minor extent*. Structures below minimum code standards have been identified in 504 of the 1,235 (41%) buildings and in 64 of the 90 (71%) blocks in the Study Area over the last five years. It is found to be present to a major extent in four blocks and present to a minor extent in 60 of the 90 blocks.

5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individuals of structures is defined in the Act as "the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards".

CONCLUSION

Based on exterior surveys and analyses undertaken, no illegal uses of the structures or improvements have been observed in the Study Area.

6. EXCESSIVE VACANCIES

Excessive vacancy according to the Act is referred to as "the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. Excessive vacancies include improved properties which evidence no redundant effort directed toward their occupancy or underutilization.

Excessive vacancies are present throughout the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized. The Study Area has a building vacancy rate of approximately 16%.

CONCLUSION

Excessive vacancies are *present to a minor extent* in the Study Area. Excessive vacancies can be found in 197 of the 1,235 (16%) buildings and in 68 of the 90 (76%) blocks in the Study Area. It is found to a major extent in five (5) blocks and to a minor extent in 60 of the 90 blocks.

7. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

The Act refers to the lack of ventilation, light or sanitary facilities as "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 is defined as the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities are referred to in the Act as "the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building".

CONCLUSION

Based on exterior surveys and analyses undertaken, lack of ventilation, light, and or sanitary facilities was not found in the Study Area.

8. INADEQUATE UTILITIES

In the capacity or condition of the infrastructure which services a property or area, including, but not limited to, storm drainage, water supply, electrical sewer, streets, sanitary sewers, gas, and electricity.

Inadequate utilities refer to deficiencies in the 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. The Act defines inadequate utilities as "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".

CONCLUSION

Based on the exterior surveys and analyses undertaken, inadequate utilities were not found in the Study Area.

9. EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

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

The majority of the commercial parcels in the Study Area have excessive land coverage. This condition is present when a building occupies nearly the entire parcel leaving little or no room for loading or parking. The size of the buildings restricts the amount of available open space, loading facilities, and parking spaces. Due to the smaller nature of the commercial structures, many of the buildings are not equipped with necessary loading docks nor do they have parking lots.

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities inadequately providing for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, and etc.

CONCLUSION

Excessive land coverage is *present to a minor extent* in the Study Area. Excessive land coverage is present in 303 of the 1,235 (25%) buildings and in 361 of the 2,597 (14%) parcels and in 64 of the 90 (71%) blocks. It can be found to a major extent in 22 blocks and to a minor extent in 42 blocks.

10. DELETERIOUS LAND USE OR LAYOUT

According to the Act deleterious land uses or layout include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

In the Study Area, deleterious land use or layout is identified in 749 of the 2,597 (29%) parcels, including the 25% parcels exhibiting excessive land coverage with insufficient room for parking and/or loading.

CONCLUSION

Deleterious land use and layout is *present to a minor extent* in the Study Area. Deleterious land use and layout is present in 749 of the 2,597 (29%) parcels and in 85 of the 90 (94%) blocks. Deleterious land use and layout is present to a major extent in 49 blocks and to a minor extent in 36 blocks. The results of the deleterious land use and layout analysis are presented in Map 6.

11. ENVIRONMENTAL CLEAN-UP

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

CONCLUSION

Based on the exterior surveys and analyses undertaken, no environmental clean-up issues have been determined in the Study Area.

12. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed Study Area was developed prior to or without the benefit or guidance of a community plan. According to the Act, "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." Furthermore, the Act states that this factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The community has a history of addressing development needs and developing action plans, as evidenced in these reports:

- 47th/King Redevelopment Plan, January 1997
- 47th/King Redevelopment Plan, Amendment No. 1, November 1998
- 47th/King Redevelopment Plan, Amendment No. 2, April 1999
- 47th/King Redevelopment Plan, Amendment No. 3, January 2000
- Market Analysis for a South Side Blues District

CONCLUSION

As a result of this ongoing community activity, lack of community planning is not present in the Study Area.

13. LACK OF GROWTH IN EAV COMPARISON

Lack of growth in EAV comparison may be considered a factor if the EAV total of the proposed Study area has declined for 3 of the last 5 calendar years prior to the year in which the Study Area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

CONCLUSION

Lack of EAV Comparison is not present in the Study Area.

E. CONSERVATION AREA ELIGIBILITY FACTORS SUMMARY

The Conservation Area eligibility criteria are present in varying degrees throughout the Study Area, seven factors are present to a major extent and four are present to a minor extent. The Conservation Area eligibility factors that have been identified are as follows:

MAJOR EXTENT

1. Dilapidation
2. Obsolescence
3. Deterioration

MINOR EXTENT

1. Structure below minimum code
2. Excessive vacancies
3. Deleterious land use or layout
4. Excessive land coverage and overcrowding of structures and community facilities

IV. SUMMARY AND CONCLUSION

The conclusion of the Louik/Schneider & Associates, Inc. is that the number, degree, and distribution of Conservation Area eligibility factors, as documented in this report, warrant the designation of the Study Area as a Conservation Area as set forth in the Act. Specifically:

- Of the 13 eligibility factors for a Conservation Area set forth in the Act, seven are present; three to a major extent and four to a minor extent. In addition to age, only three are necessary for designation as a Conservation Area to qualify for a TIF Districts.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Study Area.
- In the Study Area, 85% of the 90 blocks exhibit five or more of the eligibility factors. There are two blocks within the Study Area that do not exhibit any factors at all.

The eligibility findings indicate that the Study Area contains factors that qualify it as a Conservation Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term enhancement of the City.

Except for the development of the 47th Street Cultural Center and Theater (Lou Rawls Theater), which also has substantial public funding, there has been very little new development by the private sector within the Redevelopment Project Area. In fact, the Lou Rawls Theater stands upon the site of the Regal Theater, constructed in 1927 and demolished in 1973, which remained vacant until the construction of the Lou Rawls Theater began in 1998. New construction has been limited to scattered replacement housing. Rehabilitation work has concentrated on the prominent structures along King Drive.

Over half of the parcels (approximately 132 acres) within the Redevelopment Project Area are vacant and are covered with grass, gravel or stones. Many parcels have been vacant for years. Eighty-seven of the 90 blocks in the Redevelopment Project Area have at least one vacant lot; block vacancies range from one parcel to nearly all parcels.

Additional research from the City's Building Department indicates that the Study Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to December 2000, 110 permits for new construction or renovation were issued for 87 of the 1,235 buildings in the Redevelopment Project Area (7%). Of the 110 permits, 28

permits were for new construction (of 24 new buildings), representing 21.75% of monies spent on building projects in the area. Other permits were for rehabilitation (24 permits for 19 buildings), the renovation or construction of CTA Stations (12 permits for 5 buildings), elevators (13 permits for 10 buildings), and garages (26 permits for 26 buildings). Of the total amount spent on projects in the Study Area during this time, 65.2% was used for public improvements including the renovations of various CTA Stations, constructions of the Lou Rawls Theater and improvements to DuSable High School. These limited improvements have stimulated neither private investment nor economic growth within or around the Study Area.

Number of Permits	Number of Buildings	Permit/Project Types	Permits Total	Percentage of Total Amounts
4	1	Church	\$832,9000	2.22%
12	5	CTA Stations	\$9,783,350	26.05%
1	1	DuSable High School	\$1,000,000	2.66%
13	10	Elevator (Installations/Renovation)	\$515,980	1.37%
26	26	Garages	\$166,606	.44%
24	19	Rehabilitation	\$3,393,155	9.03%
28	24	New Construction (including foundations)	\$8,168,670	21.75%
2	1	47 th Street Cultural Center and Theater	\$13,700,000	36.47%
110	87		\$36,560,661	100.00%

From this data, together with the other eligibility factors, it can be reasonably concluded that the Study Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Study Area.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Study Area qualifies as a Conservation Area and make this report a part of the public record.

The Study Area qualifies as an improved Conservation Area and is therefore eligible for Tax Increment Financing under the Act.



APPENDIX

EXHIBIT 1 – BUILDING PERMIT REQUESTS

Permit Number	Date	Address	Amount (\$)
798852	01/19/1995	5016 S. Michigan Avenue	3,000
801986	04/05/1995	4712 S. Calumet Avenue	2,500
807645	07/13/1995	4826 S. Michigan Avenue	5,472
808569	07/28/1995	4618 S. Indiana Avenue	4,000
813206	10/19/1995	4208 S. Vincennes Avenue	6,400
813252	10/19/1995	4501 S. Forrestville Avenue	5,636
813206	10/19/1995	4208 S. Vincennes Avenue	6,400
814422	11/08/1995	517 E. Oakwood Boulevard	7,000
814883	11/16/1995	4905 S. M L King Jr Drive	6,600
817135	01/10/1996	314 E. 47th Street	2,100,000
817214	01/12/1996	4003 S. Indiana Avenue	70,000
817624	01/24/1996	314 E. 43rd Street	3,030,000
96007519	02/16/1996	322 E. 46th Street	950,000
96004632	02/23/1996	338 E. 51 st Street	685,000
96003379	04/15/1996	417 E. 48th Street	5,000
96007327	06/12/1996	4416 S. Michigan Avenue	6,712
96008726	07/02/1996	4849 S. Prairie Avenue	4,500
96010513	07/11/1996	4359 S. State Street	1,000
96010512	07/11/1996	4359 S. State Street	5,900
833975	07/17/1996	4359 S. State Street	26,000
96009659	07/18/1996	4504 S. Forrestville Avenue	6,300
833090	09/16/1996	438 E. 43rd Street	35,000
833091	09/16/1996	438 E. 43rd Street	35,000
832205	09/23/1996	4943 S. M L King Jr. Drive	6,000
836906	12/02/1996	314 E. 43rd Street	120,000
836904	12/02/1996	314 E. 47th Street	2,400
837154	12/05/1996	4359 S. State Street	800,000
845752	12/27/1996	4840 S. Indiana	750,000
839448	01/22/1997	340 E. 51st Street	36,450

Permit Number	Date	Address	Amount (\$)
842786	01/23/1997	4106 S. Calumet Avenue	110,000
842771	01/23/1997	4110 S. Calumet Avenue	110,000
841630	02/28/1997	4934 S. Wabash	1,000,000
843253	03/25/1997	4542 S. Vincennes Avenue	600
844419	04/14/1997	4053 S. Rockwell Street	6,736
846555	05/13/1997	400 E. 41st Street	5,330
846552	05/13/1997	401 E. 40th Street	3,550
846551	05/13/1997	401 E. Bowen Avenue	3,550
846550	05/13/1997	460 E. 41st Street	3,550
856289	07/25/1997	4434 S. M L King Jr. Drive	80,000
856288	07/25/1997	4436 S. M L King Jr. Drive	80,000
857544	09/08/1997	4406 S. M L King Jr Drive	50,000
869231	09/09/1997	4406 S. M L King Jr Drive	900,000
856963	09/10/1997	4946 S. State Street	25,000
858776	09/23/1997	4354 S. M L King Jr. Drive	300,000
860296	10/11/1997	433 E. 45 th Street	7,670
860011	10/17/1997	433 E. 48th Place	4,328
861128	10/22/1997	4354 S. M L King Jr. Drive	300,000
876207	12/29/1997	4500 S. Wabash Avenue	500,000
876208	12/29/1997	4500 S. Wabash Avenue	5,000
865320	01/26/1998	4859 S. Wabash Avenue	37,000
866631	02/25/1998	3928 S. Prairie Avenue	1,500
866629	02/25/1998	3928 S. Prairie Avenue	2,500
867960	03/23/1998	4712 S. Prairie Avenue	8,075
868853	04/02/1998	4857 S. Vincennes Avenue	5,982
873505	05/27/1998	518 E. 44 th Place	5,040
873800	06/15/1998	4100 S. M L King Jr. Drive	49,000
886611	07/16/1998	5044 S. Wabash Avenue	1,600
890084	09/02/1998	4701 S. M L King Jr. Drive	3,700,000
883440	10/01/1998	4354 S. M L King Jr. Drive	20,500
905335	11/24/1998	4752 S. Wabash Avenue	2,300,000
887942	11/30/1998	4653 S. M L King Jr. Drive	26,500
889250	12/15/1998	4846 S. Forrestville Avenue	5,607

Permit Number	Date	Address	Amount (\$)
889414	12/18/1998	4257 S. M L King Jr. Drive	103,000
891154	01/08/1999	4106 S. Calumet Avenue	5,500
890439	01/12/1999	4257 S. M L King Jr. Drive	157,000
890959	01/12/1999	524 E. 41st Street	500,000
903017	04/20/1999	4157 S. Calumet Avenue	110,000
907874	05/04/1999	4342 S. M L King Jr. Drive	175,000
905869	07/22/1999	4554 S. M L King Jr. Drive	3,000
915933	08/06/1999	4701 S. M L King Jr. Drive	10,000,000
920329	08/24/1999	4003 S. Indiana Avenue	4,000,000
911752	09/01/1999	4432 S. Calumet	240,000
908585	09/10/1999	4101 S. Michigan Avenue	2,500
910800	10/07/1999	4100 S. M L King Jr. Drive	50,000
913047	11/09/1999	4003 S. Calumet Avenue	8,000
914502	12/01/1999	4006 S. M L King Jr. Drive	7,455
915908	12/30/1999	4017 S. Michigan Avenue	9,800
920105	03/08/2000	4500 S. Wabash Avenue	97,000
920330	03/09/2000	4003 S. Indiana Avenue	20,000
921214	03/22/2000	4422 S. St Lawrence Avenue	6,643
925424	03/28/2000	4530 S. St Lawrence Avenue	175,000
925545	03/29/2000	4510 S. St Lawrence Avenue	150,000
925420	03/29/2000	4520 S. St Lawrence Avenue	200,000
925418	03/29/2000	4522 S. St Lawrence Avenue	200,000
925257	03/29/2000	4524 S. St Lawrence Avenue	160,000
926165	03/29/2000	4528 S. St Lawrence Avenue	123,200
921510	03/29/2000	4914 S. Forrestville Avenue	8,000
925522	04/06/2000	4536 S. St Lawrence Avenue	225,000
938683	04/27/2000	519 E. 42nd Place	598,590
925026	05/12/2000	4003 S. Indiana Avenue	200,000
925023	05/12/2000	4003 S. Indiana Avenue	200,000
925184	05/16/2000	5035 S. Indiana Avenue	7,650
934050	05/18/2000	4654 S. Wabash Avenue	12,000
926675	05/18/2000	4526 S. St Lawrence Avenue	157,000
926702	06/07/2000	4522 S. St Lawrence Avenue	200,000

Permit Number	Date	Address	Amount (\$)
926841	06/08/2000	4021 S. Indiana Avenue	5,000
930938	07/31/2000	4003 S. Calumet Avenue	2,000
940313	08/24/2000	516 E. 41st Street	175,000
932753	08/30/2000	4559 S. St Lawrence Avenue	12,190
933668	09/15/2000	4618 S. Indiana Avenue	7,000
937837	09/07/2000	4451 S. Indiana Avenue	500
941309	09/12/2000	4759 S. Forrestville	530,000
938684	10/03/2000	519 E. 42 nd Place	4,000
938685	10/03/2000	519 E. 42 nd Place	4,000
937294	10/27/2000	445 E. Bowen Avenue	0
937292	10/27/2000	447 E. Bowen Avenue	127,440
937290	10/27/2000	449 E. Bowen Avenue	127,440
937293	10/27/2000	451 E. Bowen Avenue	35,000
938042	11/15/2000	4550 S. Wabash Avenue	32,000
939634	11/30/2000	5044 S. Wabash Avenue	4,690
939710	12/01/2000	4543 S. Vincennes Avenue	8,575
TOTAL			\$37,560,661

EXHIBIT 2 – BUILDING CODE VIOLATIONS

1.	208 E 41st Street	6/18/96
2.	210 E 41st Street	3/18/96
3.	212 E 41st Street	6/18/96
4.	214 E 41st Street	6/22/96
5.	344 E 41st Street	8/13/96
6.	400 E 41st Street	11/21/96
7.	425 E 42nd Place	6/16/99
8.	432 E 42nd Place	10/5/98
9.	444 E 42nd Place	3/10/97
10.	52 E 42nd Street	10/25/95
11.	118 E 42nd Street	6/27/95
12.	205 E 42nd Street	8/12/96
13.	206 E 42nd Street	8/12/96
14.	433 E 42nd Street	4/8/97
15.	435 E 42nd Street	4/27/00
16.	441 E 42nd Street	8/12/96
17.	451 E 42nd Street	11/4/96
18.	532 E 44 Pl	5/30/96
19.	538 E 44 Pl	8/6/98
20.	109 E 44 St	6/27/95
21.	110 E 44 St	9/2/98
22.	206 E 44 St	8/12/96
23.	218 E 44 St	3/21/95
24.	425 E 44 St	3/9/95
25.	430 E 44 St	8/14/96
26.	523 E 44 St	1/15/99
27.	529 E 44 St	12/16/96
28.	422 E 45 Pl	11/5/98
29.	434 E 45 Pl	6/14/95

30.	435 E 45 Pl	9/20/99
31.	436 E 45 Pl	9/3/98
32.	438 E 45 Pl	12/4/98
33.	444 E 45 Pl	12/10/96
34.	448 E 45 Pl	9/15/97
35.	109 E 45 St	4/5/95
36.	118 E 45 St	7/24/97
37.	119 E 45 St	8/28/95
38.	441 E 46th Place	3/13/96
39.	444 E 46th Place	8/12/97
40.	448 E 46th Place	8/12/96
41.	515 E 46th Place	10/22/99
42.	517 E 46th Place	8/15/97
43.	534 E 46th Place	8/15/97
44.	535 E 46th Place	2/20/98
45.	406 E 48th Place	5/5/00
46.	420 E 48th Place	9/30/96
47.	428 E 48th Place	6/3/97
48.	447 E 48th Place	5/26/95
49.	65 E 49th Street	3/28/96
50.	70 E 49th Street	6/28/95
51.	109 E 49th Street	6/26/95
52.	118 E 49th Street	1/10/95
53.	200 E 49th Street	1/14/97
54.	221 E 49th Street	8/25/95
55.	306 E 49th Street	8/15/96
56.	318 E 49th Street	2/6/96
57.	422 E 49th Street	5/20/97
58.	438 E 49th Street	5/23/95

59.	500 E 49th Street	6/28/95	94.	4429 S. Calumet Avenue	3/7/97
60.	50 E 50th Street	5/7/99	95.	4432 S. Calumet Avenue	7/22/96
61.	64 E 50th Street	8/15/96	96.	4441 S. Calumet Avenue	5/12/97
62.	112 E 50th Street	5/9/96	97.	4443 S. Calumet Avenue	7/10/97
63.	60 E 51 St	2/18/99	98.	4508 S. Calumet Avenue	7/22/96
64.	100 E 51 St	2/19/97	99.	4511 S. Calumet Avenue	4/14/98
65.	200 E 51 St	2/2/99	100.	4519 S. Calumet Avenue	10/13/99
66.	218 E 51 St	2/24/97	101.	4527 S. Calumet Avenue	9/9/96
67.	300 E 51 St	2/24/97	102.	4530 S. Calumet Avenue	6/9/95
68.	352 E 51st Street	9/5/95	103.	4533 S. Calumet Avenue	12/2/97
69.	3918 S. Calumet Avenue	3/31/95	104.	4541 S. Calumet Avenue	1/13/95
70.	3939 S. Calumet Avenue	12/15/98	105.	4608 S. Calumet Avenue	1/5/97
71.	4003 S. Calumet Avenue	10/4/96	106.	4617 S. Calumet Avenue	3/13/97
72.	4008 S. Calumet Avenue	3/6/97	107.	4622 S. Calumet Avenue	5/11/00
73.	4023 S. Calumet Avenue	2/21/97	108.	4625 S. Calumet Avenue	3/5/97
74.	4026 S. Calumet Avenue	8/6/98	109.	4626 S. Calumet Avenue	3/5/97
75.	4030 S. Calumet Avenue	5/29/97	110.	4631 S. Calumet Avenue	3/20/00
76.	4040 S. Calumet Avenue	3/23/95	111.	4634 S. Calumet Avenue	4/25/95
77.	4041 S. Calumet Avenue	3/6/97	112.	4750 S. Calumet Avenue	3/29/95
78.	4042 S. Calumet Avenue	6/27/95	113.	4819 S. Calumet Avenue	9/12/96
79.	4101 S. Calumet Avenue	11/1/95	114.	4823 S. Calumet Avenue	4/7/95
80.	4128 S. Calumet Avenue	4/29/98	115.	4849 S. Calumet Avenue	12/4/98
81.	4136 S. Calumet Avenue	7/13/95	116.	4919 S. Calumet Avenue	3/1/96
82.	4158 S. Calumet Avenue	1/23/96	117.	4953 S. Calumet Avenue	1/19/96
83.	4202 S. Calumet Avenue	11/24/99	118.	5051 S. Calumet Avenue	1/7/98
84.	4214 S. Calumet Avenue	5/2/95	119.	4501 S. Forrestville Avenue	4/17/95
85.	4215 S. Calumet Avenue	3/1/95	120.	4524 S. Forrestville Avenue	9/29/99
86.	4216 S. Calumet Avenue	3/21/95	121.	4541 S. Forrestville Avenue	3/27/96
87.	4219 S. Calumet Avenue	3/21/95	122.	4544 S. Forrestville Avenue	10/21/99
88.	4220 S. Calumet Avenue	3/5/97	123.	4552 S. Forrestville Avenue	3/25/96
89.	4223 S. Calumet Avenue	1/29/96	124.	3935 S. Indiana Avenue	11/10/99
90.	4351 S. Calumet Avenue	7/19/99	125.	4029 S. Indiana Avenue	6/22/99
91.	4401 S. Calumet Avenue	12/1/98	126.	4030 S. Indiana Avenue	4/6/95
92.	4403 S. Calumet Avenue	12/1/98	127.	4032 S. Indiana Avenue	8/15/95
93.	4405 S. Calumet Avenue	2/21/95	128.	4035 S. Indiana Avenue	4/26/96

129.	4055 S. Indiana Avenue	12/10/96	164.	4617 S. Indiana Avenue	9/17/99
130.	4100 S. Indiana Avenue	6/24/97	165.	4618 S. Indiana Avenue	4/10/95
131.	4107 S. Indiana Avenue	12/12/96	166.	4619 S. Indiana Avenue	5/22/95
132.	4111 S. Indiana Avenue	6/19/97	167.	4621 S. Indiana Avenue	11/29/99
133.	4113 S. Indiana Avenue	5/17/95	168.	4623 S. Indiana Avenue	6/4/97
134.	4120 S. Indiana Avenue	6/22/95	169.	4631 S. Indiana Avenue	1/28/97
135.	4125 S. Indiana Avenue	7/29/97	170.	4635 S. Indiana Avenue	8/23/95
136.	4127 S. Indiana Avenue	4/16/99	171.	4646 S. Indiana Avenue	2/20/97
137.	4130 S. Indiana Avenue	8/21/97	172.	4709 S. Indiana Avenue	2/24/00
138.	4149 S. Indiana Avenue	4/9/98	173.	4719 S. Indiana Avenue	11/18/97
139.	4207 S. Indiana Avenue	7/26/96	174.	4733 S. Indiana Avenue	2/20/99
140.	4209 S. Indiana Avenue	5/20/98	175.	4735 S. Indiana Avenue	2/29/96
141.	4237 S. Indiana Avenue	1/18/00	176.	4742 S. Indiana Avenue	4/10/97
142.	4327 S. Indiana Avenue	11/6/98	177.	4744 S. Indiana Avenue	6/6/95
143.	4337 S. Indiana Avenue	11/5/99	178.	4801 S. Indiana Avenue	7/25/96
144.	4339 S. Indiana Avenue	4/17/97	179.	4811 S. Indiana Avenue	7/15/98
145.	4346 S. Indiana Avenue	6/22/95	180.	4812 S. Indiana Avenue	3/2/95
146.	4400 S. Indiana Avenue	6/5/97	181.	4820 S. Indiana Avenue	3/8/95
147.	4413 S. Indiana Avenue	6/5/97	182.	4821 S. Indiana Avenue	3/27/95
148.	4435 S. Indiana Avenue	7/31/97	183.	4823 S. Indiana Avenue	9/12/95
149.	4444 S. Indiana Avenue	8/25/95	184.	4825 S. Indiana Avenue	1/4/95
150.	4446 S. Indiana Avenue	5/30/96	185.	4828 S. Indiana Avenue	6/23/95
151.	4447 S. Indiana Avenue	4/23/98	186.	4833 S. Indiana Avenue	2/21/95
152.	4451 S. Indiana Avenue	3/6/98	187.	4836 S. Indiana Avenue	9/15/98
153.	4503 S. Indiana Avenue	11/20/95	188.	4904 S. Indiana Avenue	6/22/95
154.	4506 S. Indiana Avenue	9/14/95	189.	4910 S. Indiana Avenue	5/30/96
155.	4507 S. Indiana Avenue	1/19/99	190.	4920 S. Indiana Avenue	8/2/96
156.	4513 S. Indiana Avenue	12/8/99	191.	4924 S. Indiana Avenue	6/11/98
157.	4518 S. Indiana Avenue	11/9/99	192.	4954 S. Indiana Avenue	2/20/99
158.	4519 S. Indiana Avenue	2/20/97	193.	4956 S. Indiana Avenue	7/17/95
159.	4533 S. Indiana Avenue	2/27/98	194.	5000 S. Indiana Avenue	9/20/96
160.	4546 S. Indiana Avenue	6/11/98	195.	5017 S. Indiana Avenue	11/20/98
161.	4564 S. Indiana Avenue	1/14/99	196.	5021 S. Indiana Avenue	5/31/95
162.	4606 S. Indiana Avenue	8/24/99	197.	5041 S. Indiana Avenue	3/15/95
163.	4611 S. Indiana Avenue	6/29/95	198.	5047 S. Indiana Avenue	7/8/96

199.	5048 S. Indiana Avenue	6/12/98
200.	4006 S. M L King Jr Dr	8/12/96
201.	4010 S. M L King Jr Dr	7/10/96
202.	4014 S. M L King Jr Dr	4/18/97
203.	4018 S. M L King Jr Dr	4/8/98
204.	4024 S. M L King Jr Dr	9/20/96
205.	4026 S. M L King Jr Dr	1/28/99
206.	4050 S. M L King Jr Dr	1/12/00
207.	4100 S. M L King Jr Dr	2/23/98
208.	4120 S. M L King Jr Dr	11/1/99
209.	4130 S. M L King Jr Dr	10/15/97
210.	4142 S. M L King Jr Dr	11/22/96
211.	4200 S. M L King Jr Dr	11/2/95
212.	4210 S. M L King Jr Dr	1/13/00
213.	4213 S. M L King Jr Dr	6/23/95
214.	4217 S. M L King Jr Dr	7/2/97
215.	4223 S. M L King Jr Dr	11/4/99
216.	4230 S. M L King Jr Dr	5/29/97
217.	4239 S. M L King Jr Dr	4/30/97
218.	4245 S. M L King Jr Dr	4/2/96
219.	4301 S. M L King Jr Dr	4/22/96
220.	4310 S. M L King Jr Dr	6/23/95
221.	4313 S. M L King Jr Dr	6/23/95
222.	4314 S. M L King Jr Dr	11/22/96
223.	4321 S. M L King Jr Dr	6/23/98
224.	4325 S. M L King Jr Dr	7/25/96
225.	4326 S. M L King Jr Dr	2/18/95
226.	4329 S. M L King Jr Dr	3/10/99
227.	4331 S. M L King Jr Dr	5/10/95
228.	4343 S. M L King Jr Dr	7/30/96
229.	4344 S. M L King Jr Dr	8/3/95
230.	4349 S. M L King Jr Dr	6/19/97
231.	4352 S. M L King Jr Dr	8/5/98
232.	4404 S. M L King Jr Dr	12/13/97
233.	4406 S. M L King Jr Dr	4/6/98
234.	4415 S. M L King Jr Dr	8/31/95
235.	4426 S. M L King Jr Dr	3/18/97
236.	4428 S. M L King Jr Dr	1/23/97
237.	4439 S. M L King Jr Dr	6/25/97
238.	4511 S. M L King Jr Dr	6/6/97
239.	4512 S. M L King Jr Dr	6/6/97
240.	4515 S. M L King Jr Dr	8/1/96
241.	4516 S. M L King Jr Dr	2/8/95
242.	4518 S. M L King Jr Dr	7/21/96
243.	4524 S. M L King Jr Dr	8/25/95
244.	4528 S. M L King Jr Dr	9/28/95
245.	4530 S. M L King Jr Dr	5/22/97
246.	4536 S. M L King Jr Dr	11/3/99
247.	4539 S. M L King Jr Dr	11/20/98
248.	4542 S. M L King Jr Dr	5/16/95
249.	4622 S. M L King Jr Dr	3/23/98
250.	4645 S. M L King Jr Dr	12/23/97
251.	4710 S. M L King Jr Dr	8/1/96
252.	4716 S. M L King Jr Dr	6/20/95
253.	4720 S. M L King Jr Dr	9/11/98
254.	4726 S. M L King Jr Dr	8/15/96
255.	4732 S. M L King Jr Dr	4/30/99
256.	4736 S. M L King Jr Dr	12/14/99
257.	4738 S. M L King Jr Dr	8/22/96
258.	4747 S. M L King Jr Dr	7/9/97
259.	4756 S. M L King Jr Dr	6/18/98
260.	4800 S. M L King Jr Dr	6/20/95
261.	4809 S. M L King Jr Dr	7/29/96
262.	4822 S. M L King Jr Dr	6/18/98
263.	4835 S. M L King Jr Dr	3/17/95
264.	4842 S. M L King Jr Dr	12/2/96
265.	4849 S. M L King Jr Dr	6/21/95
266.	4851 S. M L King Jr Dr	8/11/97
267.	4910 S. M L King Jr Dr	7/3/97
268.	4930 S. M L King Jr Dr	3/21/96

269.	4934 S. M L King Jr Dr	7/27/96	304.	4417 S. Michigan Avenue	3/15/95
270.	4938 S. M L King Jr Dr	3/22/95	305.	4420 S. Michigan Avenue	11/8/95
271.	4948 S. M L King Jr Dr	2/7/97	306.	4500 S. Michigan Avenue	6/21/95
272.	5014 S. M L King Jr Dr	7/21/97	307.	4509 S. Michigan Avenue	6/21/95
273.	5034 S. M L King Jr Dr	9/13/95	308.	4519 S. Michigan Avenue	6/9/97
274.	5040 S. M L King Jr Dr	7/20/95	309.	4524 S. Michigan Avenue	6/22/95
275.	4016 S. Michigan Av	12/23/97	310.	4528 S. Michigan Avenue	8/8/96
276.	4019 S. Michigan Avenue	3/27/95	311.	4533 S. Michigan Avenue	8/20/96
277.	4034 S. Michigan Avenue	3/17/00	312.	4534 S. Michigan Avenue	4/19/00
278.	4035 S. Michigan Avenue	5/14/97	313.	4540 S. Michigan Avenue	1/14/00
279.	4045 S. Michigan Avenue	4/2/96	314.	4541 S. Michigan Avenue	1/18/00
280.	4104 S. Michigan Avenue	11/17/97	315.	4549 S. Michigan Avenue	3/28/95
281.	4114 S. Michigan Avenue	7/29/96	316.	4550 S. Michigan Avenue	6/22/95
282.	4117 S. Michigan Avenue	8/6/96	317.	4559 S. Michigan Avenue	4/7/98
283.	4124 S. Michigan Avenue	1/22/97	318.	4600 S. Michigan Avenue	3/29/95
284.	4127 S. Michigan Avenue	6/21/95	319.	4631 S. Michigan Avenue	2/2/00
285.	4136 S. Michigan Avenue	7/29/96	320.	4641 S. Michigan Avenue	9/10/96
286.	4137 S. Michigan Avenue	5/14/97	321.	4645 S. Michigan Avenue	5/15/95
287.	4142 S. Michigan Avenue	4/18/95	322.	4709 S. Michigan Avenue	3/30/99
288.	4143 S. Michigan Avenue	5/27/99	323.	4714 S. Michigan Avenue	6/22/95
289.	4220 S. Michigan Avenue	4/10/00	324.	4724 S. Michigan Avenue	6/21/99
290.	4230 S. Michigan Avenue	2/29/00	325.	4725 S. Michigan Avenue	6/22/95
291.	4235 S. Michigan Avenue	10/21/99	326.	4730 S. Michigan Avenue	6/28/99
292.	4237 S. Michigan Avenue	9/3/99	327.	4747 S. Michigan Avenue	6/21/99
293.	4239 S. Michigan Avenue	5/21/97	328.	4801 S. Michigan Avenue	5/21/98
294.	4240 S. Michigan Avenue	12/16/99	329.	4818 S. Michigan Avenue	2/7/95
295.	4301 S. Michigan Avenue	8/11/95	330.	4820 S. Michigan Avenue	6/15/98
296.	4317 S. Michigan Avenue	2/24/98	331.	4837 S. Michigan Avenue	8/5/98
297.	4320 S. Michigan Avenue	7/29/96	332.	4840 S. Michigan Avenue	5/27/97
298.	4326 S. Michigan Avenue	9/1/98	333.	4905 S. Michigan Avenue	6/22/95
299.	4330 S. Michigan Avenue	4/5/95	334.	4910 S. Michigan Avenue	8/23/96
300.	4343 S. Michigan Avenue	5/21/97	335.	4941 S. Michigan Avenue	7/29/96
301.	4356 S. Michigan Avenue	11/2/99	336.	4947 S. Michigan Avenue	5/9/00
302.	4414 S. Michigan Avenue	8/7/96	337.	4953 S. Michigan Avenue	5/10/96
303.	4416 S. Michigan Avenue	8/25/98	338.	5001 S. Michigan Avenue	8/16/95

339.	5010 S. Michigan Avenue	6/23/95
340.	5012 S. Michigan Avenue	6/27/95
341.	5020 S. Michigan Avenue	6/27/95
342.	5023 S. Michigan Avenue	7/5/95
343.	5030 S. Michigan Avenue	12/21/95
344.	5040 S. Michigan Avenue	8/27/98
345.	3928 S. Prairie Avenue	12/26/97
346.	3932 S. Prairie Avenue	10/3/95
347.	3940 S. Prairie Avenue	10/24/95
348.	3948 S. Prairie Avenue	10/24/95
349.	4008 S. Prairie Avenue	10/24/95
350.	4013 S. Prairie Avenue	10/24/95
351.	4016 S. Prairie Avenue	12/7/99
352.	4034 S. Prairie Avenue	11/26/97
353.	4109 S. Prairie Avenue	8/5/96
354.	4120 S. Prairie Avenue	9/4/97
355.	4139 S. Prairie Avenue	8/12/98
356.	4147 S. Prairie Avenue	6/10/97
357.	4201 S. Prairie Avenue	12/19/97
358.	4214 S. Prairie Avenue	4/27/00
359.	4217 S. Prairie Avenue	3/10/95
360.	4220 S. Prairie Avenue	9/5/96
361.	4221 S. Prairie Avenue	3/27/96
362.	4228 S. Prairie Avenue	9/5/96
363.	4233 S. Prairie Avenue	12/29/98
364.	4247 S. Prairie Avenue	5/2/95
365.	4310 S. Prairie Avenue	8/20/96
366.	4313 S. Prairie Avenue	12/28/98
367.	4315 S. Prairie Avenue	5/15/97
368.	4318 S. Prairie Avenue	11/24/98
369.	4331 S. Prairie Avenue	6/10/97
370.	4341 S. Prairie Avenue	1/8/99
371.	4404 S. Prairie Avenue	4/7/00
372.	4412 S. Prairie Avenue	3/13/95
373.	4421 S. Prairie Avenue	6/10/97

374.	4425 S. Prairie Avenue	8/5/96
375.	4432 S. Prairie Avenue	9/30/96
376.	4441 S. Prairie Avenue	2/13/98
377.	4442 S. Prairie Avenue	4/9/97
378.	4446 S. Prairie Avenue	5/7/97
379.	4448 S. Prairie Avenue	9/7/99
380.	4507 S. Prairie Avenue	5/27/98
381.	4515 S. Prairie Avenue	8/5/96
382.	4527 S. Prairie Avenue	10/10/95
383.	4528 S. Prairie Avenue	6/12/95
384.	4530 S. Prairie Avenue	4/15/97
385.	4533 S. Prairie Avenue	12/17/97
386.	4535 S. Prairie Avenue	8/18/99
387.	4541 S. Prairie Avenue	1/25/95
388.	4623 S. Prairie Avenue	8/7/96
389.	4629 S. Prairie Avenue	10/30/95
390.	4728 S. Prairie Avenue	10/19/99
391.	4736 S. Prairie Avenue	4/13/98
392.	4744 S. Prairie Avenue	8/2/96
393.	4750 S. Prairie Avenue	5/29/97
394.	4805 S. Prairie Avenue	8/2/96
395.	4808 S. Prairie Avenue	4/21/99
396.	4809 S. Prairie Avenue	5/12/98
397.	4811 S. Prairie Avenue	5/21/98
398.	4813 S. Prairie Avenue	6/25/96
399.	4824 S. Prairie Avenue	8/2/96
400.	4825 S. Prairie Avenue	12/16/98
401.	4837 S. Prairie Avenue	5/2/95
402.	4848 S. Prairie Avenue	2/6/95
403.	4849 S. Prairie Avenue	5/30/97
404.	4911 S. Prairie Avenue	5/30/97
405.	4937 S. Prairie Avenue	11/2/98
406.	4947 S. Prairie Avenue	2/15/96
407.	4950 S. Prairie Avenue	5/30/97
408.	4956 S. Prairie Avenue	4/5/95

409.	5017 S. Prairie Avenue	8/11/97	444.	4534 S. Vincennes Avenue	5/22/98
410.	5027 S. Prairie Avenue	11/1/99	445.	4535 S. Vincennes Avenue	8/12/96
411.	5037 S. Prairie Avenue	6/4/97	446.	4536 S. Vincennes Avenue	5/6/98
412.	5041 S. Prairie Avenue	6/6/95	447.	4540 S. Vincennes Avenue	2/6/98
413.	5048 S. Prairie Avenue	12/10/96	448.	4545 S. Vincennes Avenue	5/19/00
414.	5059 S. Prairie Avenue	6/14/00	449.	4609 S. Vincennes Avenue	5/15/98
415.	4031 S. State St	8/7/96	450.	4614 S. Vincennes Avenue	10/7/99
416.	4101 S. State St	8/7/96	451.	4615 S. Vincennes Avenue	8/19/98
417.	4105 S. State St	12/7/98	452.	4639 S. Vincennes Avenue	5/15/95
418.	4121 S. State St	3/6/97	453.	4641 S. Vincennes Avenue	8/19/98
419.	4125 S. State St	8/7/96	454.	4724 S. Vincennes Avenue	4/30/97
420.	4127 S. State St	8/7/96	455.	4725 S. Vincennes Avenue	1/16/97
421.	4303 S. State St	5/26/98	456.	4824 S. Vincennes Avenue	5/13/96
422.	4315 S. State St	9/11/95	457.	4827 S. Vincennes Avenue	10/25/96
423.	4315 S. State St	9/11/95	458.	4007 S. Wabash Avenue	6/23/99
424.	4349 S. State St	4/16/98	459.	4010 S. Wabash Avenue	2/27/98
425.	4421 S. State St	6/4/98	460.	4033 S. Wabash Avenue	2/27/97
426.	4501 S. State St	6/8/98	461.	4040 S. Wabash Avenue	4/18/95
427.	4605 S. State St	2/23/95	462.	4042 S. Wabash Avenue	1/13/00
428.	4615 S. State St	2/17/98	463.	4100 S. Wabash Avenue	2/14/97
429.	4705 S. State St	6/27/95	464.	4130 S. Wabash Avenue	2/13/97
430.	4709 S. State St	6/27/95	465.	4201 S. Wabash Avenue	8/21/95
431.	4711 S. State St	8/27/96	466.	4212 S. Wabash Avenue	2/10/98
432.	4759 S. State St	4/10/97	467.	4216 S. Wabash Avenue	4/8/97
433.	4844 S. State St	8/26/99	468.	4224 S. Wabash Avenue	10/8/98
434.	4400 S. Vincennes Avenue	8/12/96	469.	4256 S. Wabash Avenue	4/15/97
435.	4414 S. Vincennes Avenue	9/3/99	470.	4301 S. Wabash Avenue	2/15/00
436.	4417 S. Vincennes Avenue	7/10/98	471.	4314 S. Wabash Avenue	6/17/97
437.	4420 S. Vincennes Avenue	4/21/00	472.	4447 S. Wabash Avenue	5/29/97
438.	4454 S. Vincennes Avenue	7/10/97	473.	4500 S. Wabash Avenue	5/9/00
439.	4456 S. Vincennes Avenue	10/12/99	474.	4517 S. Wabash Avenue	6/24/97
440.	4501 S. Vincennes Avenue	2/17/98	475.	4528 S. Wabash Avenue	12/16/98
441.	4516 S. Vincennes Avenue	8/31/98	476.	4553 S. Wabash Avenue	8/24/99
442.	4527 S. Vincennes Avenue	1/2/96	477.	4557 S. Wabash Avenue	3/22/95
443.	4529 S. Vincennes Avenue	5/19/98	478.	4561 S. Wabash Avenue	4/18/00

479.	4610 S. Wabash Avenue	4/30/97
480.	4612 S. Wabash Avenue	6/30/97
481.	4614 S. Wabash Avenue	3/25/99
482.	4646 S. Wabash Avenue	2/6/99
483.	4648 S. Wabash Avenue	11/14/96
484.	4650 S. Wabash Avenue	6/1/95
485.	4709 S. Wabash Avenue	4/24/95
486.	4710 S. Wabash Avenue	6/6/96
487.	4712 S. Wabash Avenue	4/9/96
488.	4720 S. Wabash Avenue	5/24/00
489.	4730 S. Wabash Avenue	6/25/97
490.	4737 S. Wabash Avenue	7/29/97
491.	4739 S. Wabash Avenue	3/9/95
492.	4743 S. Wabash Avenue	2/16/99
493.	4750 S. Wabash Avenue	5/9/00
494.	4813 S. Wabash Avenue	6/11/99
495.	4821 S. Wabash Avenue	5/21/98
496.	4831 S. Wabash Avenue	1/6/97
497.	4905 S. Wabash Avenue	5/27/98
498.	4907 S. Wabash Avenue	2/16/99
499.	4909 S. Wabash Avenue	7/15/97
500.	4913 S. Wabash Avenue	6/15/99
501.	4933 S. Wabash Avenue	2/16/99
502.	4934 S. Wabash Avenue	5/1/95
503.	4950 S. Wabash Avenue	6/30/97
504.	5015 S. Wabash Avenue	8/24/99

EXHIBIT 3 – DISTRIBUTION OF CRITERIA MATRIX

	Block	1	2	3	4	5	6	7	8	9	10	11	12	13
1.	20 03 103	X	X	X	P		P			P	X			
2.	20 03 104	X	X	X	P		P				X			
3.	20 03 105	P	X	X	P		P				P			
4.	20 03 106	X	P	P							P			
5.	20 03 107	P	X	X			P			P	X			
6.	20 03 108	X	X	X	P		M				X			
7.	20 03 109	X	X	X	P		P			P	X			
8.	20 03 110	X	X	X	P					X	X			
9.	20 03 111	X	X	X	X		P			P	P			
10.	20 03 112	P	X	X			P			P	P			
11.	20 03 113	P	X	X	P		P			P	P			
12.	20 03 114	P	X	X	P					P	P			
13.	20 03 115	X	X	X	P		P			P	P			
14.	20 03 116	X	X	X	P					P	X			
15.	20 03 117	P	X	X	P		P			P	P			
16.	20 03 118	X	X	X			X			X	X			
17.	20 03 119	X	P	X			P			P	P			
18.	20 03 120	X	X	X			P			X	X			
19.	20 03 121	X	X	X	P		P			P	X			
20.	20 03 122	X	X	X	P		P			P	X			
21.	20 03 123	X	X	X	P		P			P	X			
22.	20 03 216	X	X	X	P		P				X			
23.	20 03 220	X	X	X	P		P				X			
24.	20 03 222	X	X	X	P		P				P			
25.	20 03 300	X	X	X			X				P			
26.	20 03 301	P	P	X			P			X	P			
27.	20 03 302	X	X	X	P		P			P	X			
28.	20 03 303	X	X	X	X					X	X			
29.	20 03 304	X	X	X						P	X			
30.	20 03 305	P	X	X	P					P	P			
31.	20 03 306						P			P				
32.	20 03 307	P	P	P			P				P			
33.	20 03 308	X	X	X	P		P			X	X			

Key X Present to a Major Extent

P Present

Not Present

Criteria

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

EXHIBIT 3 – DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 2)

	Block	1	2	3	4	5	6	7	8	9	10	11	12	13
34.	20 03 309	X	X	X	P					P	X			
35.	20 03 310	P	X	X	P		P			X	X			
36.	20 03 311	P	X	X	P		P				P			
37.	20 03 312	X	X	X						P	P			
38.	20 03 313	X	X	X										
39.	20 03 314	X	X	X	P		P			P	P			
40.	20 03 315	X	X	X	P		P			P	X			
41.	20 03 316	X	P	X	P					X	X			
42.	20 03 317	P	X	X	P		P				X			
43.	20 03 318	X	X	X			P			P	X			
44.	20 03 319	X	X	X						X	X			
45.	20 03 320	X	X	X	X		P			X	X			
46.	20 03 321	P	X	X	P		P			P	X			
47.	20 03 322	P	X	X	P		P			X	X			
48.	20 03 323	P	X	X	P		P			P	P			
49.	20 03 400	P	X	X	P		P			X	X			
50.	20 03 407	X	X	X	P		X			X	X			
51.	20 03 408	X	X	X	P		P				X			
52.	20 03 409	P	X	X			P			P	P			
53.	20 03 414	P	X	X	P		P			P	P			
54.	20 03 415	P	X	X			P				P			
55.	20 03 416	X	X	X	P		P				P			
56.	20 03 417	X	X	X	P		P			P	P			
57.	20 03 421	P	X	X	P		P				P			
58.	20 03 422	X	X	X	P		P			P	X			
59.	20 03 423	P	P	X	P		P				P			
60.	20 03 424	P	X	X	P		P			X	X			
61.	20 10 100	X	X	X			X			P	X			
62.	20 10 101	X	X	X						X	X			
63.	20 10 102	X	X	X	P		P			X	X			

Key X Present to a Major Extent

 P Present

 Not Present

Criteria

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

EXHIBIT 3 – DISTRIBUTION OF CRITERIA MATRIX (CONT. PAGE 3)

	Block	1	2	3	4	5	6	7	8	9	10	11	12	13
64.	20 10 103	P	P	X	P		P				P	X		
65.	20 10 104	P	P	X	P		P				P	P		
66.	20 10 105	P	X	X			P				P	P		
67.	20 10 106	X	X	X								X		
68.	20 10 107	P	X	X	P						P	P		
69.	20 10 108	P	X	X	P		P				X	X		
70.	20 10 109	X	X	X	P		P				X	X		
71.	20 10 110	P	X	X	P		P					P		
72.	20 10 111	P	X	X	P		P					X		
73.	20 10 112													
74.	20 10 113	X	X	X	P		P				P	P		
75.	20 10 114	X	X	X	X		P				X	X		
76.	20 10 115			P	P							P		
77.	20 10 116	X	X	X								X		
78.	20 10 117	X	X	X	P							X		
79.	20 10 118													
80.	20 10 119	X	X	X	P		P				P	P		
81.	20 10 120	X	X	X	P		P				X	X		
82.	20 10 121	X	X	X	P		P				P	P		
83.	20 10 122	X	X	X	P		P				P	P		
84.	20 10 123	P	P	X	P		P				P	X		
85.	20 10 200	P	X	X	P						P	P		
86.	20 10 201	X	X	X			P				P	X		
87.	20 10 203	X	X	X								X		
88.	20 10 207	P	X	X	P		P				X	X		
89.	20 10 208	X	X	X	P						X	X		
90.	20 10 209	P	X	X	P		P					P		

Key X Present to a Major Extent
 P Present
 Not Present

Criteria

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

EXHIBIT 4 – MAP LEGEND

MAP 1	REDEVELOPMENT PROJECT BOUNDARY
MAP 1A	SUBAREA LOCATIONS
MAP 2	EXISTING LAND USE
MAP 3	DILAPIDATION
MAP 4	OBSOLESCENCE
MAP 5	DETERIORATION
MAP 6	DELETERIOUS LAND USE AND LAYOUT

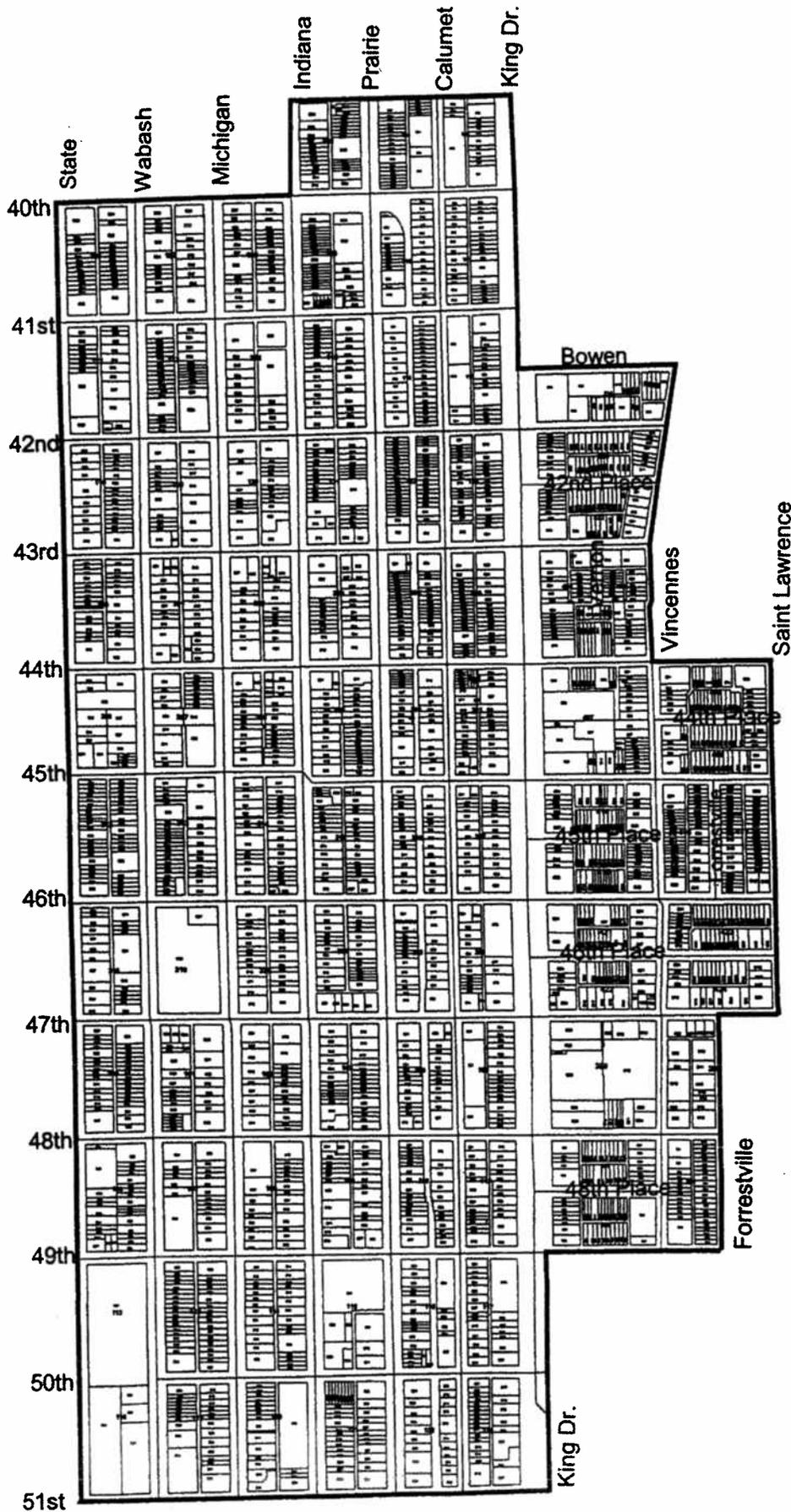
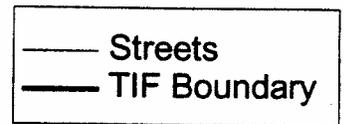
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 1

Project Boundary

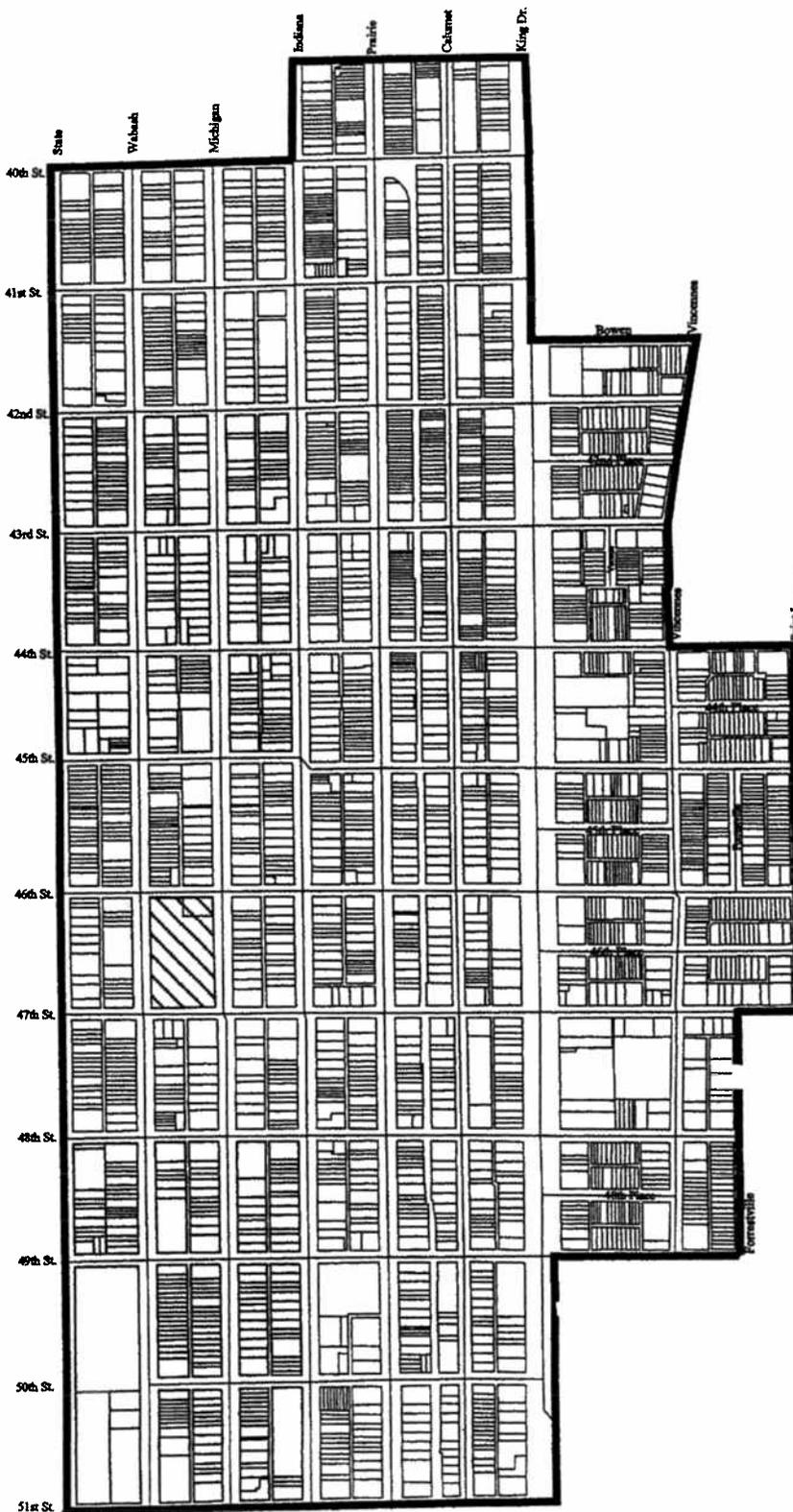


October 30, 2001

City of Chicago

47th Street King Drive TIF

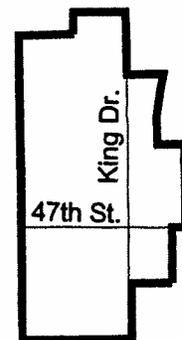
Map 4 Land Acquisition Overview



Legend

- Parcel to be acquired
- Streets
- TIF Boundary

MAP LOCATION



87-25

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land/Planning Landscape Architecture Main Office	220 West Madison Street, Suite 700 Chicago, Illinois 60601	Telephone 312.721.2200 E-Mail tda@thompsondyke.com

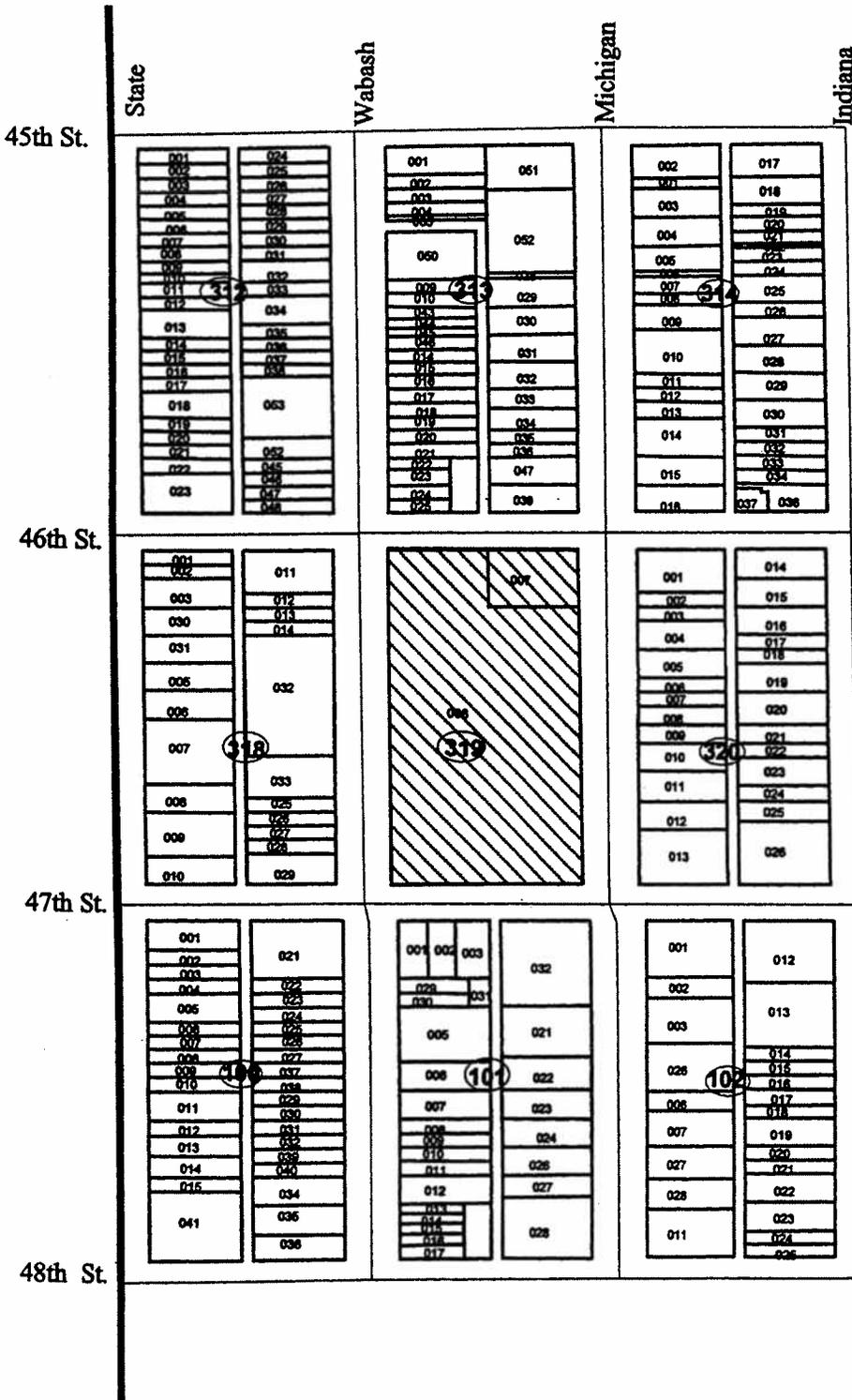
NORTH 	SCALE IN FEET
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October 30, 2001

City of Chicago

47th Street
King Drive TIF
Map 5
Land Acquisition
By Block & Pin

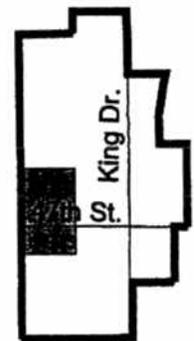
Subarea F



Legend

-  Parcel to be acquired
-  Streets
-  TIF Boundary

MAP LOCATION

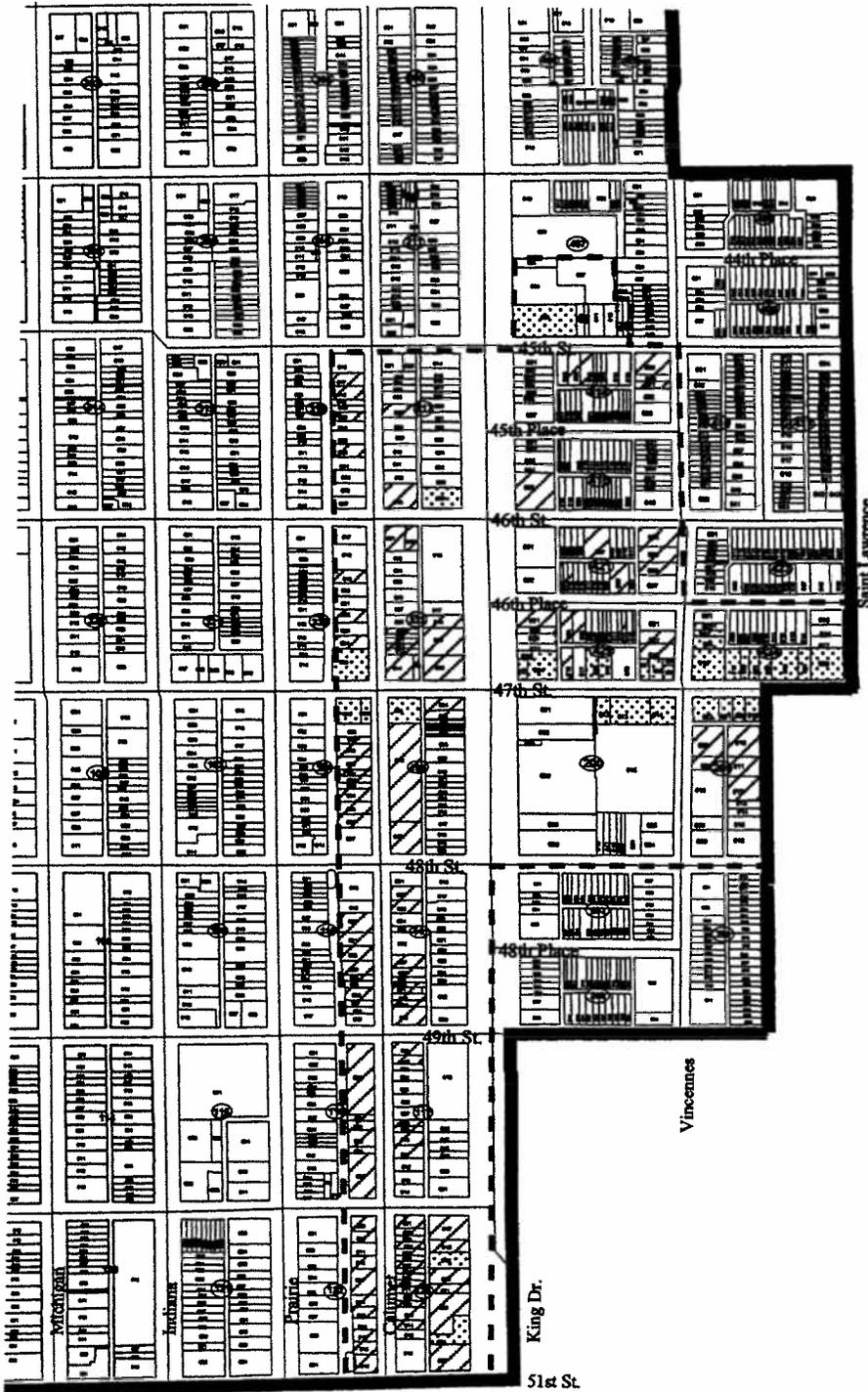


87-26

City of Chicago

**47th / King
Redevelopment Plan
Designated 1997**

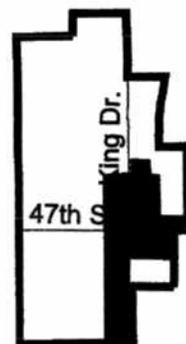
**Map 6
Previously Designated
Acquisition Parcels
Overview**



Legend

-  Original (Redevelopment Area Acquisition Plan 1997)
-  #1 (Amendment 1 - 1998)
-  #2 (Amendment 2 - 1999)
-  #3 (Amendment 3 - 2000)
-  Parcel
-  Streets
-  1997 Redevelopment Area Boundary Line
-  TIF Boundary

MAP LOCATION



87-27

LOUIK/SCHNEIDER & ASSOCIATES, INC.

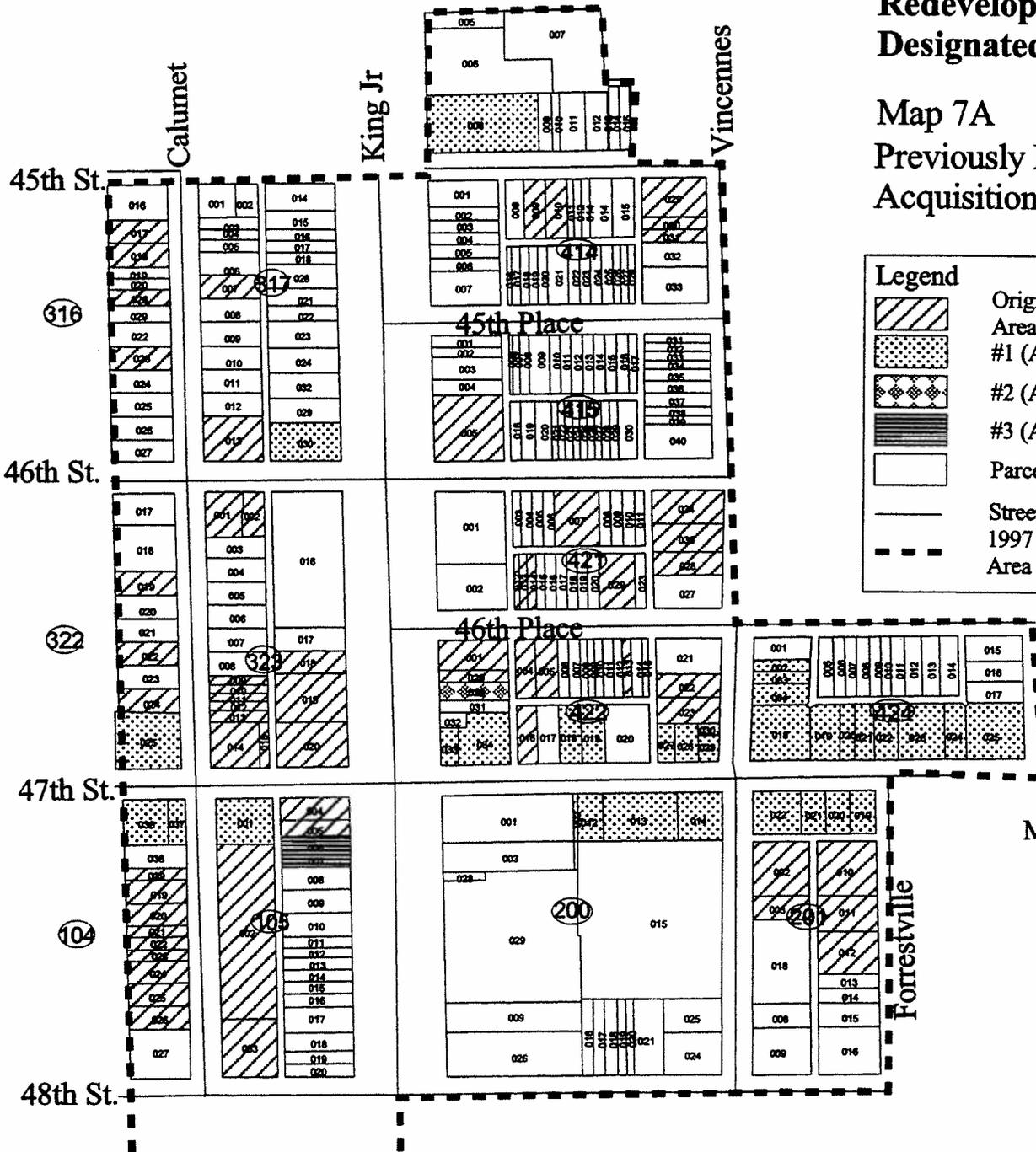
	THOMPSON DYKE & ASSOCIATES, LTD.		
	Lead Planning	22 West Jackson Place, Suite 700	Telephone: 817.271.0200
	Architecture/Architecture	Chicago, Illinois	8-800-444-4444
	Other Planning	6060	Fax: 817.271.0271

NORTH	SCALE IN FEET
↑	

City of Chicago

47th / King Redevelopment Plan Designated 1997

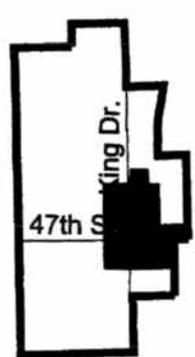
Map 7A Previously Designated Acquisition Parcels



Legend

- Original (Redevelopment Area Acquisition Plan 1997)
- #1 (Amendment 1 - 1998)
- #2 (Amendment 2 - 1999)
- #3 (Amendment 3 - 2000)
- Parcel
- Streets
- 1997 Redevelopment Area Boundary Line

MAP LOCATION



87-28

LOUIK/SCHNEIDER & ASSOCIATES, INC.

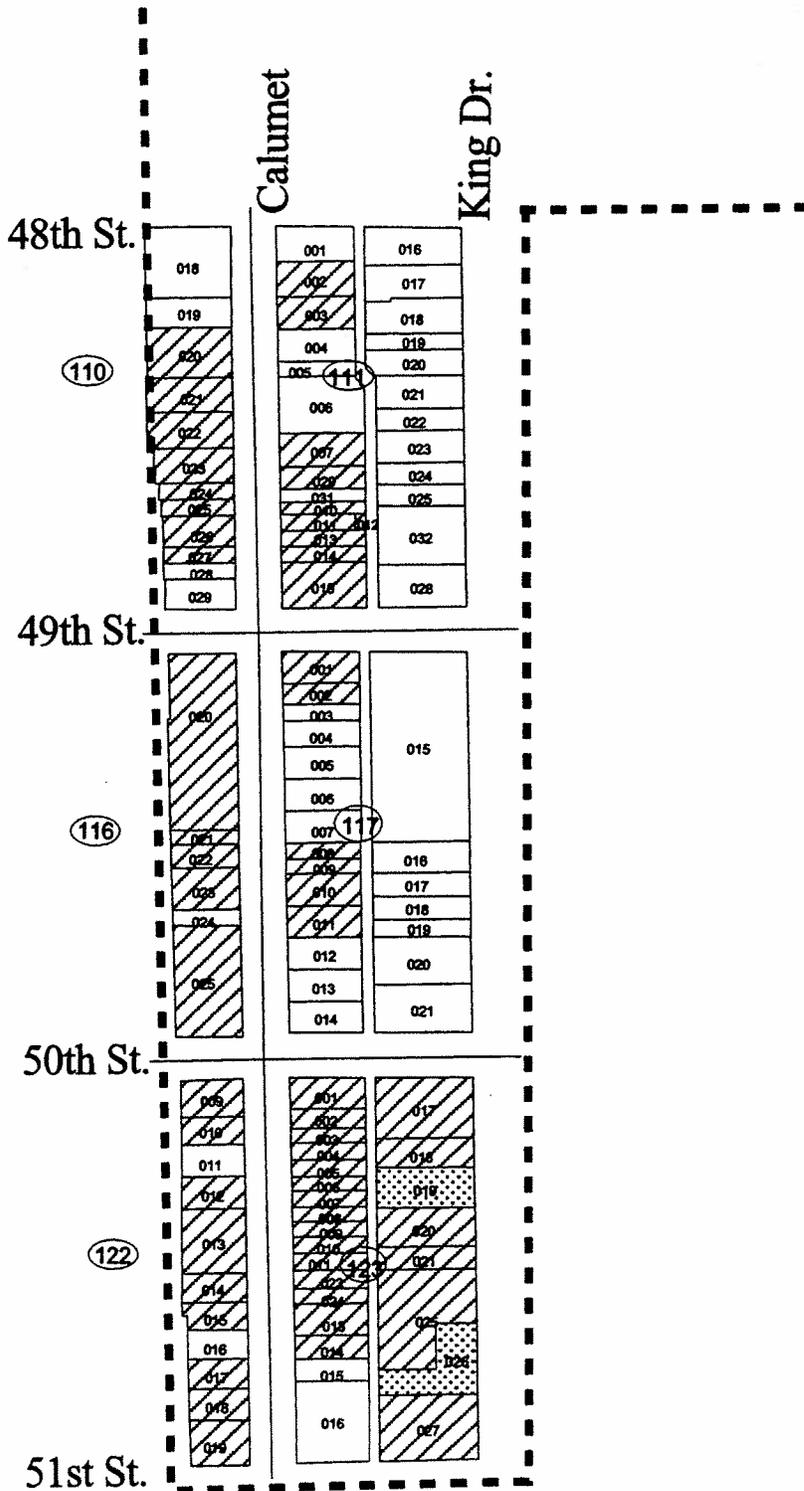
THOMPSON DYKE & ASSOCIATES, LTD.
Land Planning
233 West Jackson Place, Suite 700
Chicago, Illinois Telephone 312.773.8888
E-Mail: tdy@aol.com

NORTH **SCALE IN FEET**

City of Chicago

47th / King Redevelopment Plan Designated 1997

Map 7B Previously Designated Acquisition Parcels



Legend

-  Original (Redevelopment Area Acquisition Plan 1997)
-  #1 (Amendment 1 - 1998)
-  #2 (Amendment 2 - 1999)
-  #3 (Amendment 3 - 2000)
-  Parcel
-  Streets
-  1997 Redevelopment Area Boundary Line

MAP LOCATION



87-29

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land/Planning	222 West Madison Street, Suite 700 Chicago, Illinois	Telephone: 312.733.4800 E-Mail: tda@tda.com
	Land/Planning		

NORTH	SCALE IN FEET
	

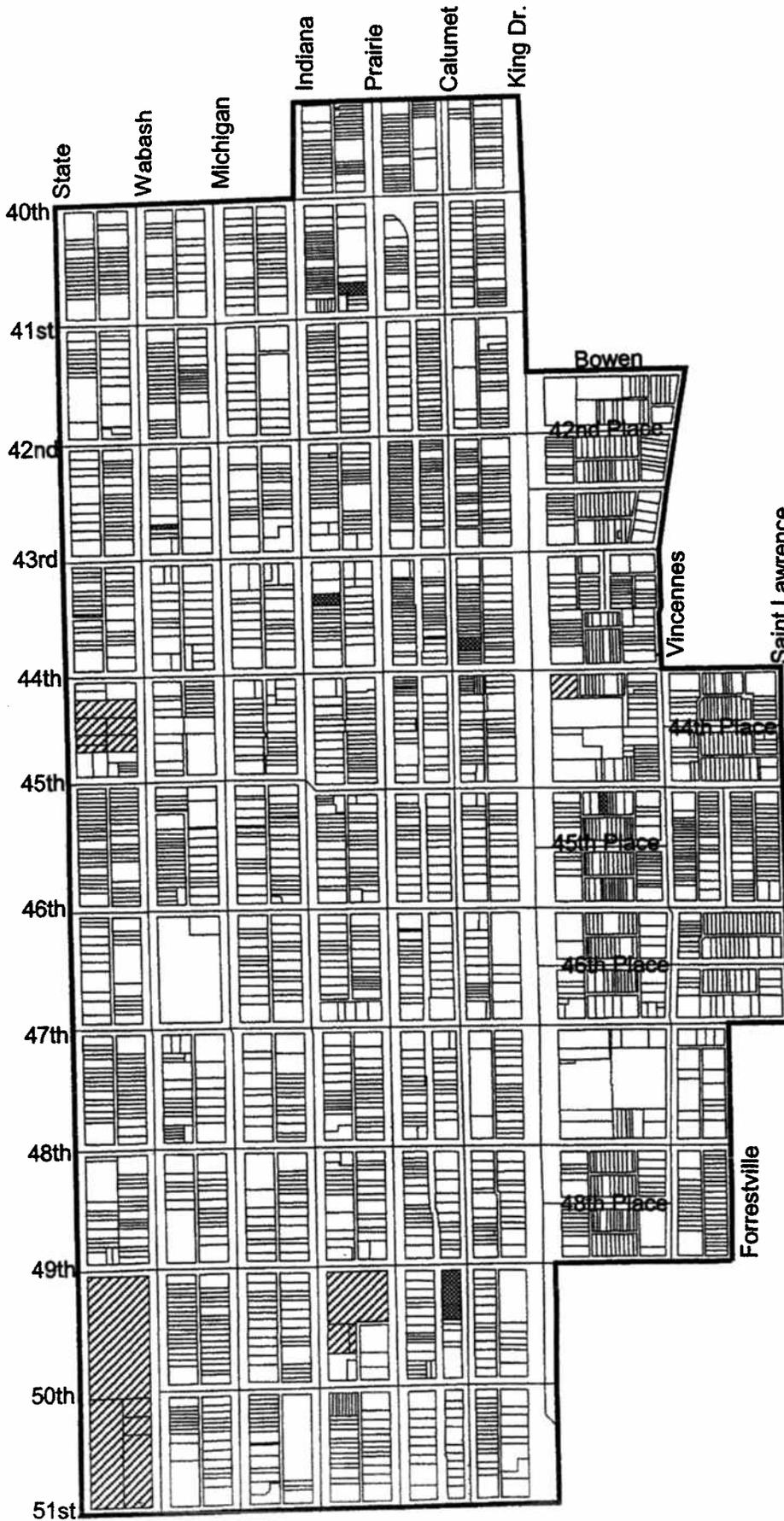
October 30, 2001

City of Chicago

**47th Street
King Drive TIF**

Redevelopment
Plan

Map 8
Schools & Parks



Legend

-  Park
-  School
-  Streets
-  TIF Boundary

EXHIBIT 5 – ELIGIBILITY STUDY

CITY OF CHICAGO

47TH AND KING DRIVE
TAX INCREMENT FINANCE PROGRAM
ELIGIBILITY STUDY

CITY OF CHICAGO

RICHARD M. DALEY

MAYOR

JANUARY 8, 2002

THIS STUDY IS SUBJECT TO REVIEW, COMMENTS AND REVISION

PREPARED BY

LOUIK/SCHNEIDER & ASSOCIATES, INC.

ERNEST R. SAWYER ENTERPRISES

THE LAMBERT GROUP

NOITAM, INC.

THOMPSON, DYKE & ASSOCIATES, INC.

47TH AND KING DRIVE
TAX INCREMENT FINANCE PROGRAM
ELIGIBILITY STUDY

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I. INTRODUCTION

Louik/Schneider & Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as 47th & King Drive, Chicago, Illinois (hereafter referred to as the "Study Area"). The purpose of this study is to determine whether the 90 blocks of the Study Area qualify for designation as a "Conservation Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider & Associates, Inc., and its subconsultants - Ernest R. Sawyer Enterprises, Inc., The Lambert Group, Noitam, Inc. and Thompson Dyke & Associates, Ltd. The Louik/Schneider & Associates, Inc. subconsultants have provided assistance in the preparing the following information: field surveys were conducted by Ernest R. Sawyer Enterprises, Inc.; Taxpayer and EAV information was collected by The Lambert Group; historical research was prepared by Noitam, Inc.; Owner of Record and Delinquency was collected by Noitam, Inc.; and maps, surveys and legal description were prepared by Thompson Dyke & Associates, Inc.

Louik/Schneider & Associates, Inc. has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on Louik/Schneider & Associates, Inc. to obtain the information necessary to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Study Area including the area location, description of current conditions, and site history. Section III explains the Building Condition Assessment and documents the qualifications of the Study Area as a Conservation Area under the Act. Section IV, Summary and Conclusions, presents the findings.

The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc., and Ernest R. Sawyer Enterprises. The surveys, research, and analysis conducted include:

1. Exterior surveys of the conditions and use of the Study Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;

3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Analysis of building permits from 1995 – 2000 and building code violations from 1995 – 2000 requested from the Department of Buildings for all parcels in the Study Area; and
8. Evaluation of the EAV's in the Study Area from 1995 to 1999.

This report was jointly prepared by Myron D. Louik, John P. Schneider, Tricia Marino Ruffolo and Luke J. Molloy of Louik/Schneider & Associates, Inc. and its subconsultants.



II. BACKGROUND INFORMATION

A. LOCATION

The Study Area is located on the south side of the City, approximately four miles south of the central business district. The Study Area is approximately 570 acres and is generally bounded by the alley north of Pershing Road (3900 South) on the north, 51st Street on the south, State Street (00 W and 00 E) on the west, and Dr. Martin Luther King Drive (400 East), Vincennes Avenue (700 East), Saint Lawrence Avenue (600 East) and Forrestville (532 East) on the east (see Map 1 – *Project Boundary*).

B. EXISTING LAND USE

The Study Area is primarily a residential community with mixed-use residential and commercial uses located on the main arterials. There are smaller commercial, institutional, and industrial users scattered throughout the area (see Map 2 – *Existing Land Use*).

The residential structures range from single-family homes to a large-scale multi-unit apartment complex. The majority of the residential structures include two and three story multi-unit buildings. The largest concentration of residential rental units is in the Rosenwald Apartment Complex (originally known as the Michigan Avenue Complex Apartments). The Rosenwald building, constructed in 1929, covers the majority of a square block between 46th and 47th Streets from Michigan Avenue east to Wabash Avenue. Originally constructed to house 421 retail units, the five-story walkup, with its back to four surrounding streets, was designed with eight separate entrances and an elaborate enclosed landscaped courtyard. The Study Area also includes high-rise senior housing as well as low-rise Chicago Housing Authority buildings.

The majority of the existing commercial uses are located along 41st, 43rd, 47th, 51st Streets and on State Street. The heaviest concentrations of active businesses are located along 47th Street, on 43rd Street (west of the "L") and the west side of State Street. There are smaller commercial users scattered throughout the entire Study Area.

Institutional land uses include schools, parks, churches and other publicly owned facilities. The Study Area includes the following Chicago Public Schools McCorkle Elementary School, Overton Elementary School, Farren Elementary and DuSable High School and St. Elizabeth. There are six playlots in the Study Area - Aspen, Birch, Buckthorn, Harding, Jackson, and Poplar. The Study Area has a number of churches, representing various dominations.

There are a few existing industrial uses on Michigan Avenue between 40th and 41st Streets. However, these are surrounded by residential uses.

C. DESCRIPTION OF CURRENT CONDITIONS

The Study Area consists of 90 (full and partial) blocks and 2,597 parcels. Although the Study Area covers a tremendous amount of land, the area has significantly fewer developed parcels than it area was originally designed to hold. The Study Area is in need of major revitalization, which should include the rehabilitation of existing buildings and the development of unimproved parcels. The Study Area is characterized by high numbers of:

- dilapidated and deteriorated buildings;
- vacant parcels;
- vacant and partially vacant buildings; and
- other deteriorating characteristics.

Many of the structures within the Study Area are in varying stages of deterioration. Over 97% of the structures are either deteriorated or dilapidated. Many of the structures have been poorly maintained throughout the years. Most were constructed in the early 1900s and many have antiquated building systems. They are severely deteriorated, and are functionally and economically obsolete. Twelve percent of buildings have visible signs of vacancy, such as boarded windows.

Except for the development of the 47th Street Cultural Center and Theater (Lou Rawls Theater), which also has substantial public funding, there has been very little new development by the private sector within the Study Area. In fact, the Lou Rawls Theater stands upon the site of the Regal Theater, constructed in 1927 and demolished in 1973, which remained vacant until the construction of the Lou Rawls Theater began in 1998. New construction has been limited to scattered replacement housing. Rehabilitation work has concentrated on the prominent structures along King Drive.

Over half of the parcels within the Study Area are vacant and are covered with either grass, gravel or stones. Many parcels have been vacant for years. Eighty-seven of the 90 blocks in the Study Area have at least one vacant lot; block vacancies range from one parcel to nearly all parcels.

Additional research from the City's Building Department indicates that the Study Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1995 to December 2000, 110 permits for new construction or renovation were issued for 87 of the 1,235 buildings in the Study Area (7%). Of the 110 permits, 28 permits were for new construction (of 24 new buildings), representing 21.75% of monies spent on building projects in the area.

Other permits were for rehabilitation (24 permits for 19 buildings), the renovation or construction of CTA Stations (12 permits for 5 buildings), elevators (13 permits for 10 buildings), and garages (26 permits for 26 buildings). Of the total amount spent on projects in the Study Area during this time, 65.2% was used for public improvements including the renovations of various CTA Stations, constructions of the Lou Rawls Theater and improvements to DuSable High School. These limited improvements have stimulated neither private investment nor economic growth within or around the Study Area.

Number of Permits	Number of Buildings	Permit/Project Types	Permits Total	Percentage of Total Amounts
4	1	Church	\$832,9000	2.22%
12	5	CTA Stations	\$9,783,350	26.05%
1	1	DuSable High School	\$1,000,000	2.66%
13	10	Elevator (Installations/Renovation)	\$515,980	1.37%
26	26	Garages	\$166,606	.44%
24	19	Rehabilitation	\$3,393,155	9.03%
28	24	New Construction (including foundations)	\$8,168,670	21.75%
2	1	47 th Street Cultural Center and Theater	\$13,700,000	36.47%
110	87		\$36,560,661	100.00%

From this data, together with the other eligibility factors, it can be reasonably concluded that the Study Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Study Area.

D. ZONING CHARACTERISTICS

Based on the 2000 Title 17 Municipal Code of Chicago Zoning Ordinance, the Study Area includes the zoning classifications for: commercial, business, residential and manufacturing districts.

The majority of the commercial districts are concentrated along State Street, between 43rd and 47th Street (C1-2 and C2-2) and between 48th and 49th Streets (C1-2). There are additional commercial districts

within the Study Area: Michigan Avenue at 43rd and at 47th Streets, 43rd and Prairie Avenue, Wabash Avenue at 45th, 49th and 51st Streets.

The parcels zoned for business districts are concentrated along 43rd, 47th and 51st Streets. The business classifications include: B2-1, B3-3, B3-4, B4-2, B4-3, and B5-3. Additional areas zoned as business districts include the northwest corner of Dr. Martin Luther King Drive and 42nd Street, the majority of the block between 44th and 45th Street on the east side of Dr. Martin Luther King Drive, the southeast and the northwest corners of 45th and Michigan Avenue.

The remaining parcels, which constitute the majority of the Study Area, are zoned residential R4 and R5. The Study Area also includes Residential Planned Development (RPD) No. 99 on 41st Street between King Drive and Vincennes Avenue; RPD No. 159 on King Drive between 41st and 42nd Streets; RPD No. 334 on Indiana Avenue between 42nd and 43rd Streets; RPD No. 59 on Cottage Grove Avenue between 42nd and 43rd Streets; RPD No. 335 on Indiana Avenue between 45th and 46th Streets and Residential Business Planned Development No. 121 at 47th Street and King Drive.



III. QUALIFICATION AS CONSERVATION AREA

A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park.

As set forth in the Act, a "Conservation Area" is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to public safety, health, morals or welfare and such an area may become a blighted area:

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

The Act further states that the eligibility factors must be (i) present to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains.

On the basis of this approach, the Study Area is eligible for designation as a Conservation Area within the requirements of the Act. The following Section defines each of the eligibility factors according to the Act

and presents our finding relative to each.

B. SURVEY, ANALYSIS, AND DISTRIBUTION OF ELIGIBILITY FACTORS

Comprehensive exterior surveys of the 2,597 parcels of the Study Area were conducted by Ernest R. Sawyer Enterprises, Inc. and an analysis conducted of each of the Conservation Area eligibility factors contained in the Act to determine its presence. The exterior surveys examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

A block-by-block analysis of the 90 blocks was conducted By Ernest R. Sawyer Enterprises, Inc. to identify the eligibility factors. Each of the factors is present to a varying degree. The following four levels are identified:

- ***Not present*** - indicates that either the condition does not exist or that no evidence could be found or documented during the survey or analysis.
- ***Limited extent*** - indicates that the condition does exist, but its distribution was only found in a small percentage of parcels and/or blocks.
- ***Present to a minor extent*** - indicates that the condition does exist, and the condition is substantial in distribution or impact.
- ***Present to a major extent*** - indicates that the condition does exist and is present throughout the area and is at a level to influence the Study Area as well as adjacent and nearby parcels of property.

C. BUILDING EVALUATION PROCEDURE

This section will describe how the buildings within the Study Area were evaluated.

HOW BUILDING COMPONENTS AND IMPROVEMENTS WERE EVALUATED

During the field survey, all components of and improvements to the subject buildings were examined to determine whether they were in sound condition or had minor, major, or critical defects. These examinations were completed to determine whether conditions existed to evidence the presence of any of the following related factors: dilapidation, deterioration, or depreciation of physical maintenance.

Building components and improvements examined were of two types:

PRIMARY STRUCTURAL COMPONENTS

These include the basic elements of any building or improvement including foundation walls, load bearing walls and columns, roof, and roof structure.

SECONDARY COMPONENTS

These are components generally added to the primary structural components and are necessary parts of the building and improvements, including porches and steps, windows and window units, doors and door units, facades, chimneys, and gutters and downspouts.

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

Subsequent to the buildings being evaluated, they were classified, as described in the following section.

BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS

Four major categories were used in classifying the structural condition of the building components and improvements. The criteria used are described below:

1. SOUND

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

2. REQUIRING MINOR REPAIR -- DEPRECIATION OF PHYSICAL MAINTENANCE

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

3. REQUIRING MAJOR REPAIR -- DETERIORATION

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

4. CRITICAL -- DILAPIDATED

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

D. CONSERVATION AREA ELIGIBILITY FACTORS

Based on our survey and analyses, the Study area meets the Act's requirement as a Conservation area, in that eight of the eligibility factors were found.

This section examines each of the Conservation Area eligibility factors.

1. DILAPIDATION

Dilapidation is referred to in the Act as "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."

An exterior survey was conducted of all the structures in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements are Evaluated."

Based on exterior building surveys, it was determined that many buildings are dilapidated and exhibit major structural problems making them structurally substandard. These buildings are all in an advanced state of disrepair. Major masonry wall work is required where water and lack of maintenance have allowed buildings to incur structural damage. Cracked foundations and missing structural elements were found in particular in the back of the buildings. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

CONCLUSION

Dilapidation is *present to a major extent* in the Study Area. Dilapidation is present in 634 of the 1,235 (51%) buildings and in 84 of the 90 (93%) blocks. It is present to a major extent in 53 blocks and to a minor extent in 31 of the 90 blocks. The results of the dilapidation analysis are presented in Map 3 - Dilapidation.

2. OBSOLESCENCE

Obsolescence is defined in the Act as "the condition or process of falling into disuse". Obsolescent structures have become ill-suited for the original use.

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in the Study Area. In making findings with respect to buildings and improvements, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the marketplace.

FUNCTIONAL OBSOLESCENCE

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

ECONOMIC OBSOLESCENCE

Economic obsolescence is normally a result of adverse conditions that may cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters,

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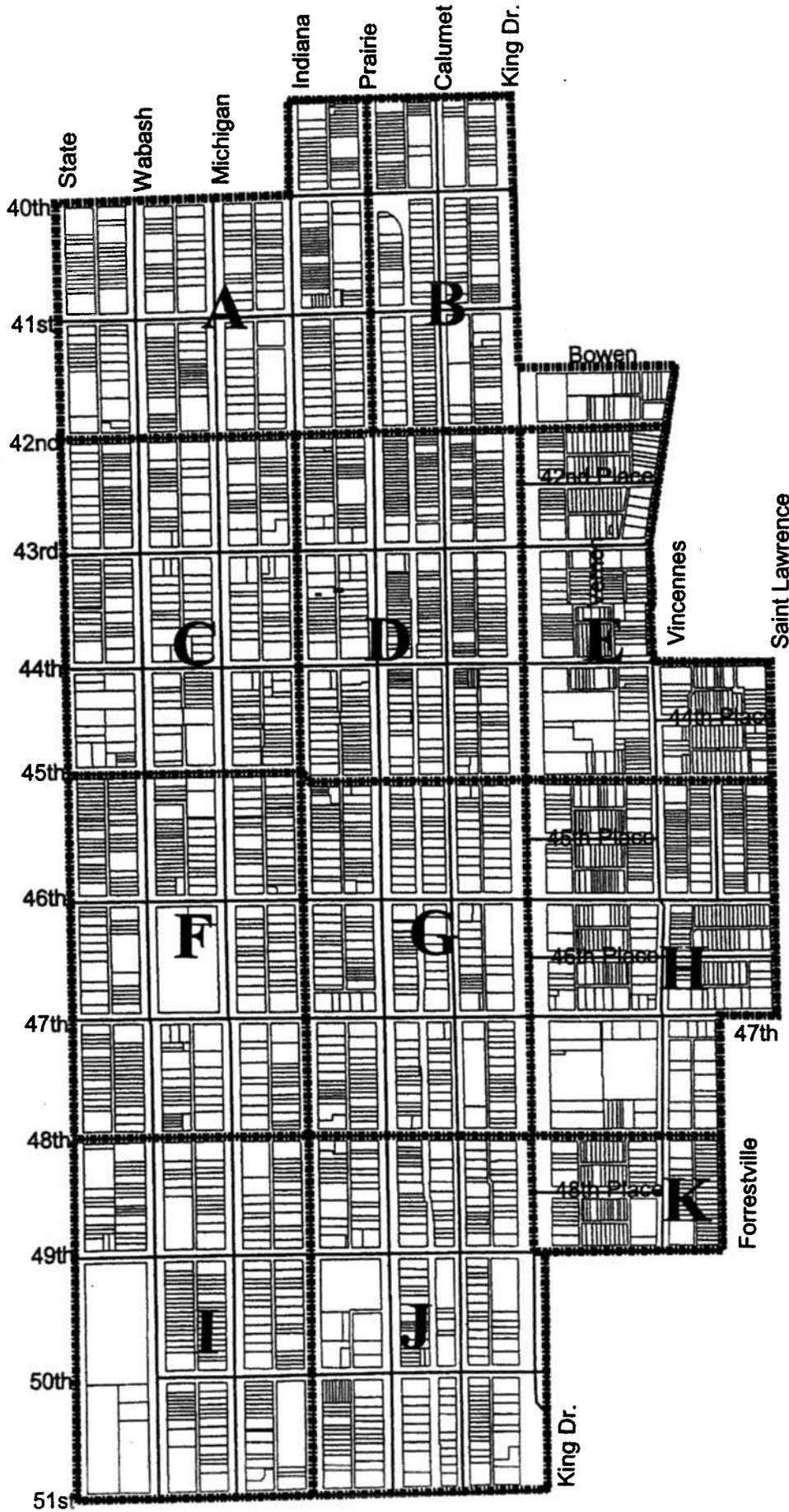
47th Street
King Drive TIF

Map 1A

Subarea Locations

Legend

- Subarea Boundary
- A Subarea



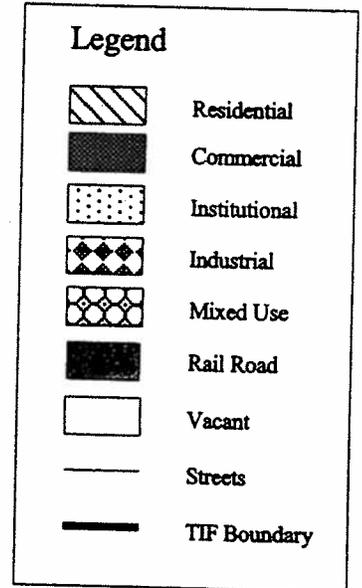
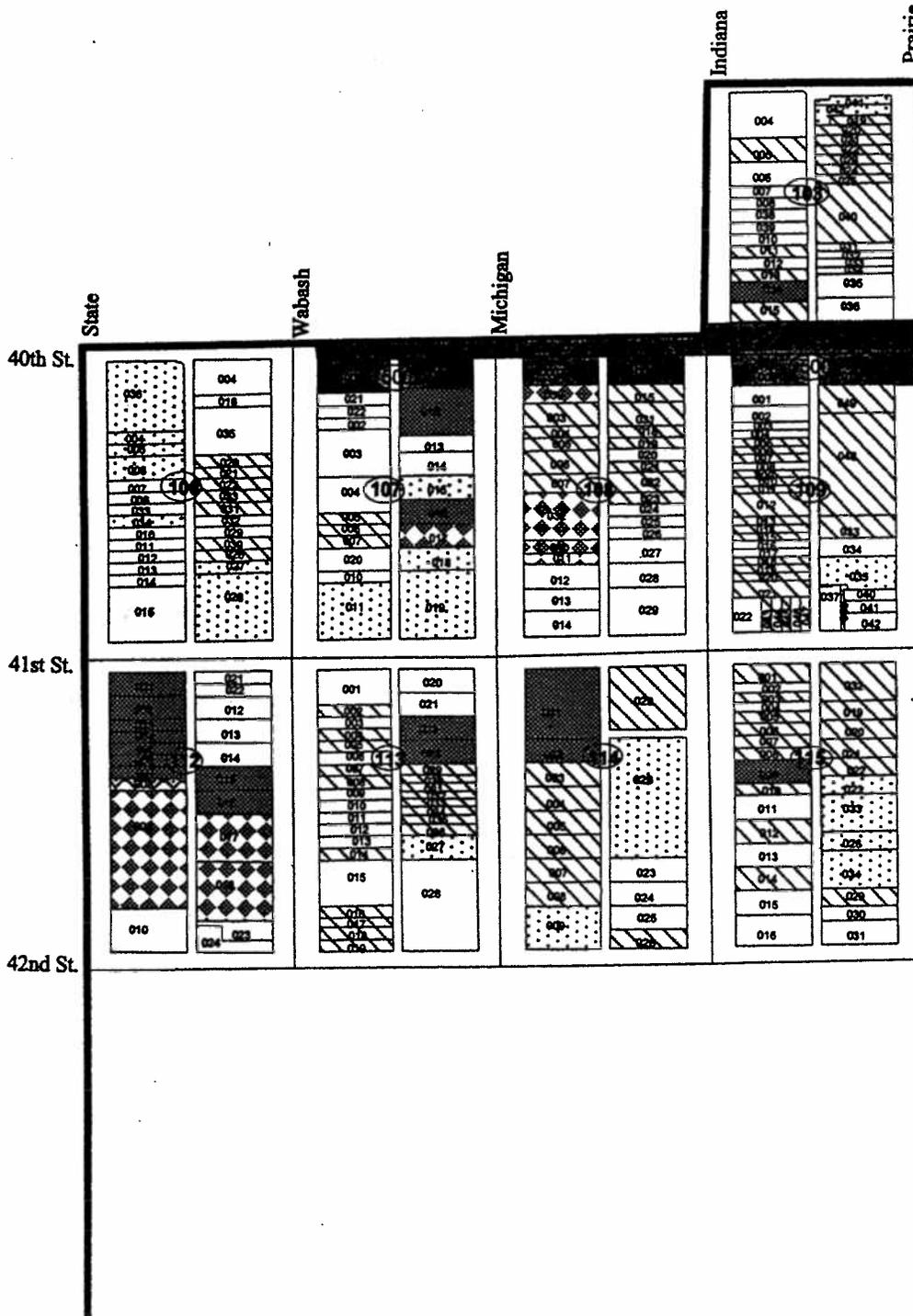
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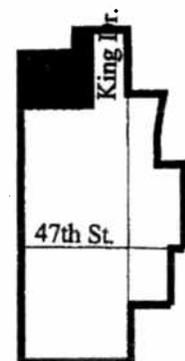
47th Street King Drive TIF

Map 2
Existing Land Use

Subarea A



MAP LOCATION



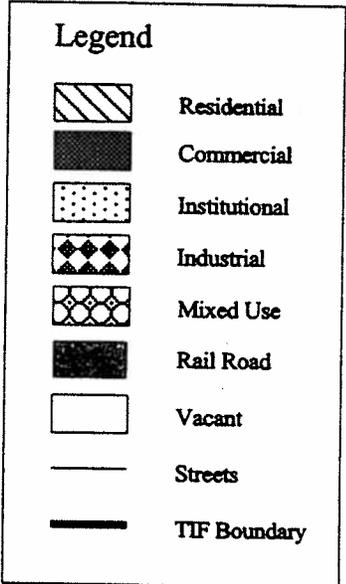
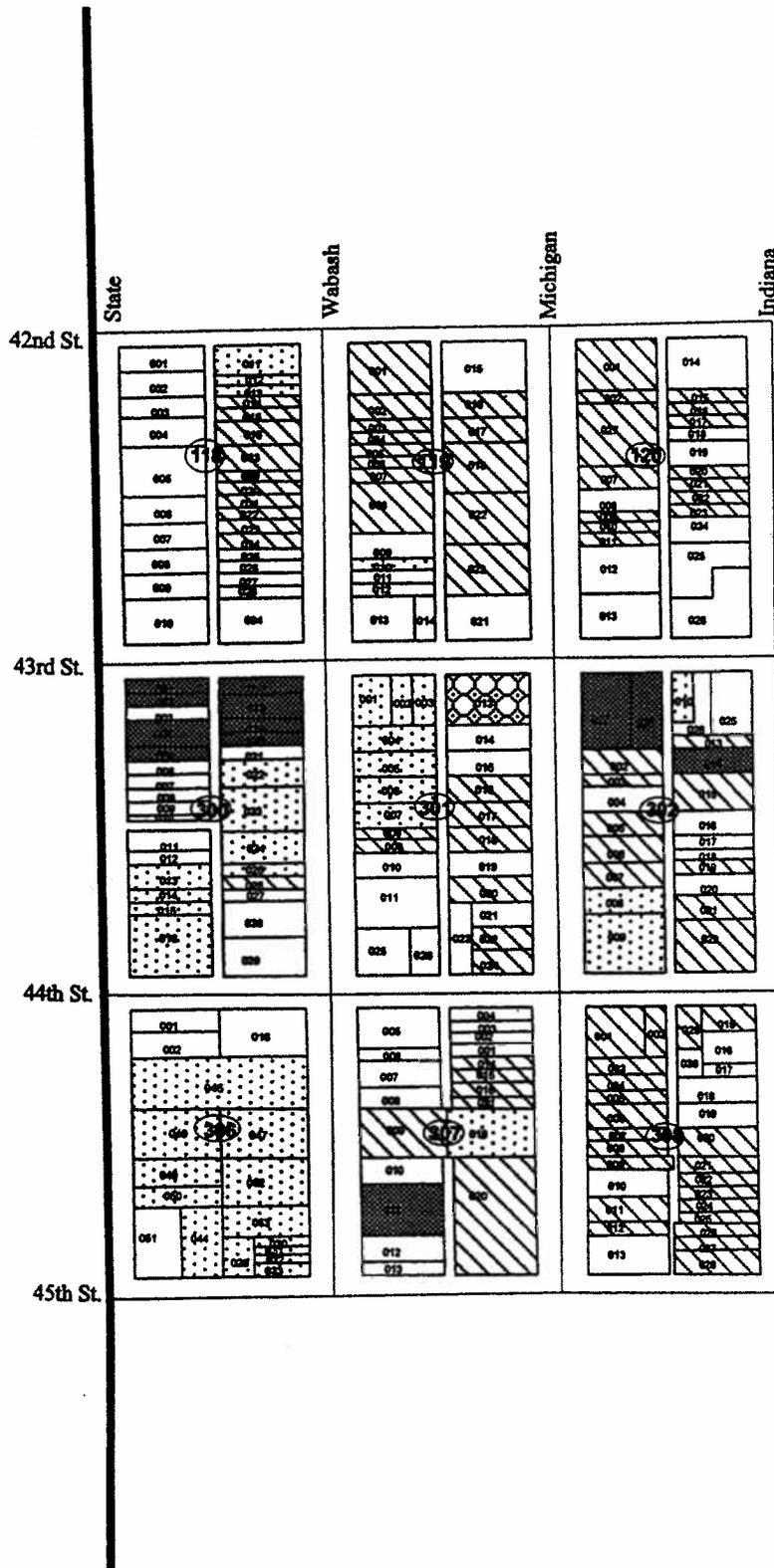
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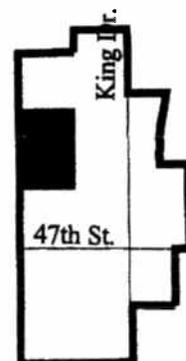
47th Street King Drive TIF

Map 2
Existing Land Use

Subarea C



MAP LOCATION



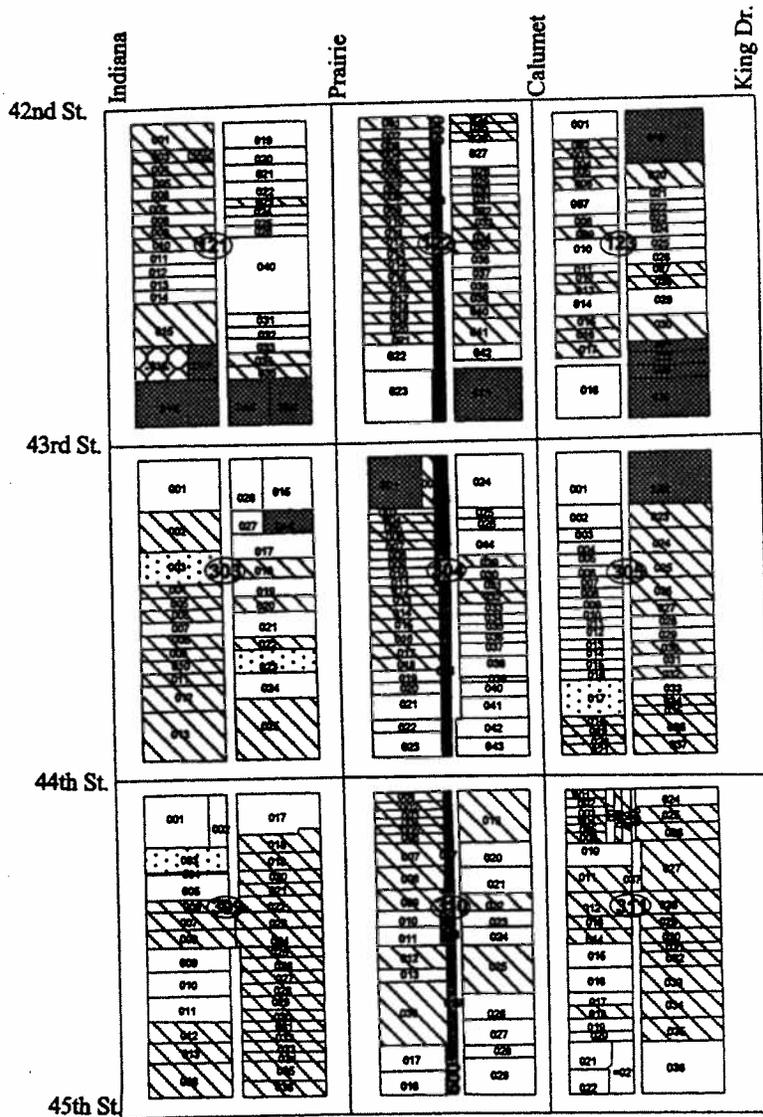
October 30, 2001

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47th Street King Drive TIF

Map 2 Existing Land Use

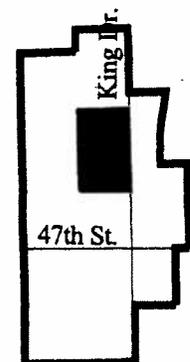
Subarea D



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



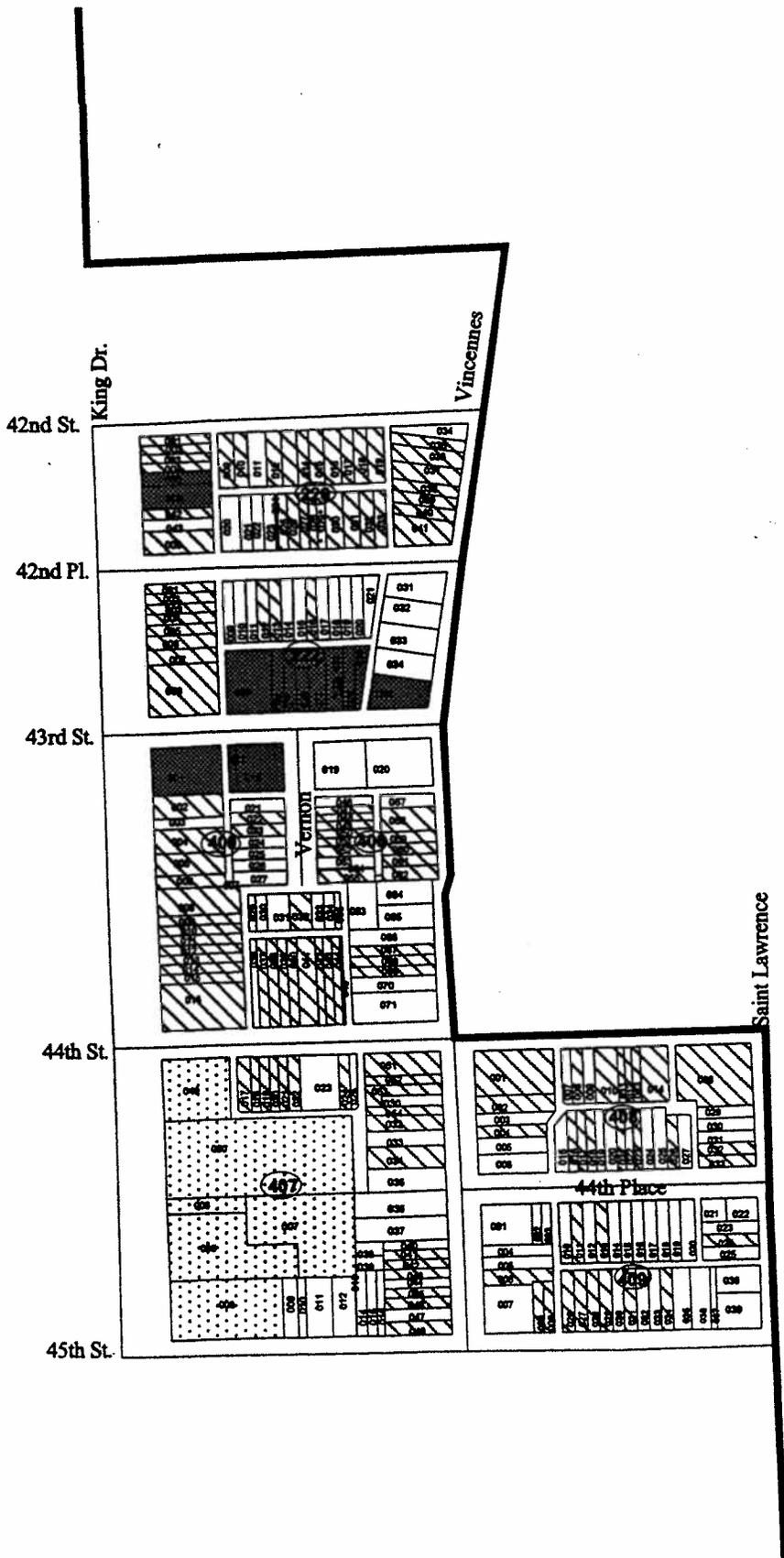
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2
Existing Land Use

Subarea E



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



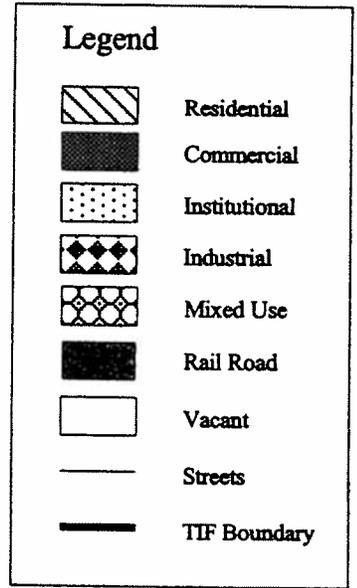
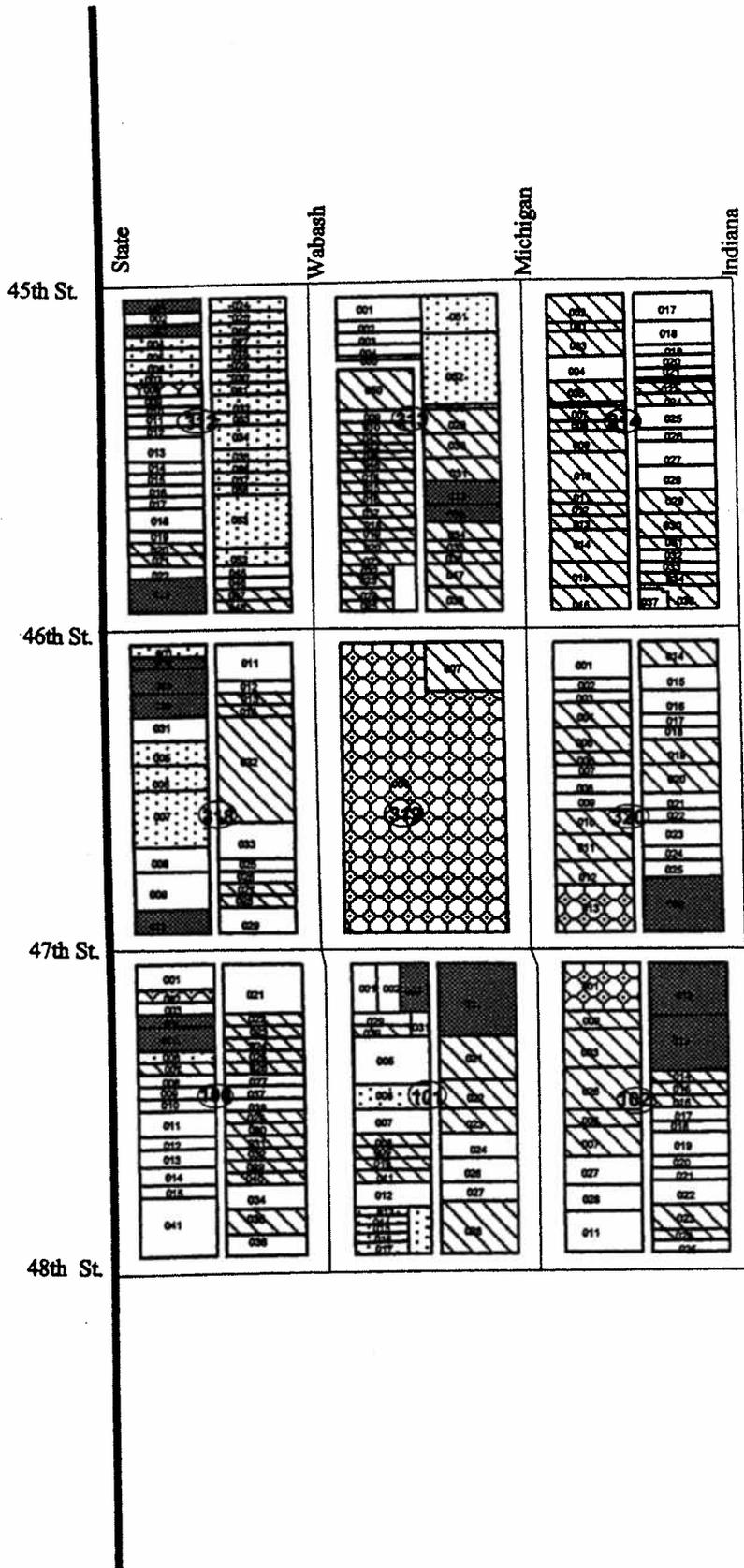
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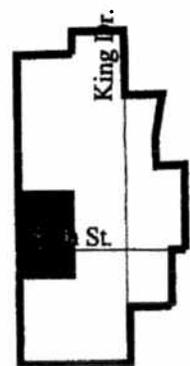
47th Street King Drive TIF

Map 2 Existing Land Use

Subarea F



MAP LOCATION



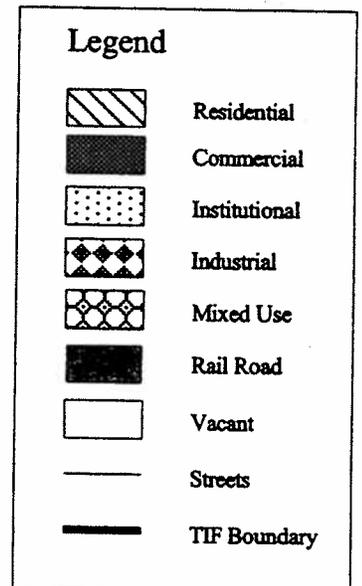
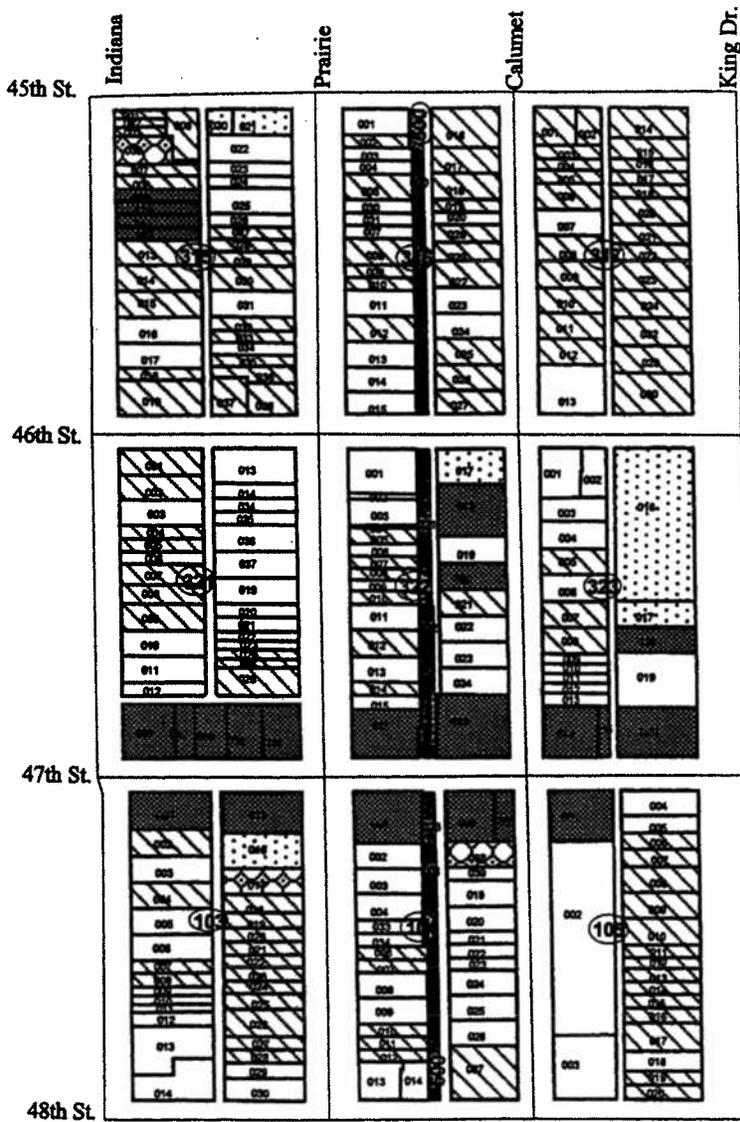
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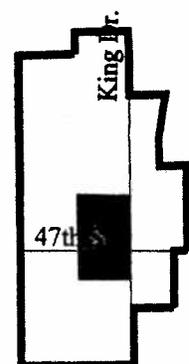
47th Street King Drive TIF

Map 2 Existing Land Use

Subarea G



MAP LOCATION



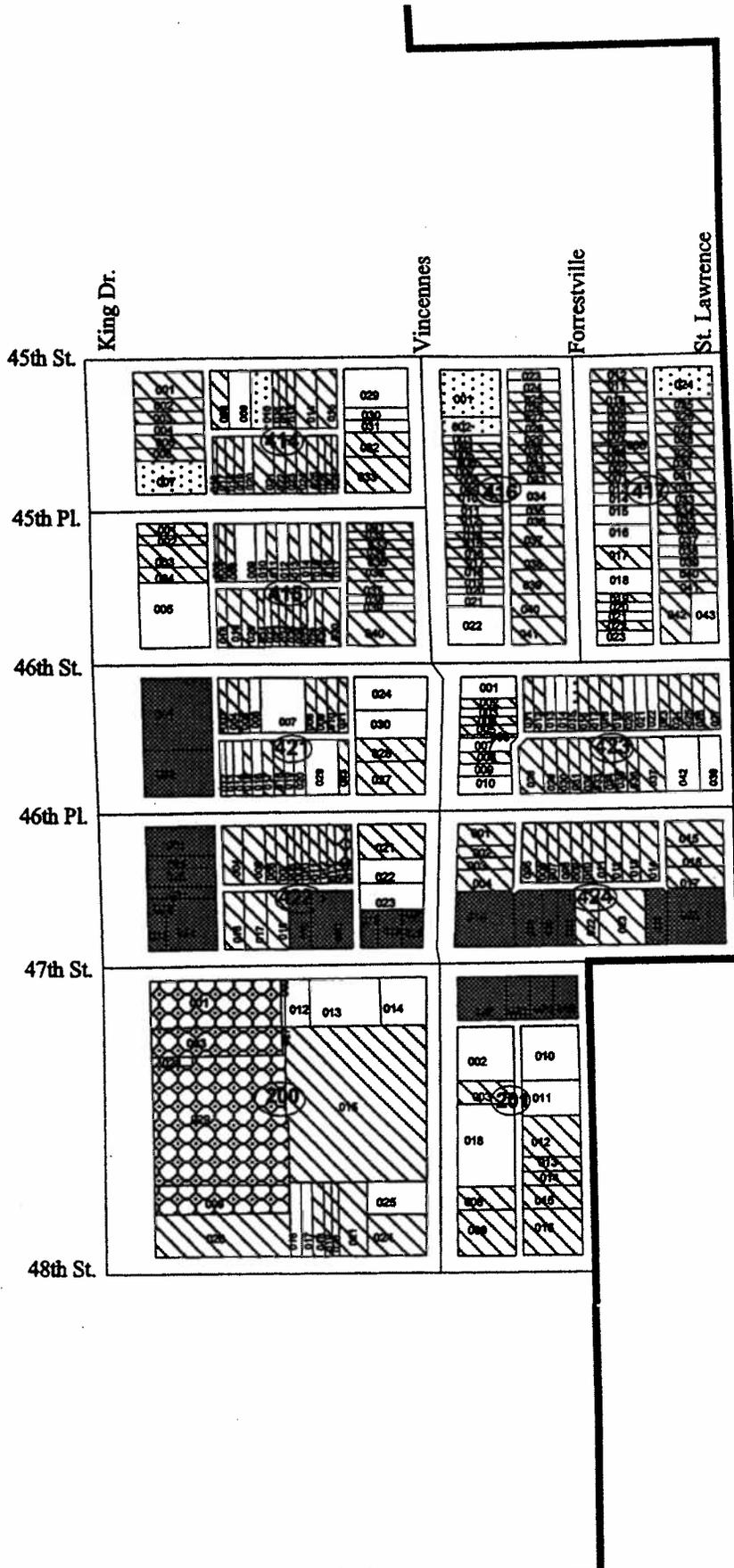
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

Subarea H



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



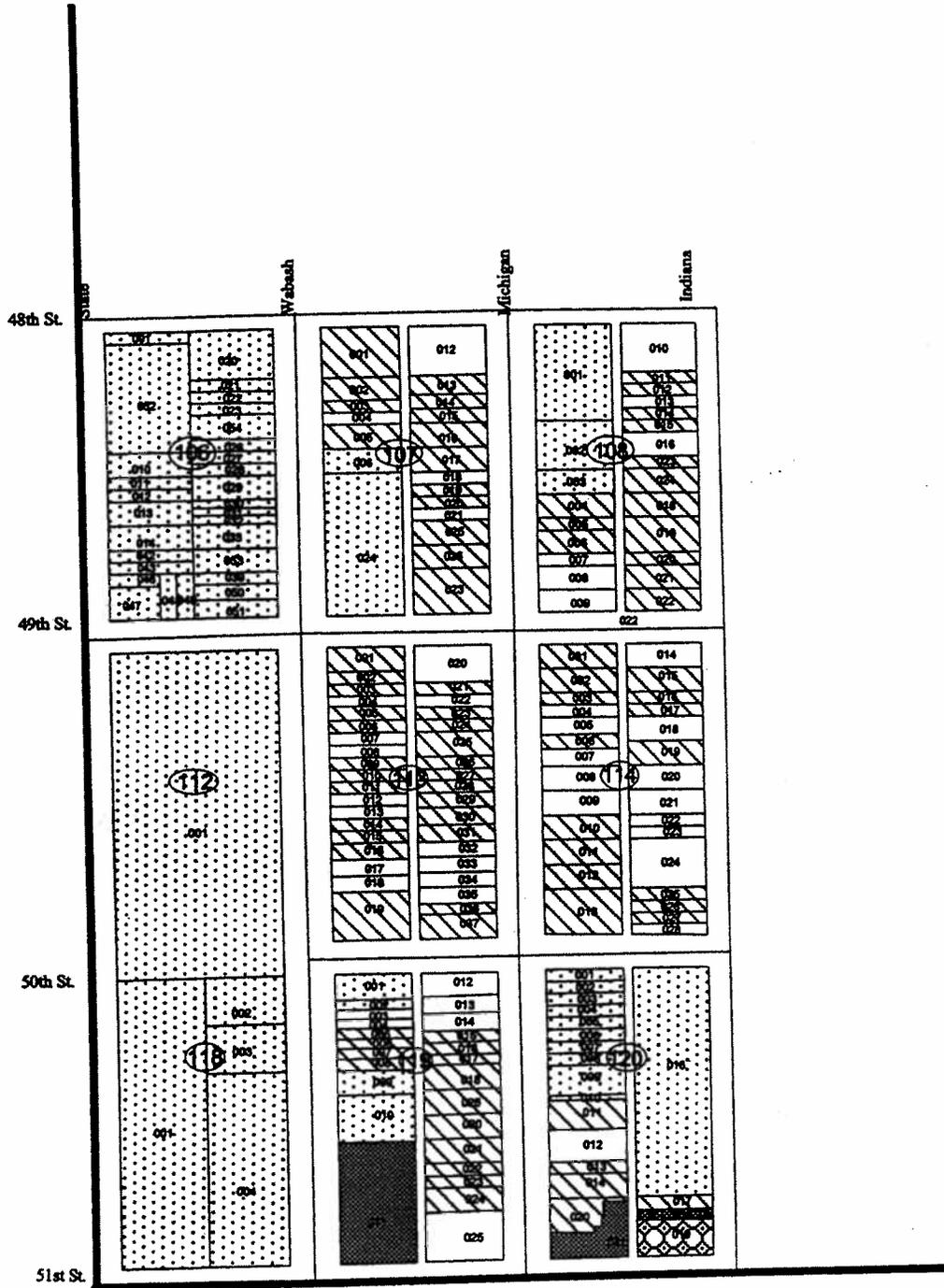
October 30, 2001

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47th Street King Drive TIF

Map 2
Existing Land Use

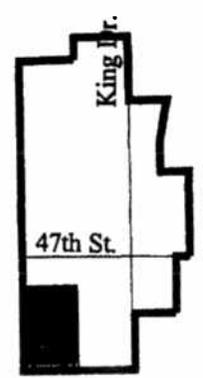
Subarea I



Legend

-  Residential
-  Commercial
-  Institutional
-  Industrial
-  Mixed Use
-  Rail Road
-  Vacant
-  Streets
-  TIF Boundary

MAP LOCATION



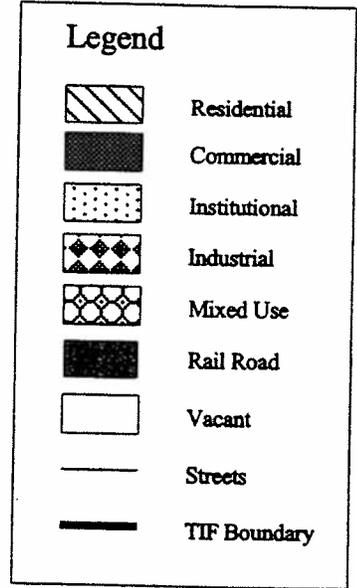
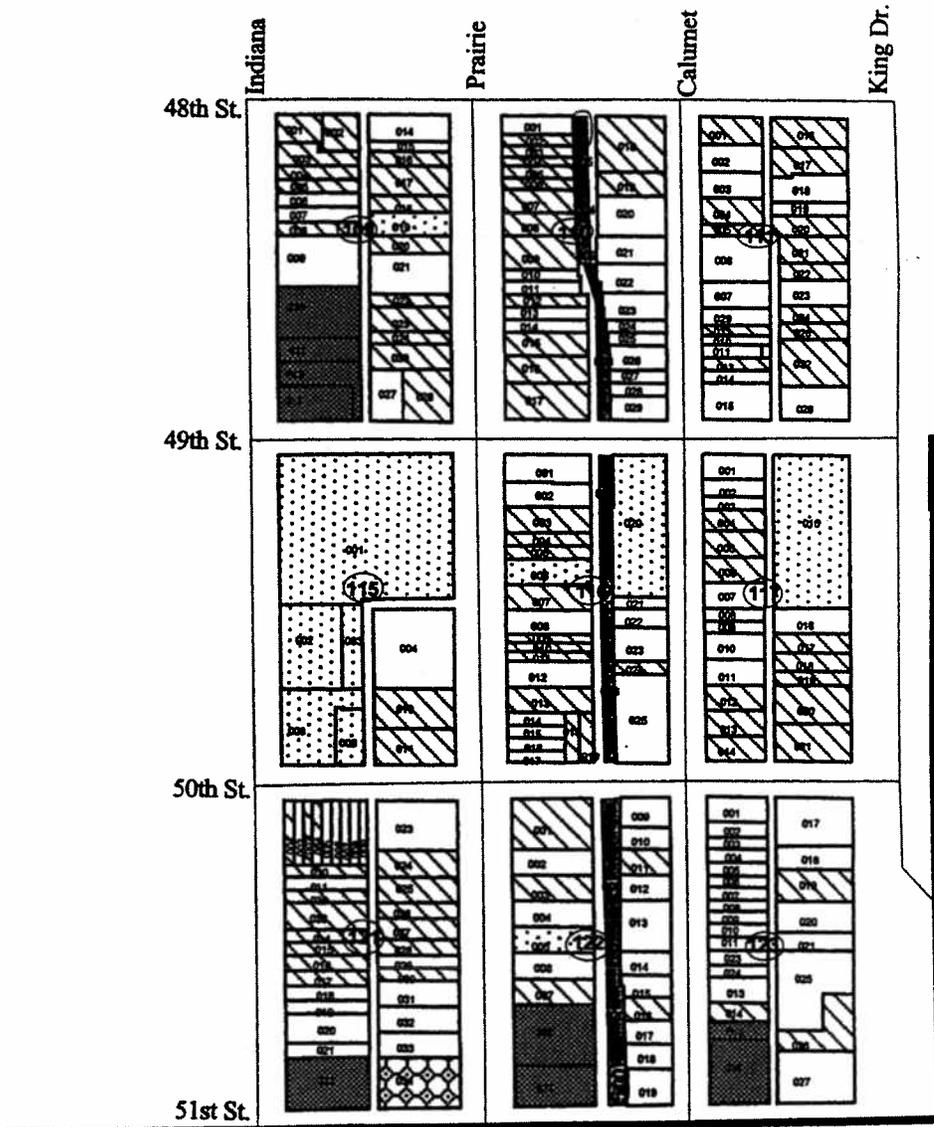
October 30, 2001

City of Chicago

47th Street King Drive TIF

Map 2 Existing Land Use

Subarea J



MAP LOCATION



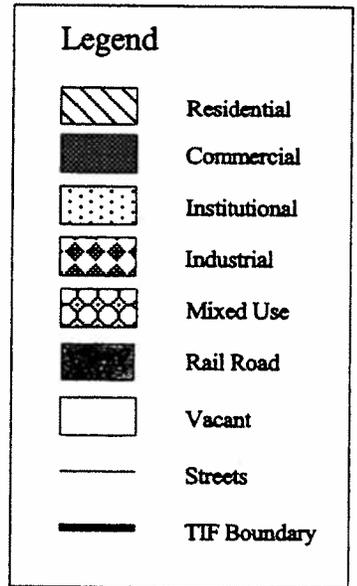
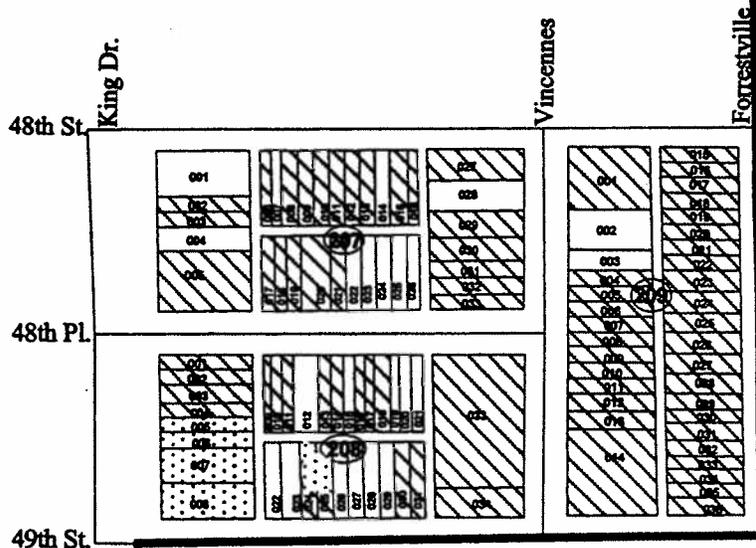
October 30, 2001

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47th Street
King Drive TIF

Map 2
Existing Land Use

Subarea K



MAP LOCATION



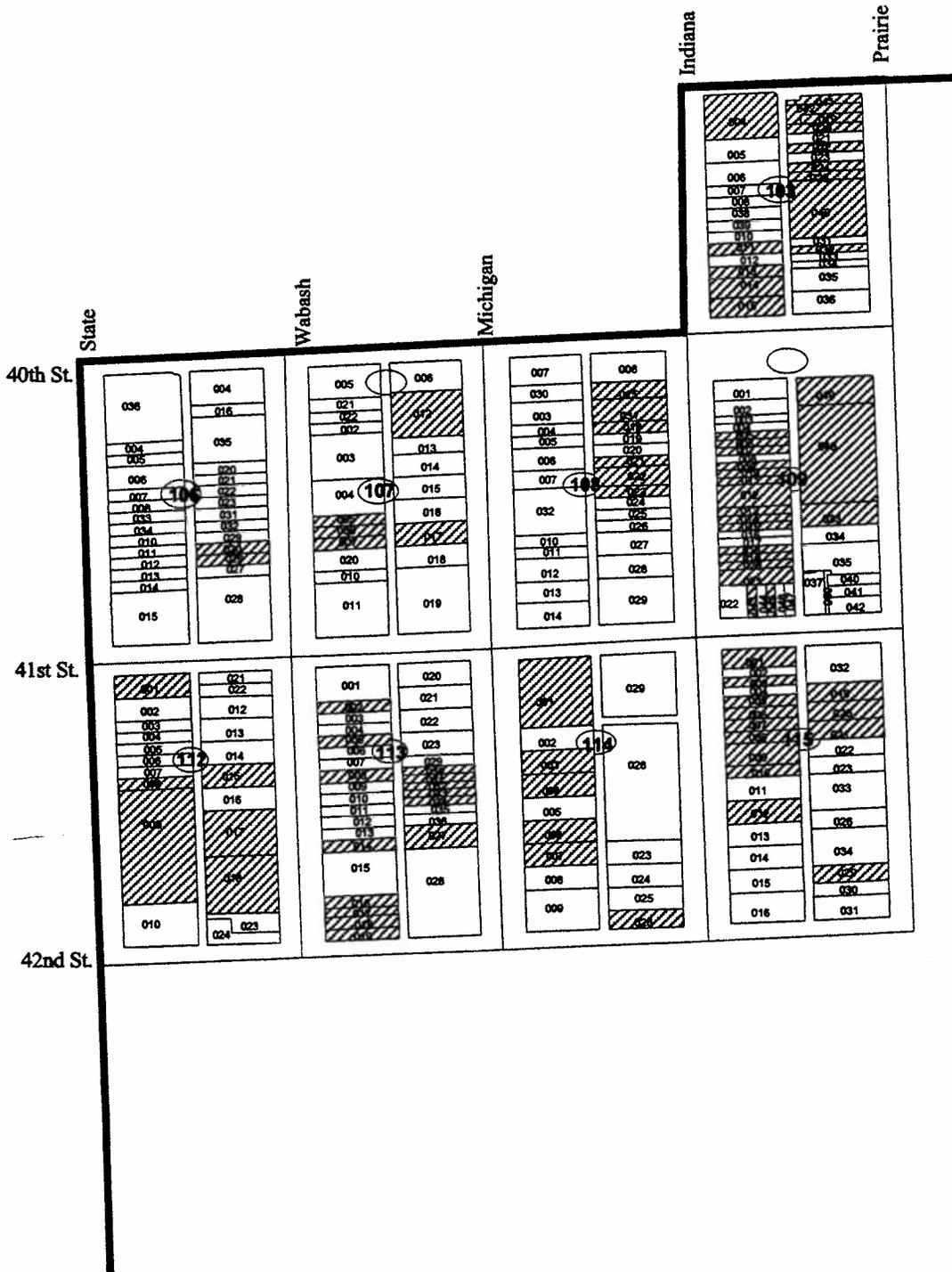
October 30, 2001

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47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

Subarea A



Legend

- Dilapidation
- Streets
- TIF Boundary

MAP LOCATION



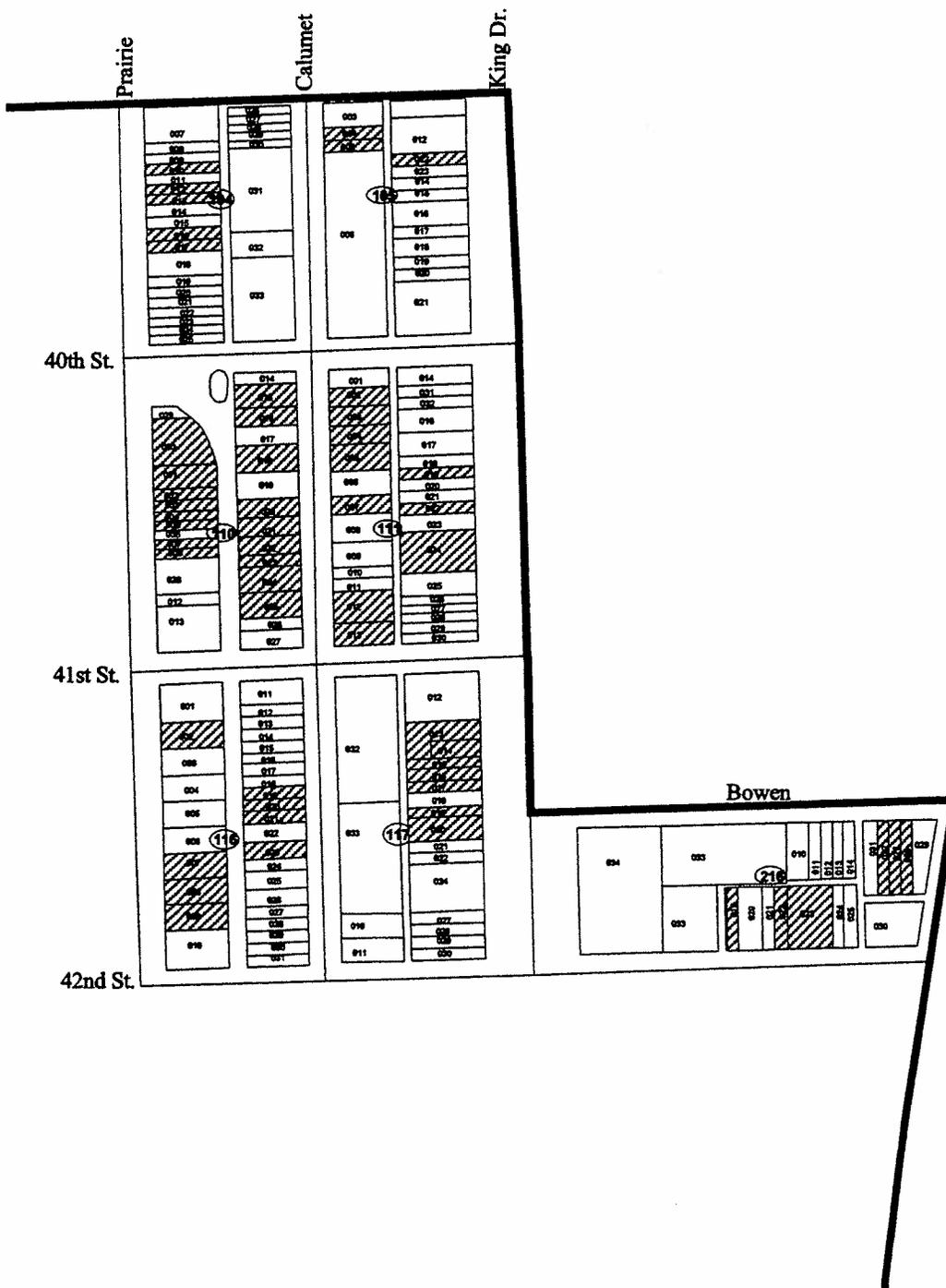
October 30, 2001

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47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

Subarea B



Legend

-  Dilapidation
-  Streets
-  TIF Boundary

MAP LOCATION



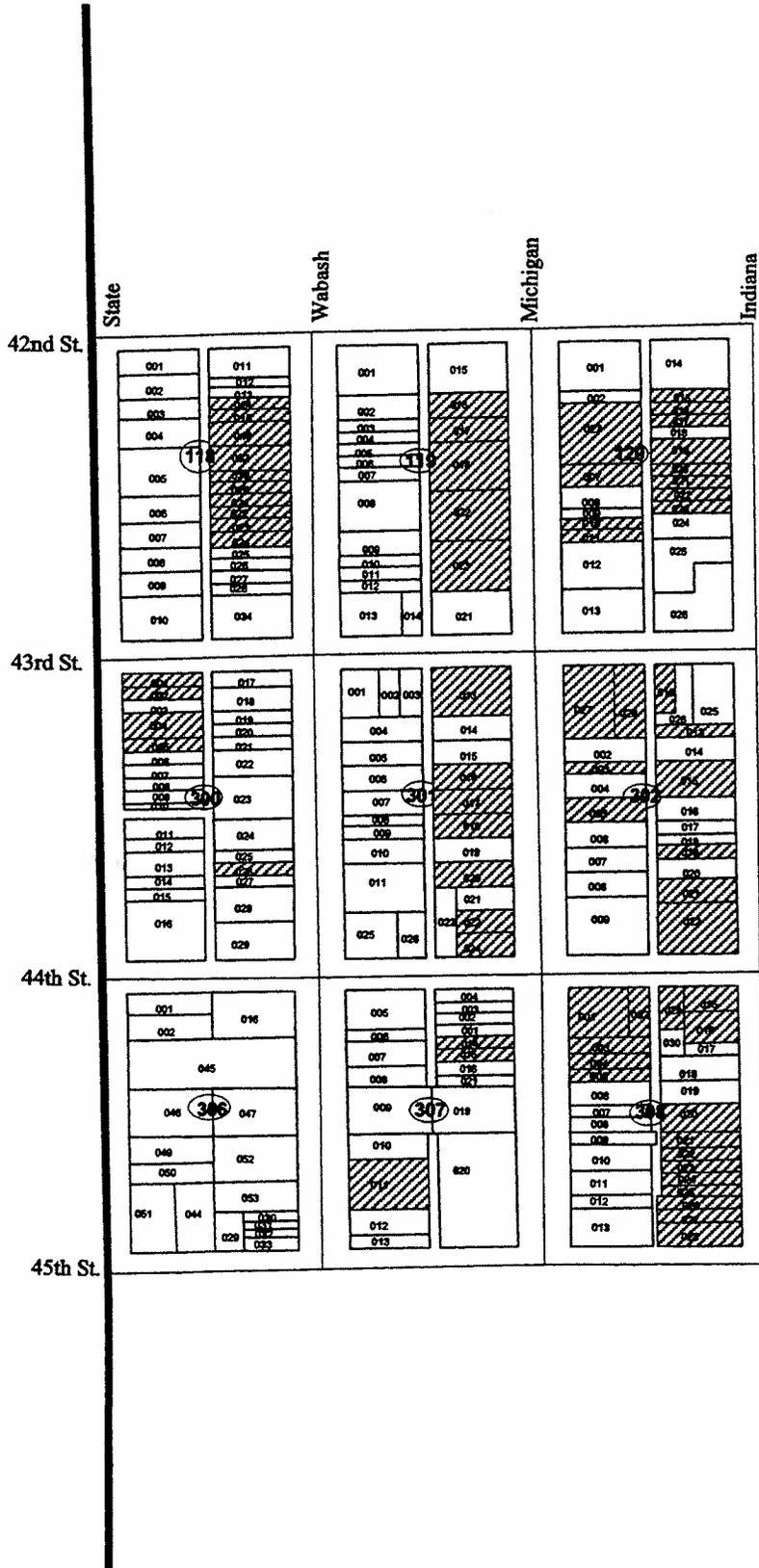
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47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

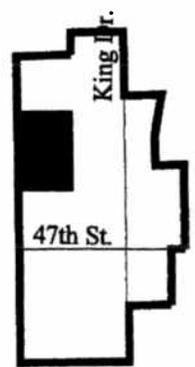
Subarea C



Legend

- Dilapidation
- Streets
- TIF Boundary

MAP LOCATION



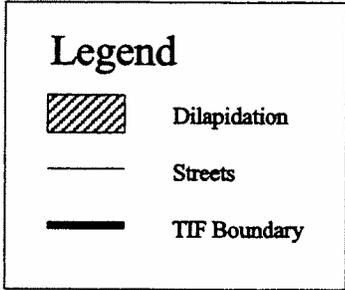
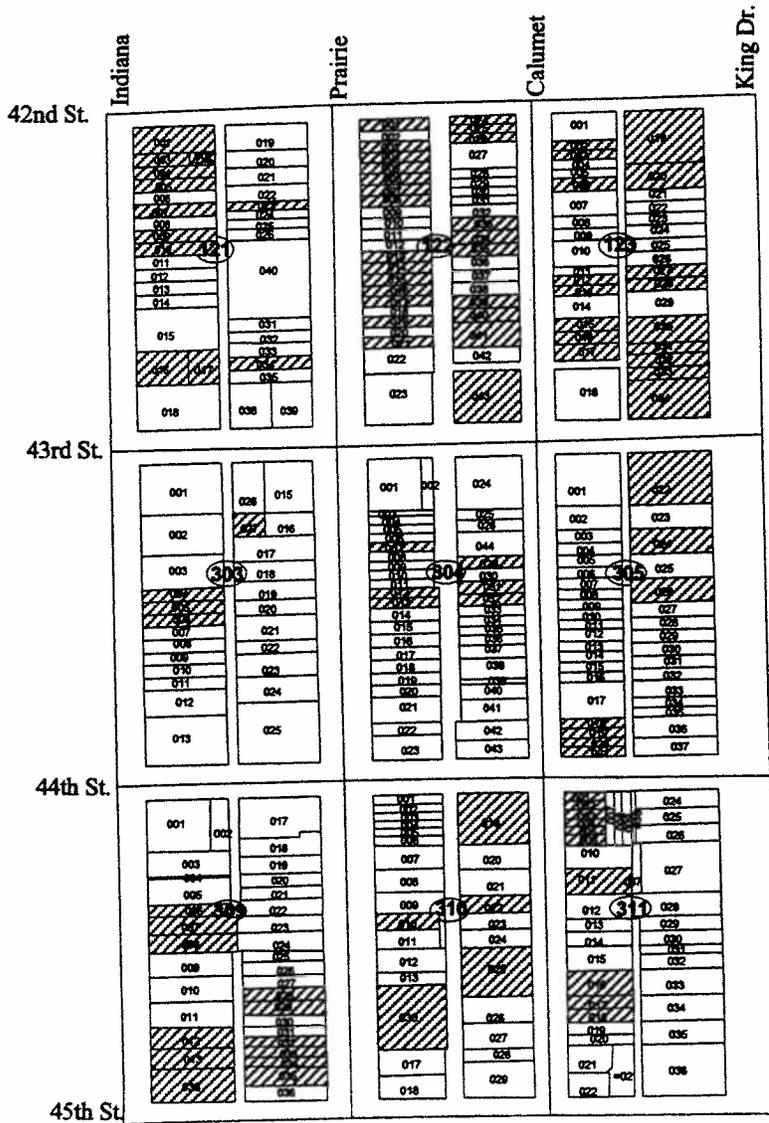
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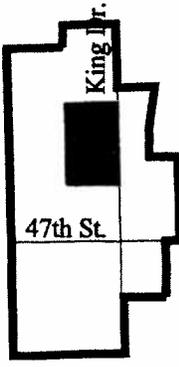
47th Street King Drive TIF

Eligibility Factors
Map 3 - Dilapidation

Subarea D



MAP LOCATION



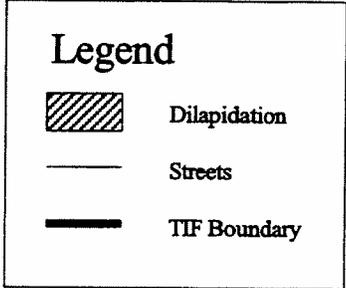
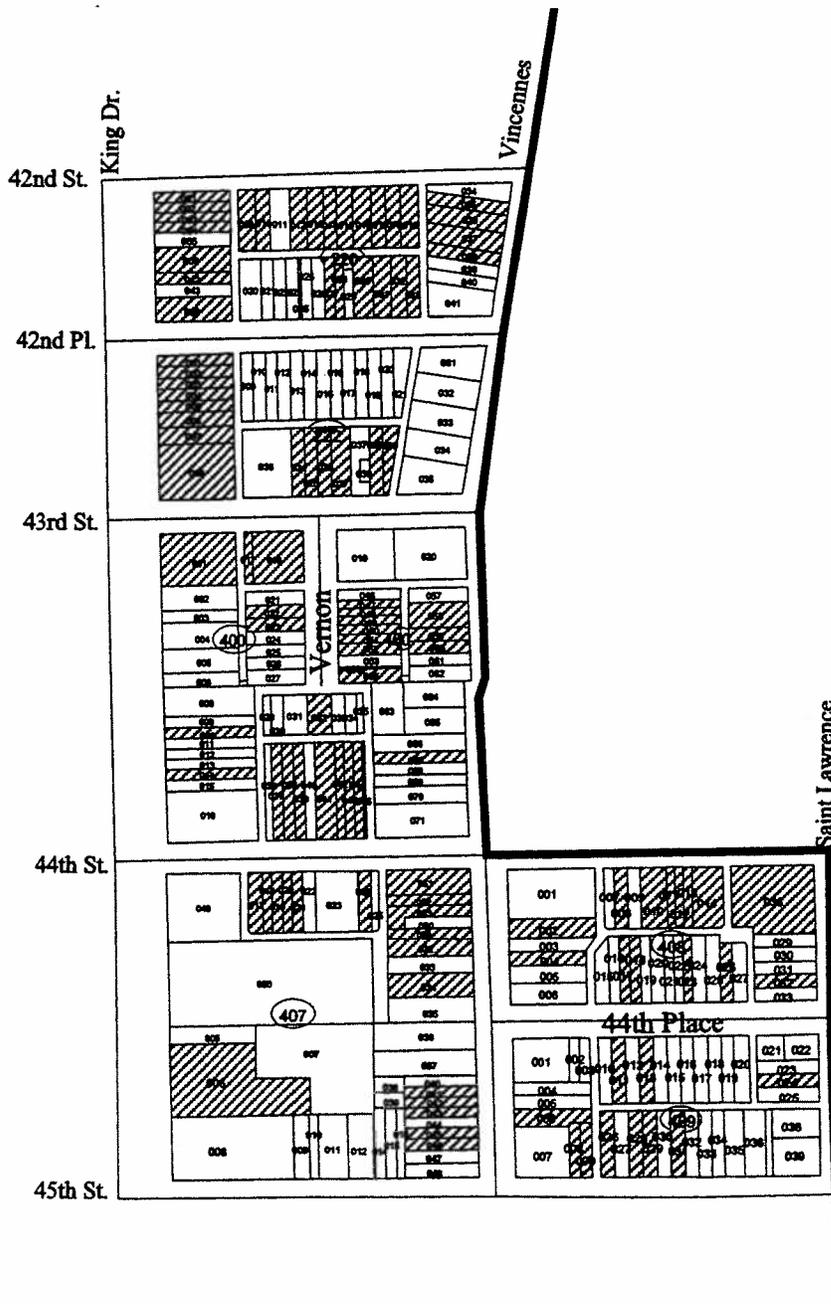
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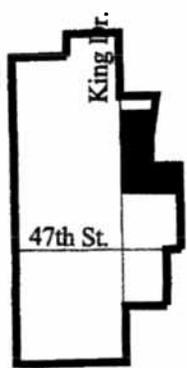
47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

Subarea E



MAP LOCATION



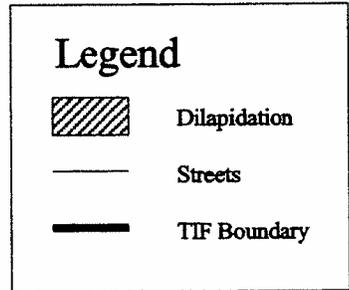
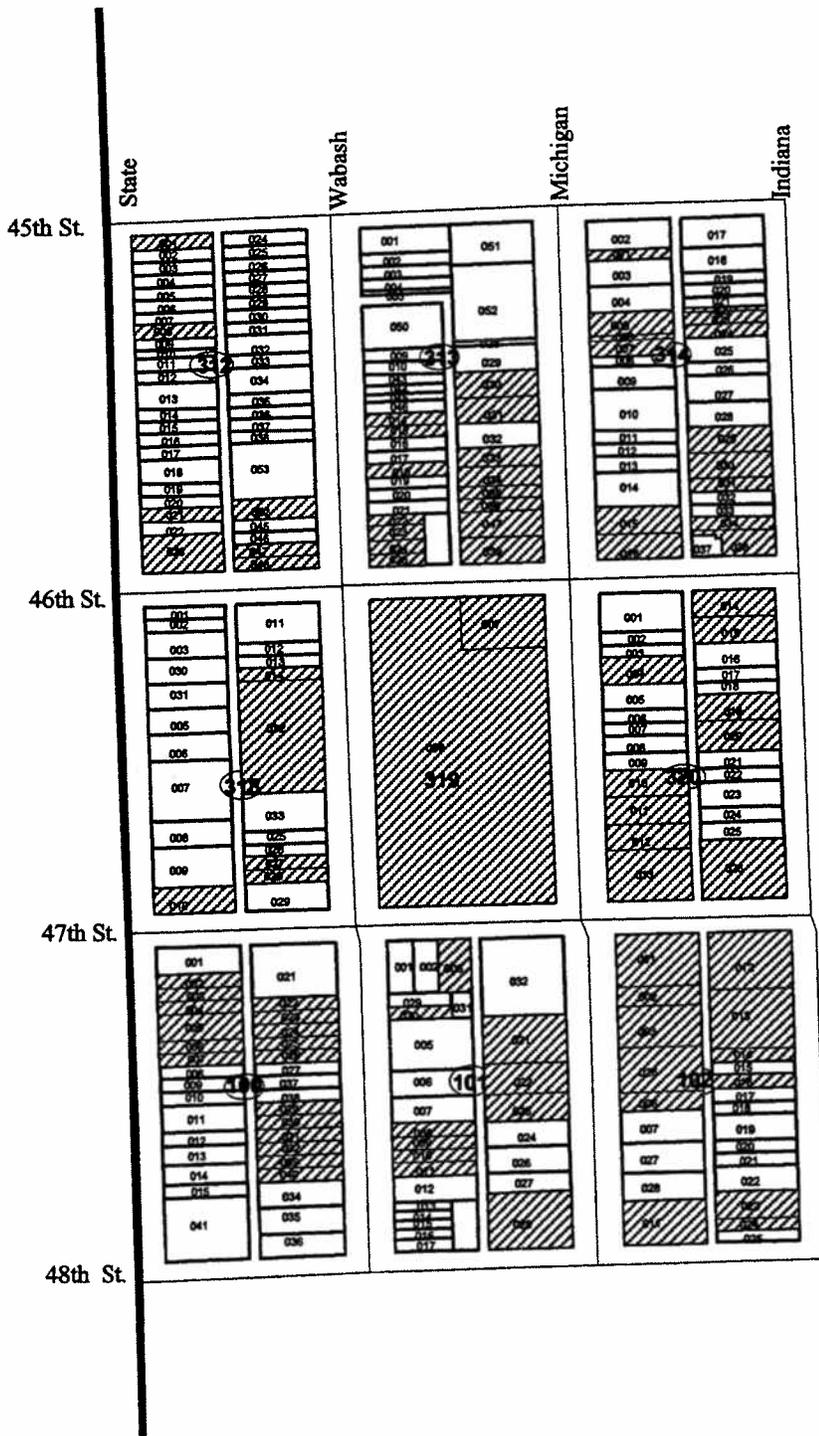
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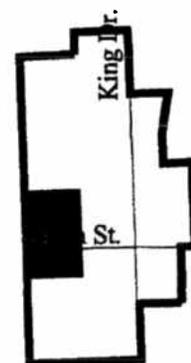
47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

Subarea F



MAP LOCATION



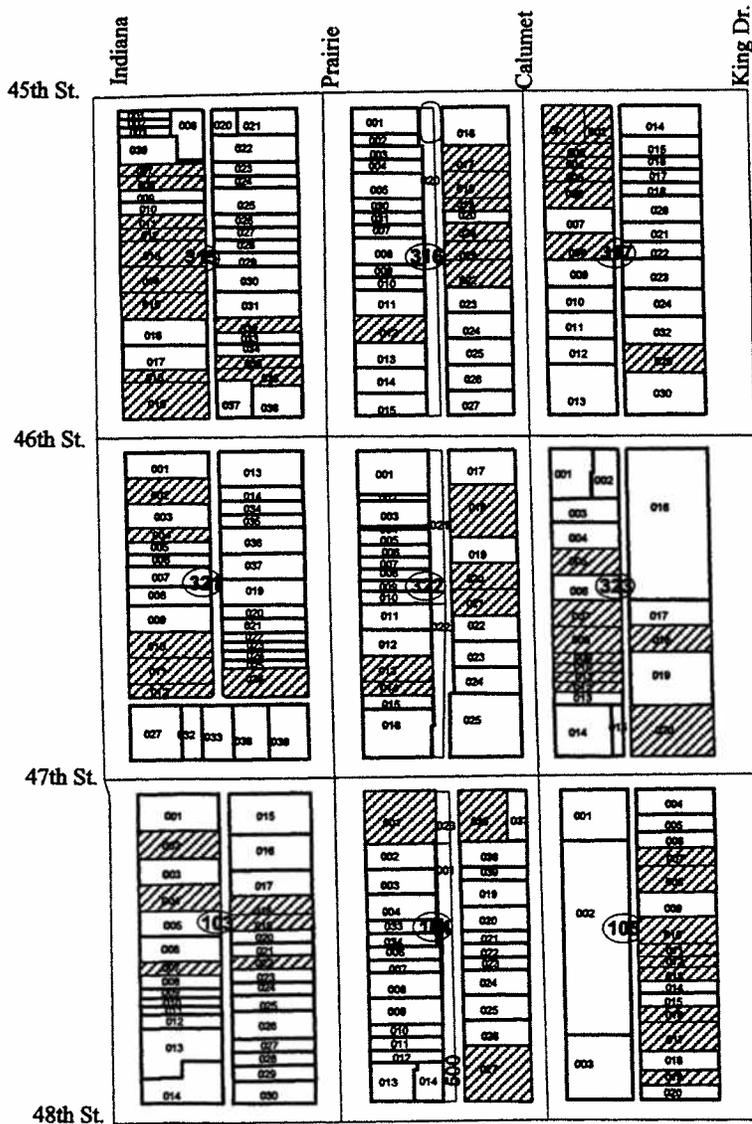
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47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

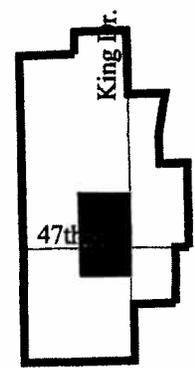
Subarea G



Legend

-  Dilapidation
-  Streets
-  TIF Boundary

MAP LOCATION



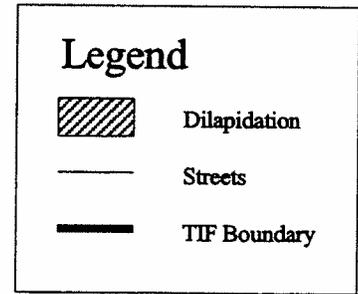
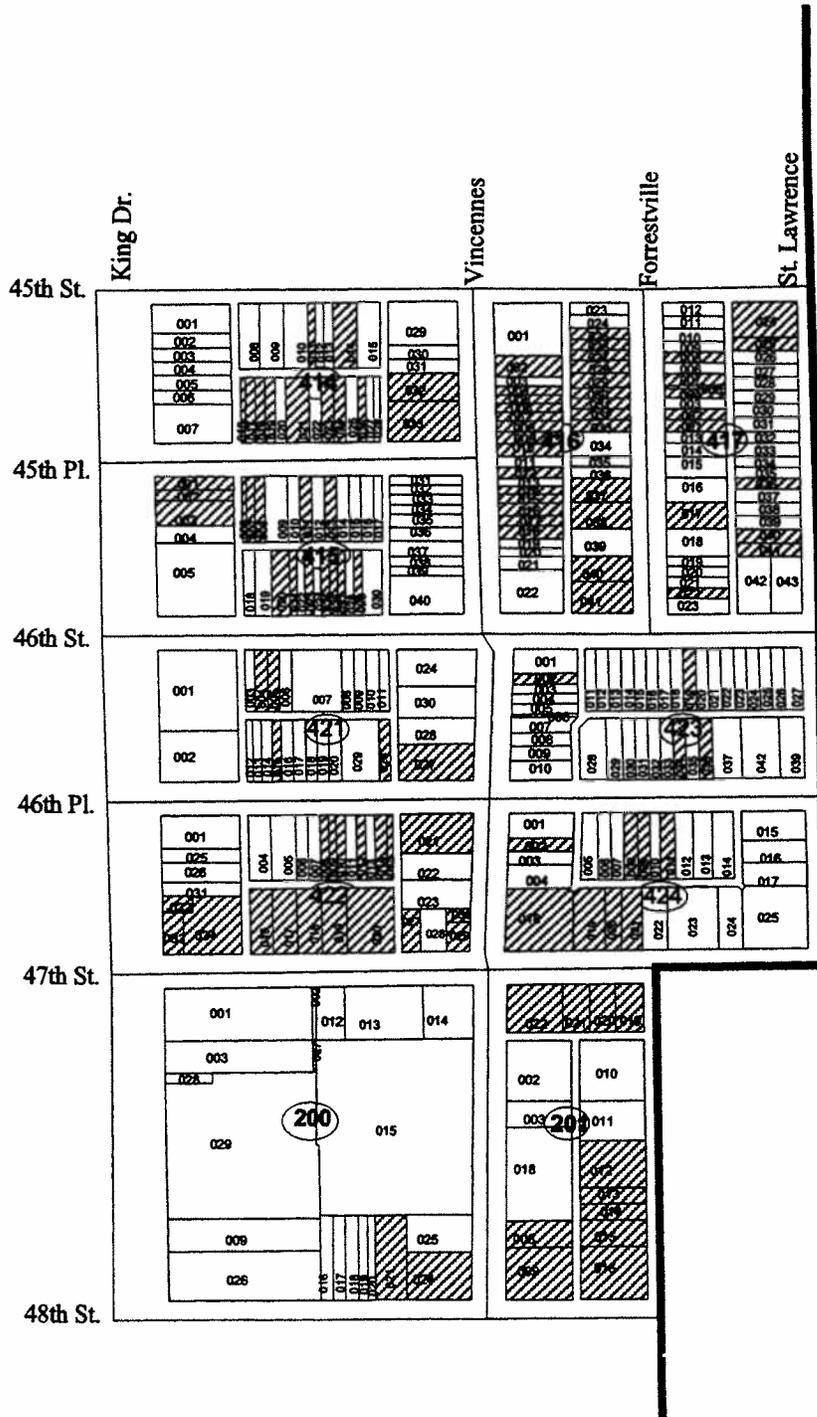
October 30, 2001

City of Chicago

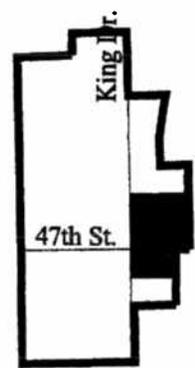
47th Street King Drive TIF

Eligibility Factors
map 3 - Dilapidation

Subarea H



MAP LOCATION



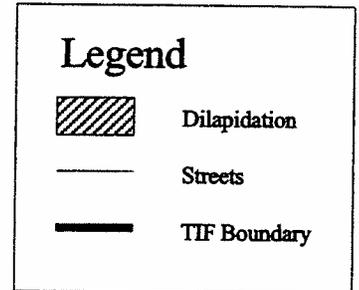
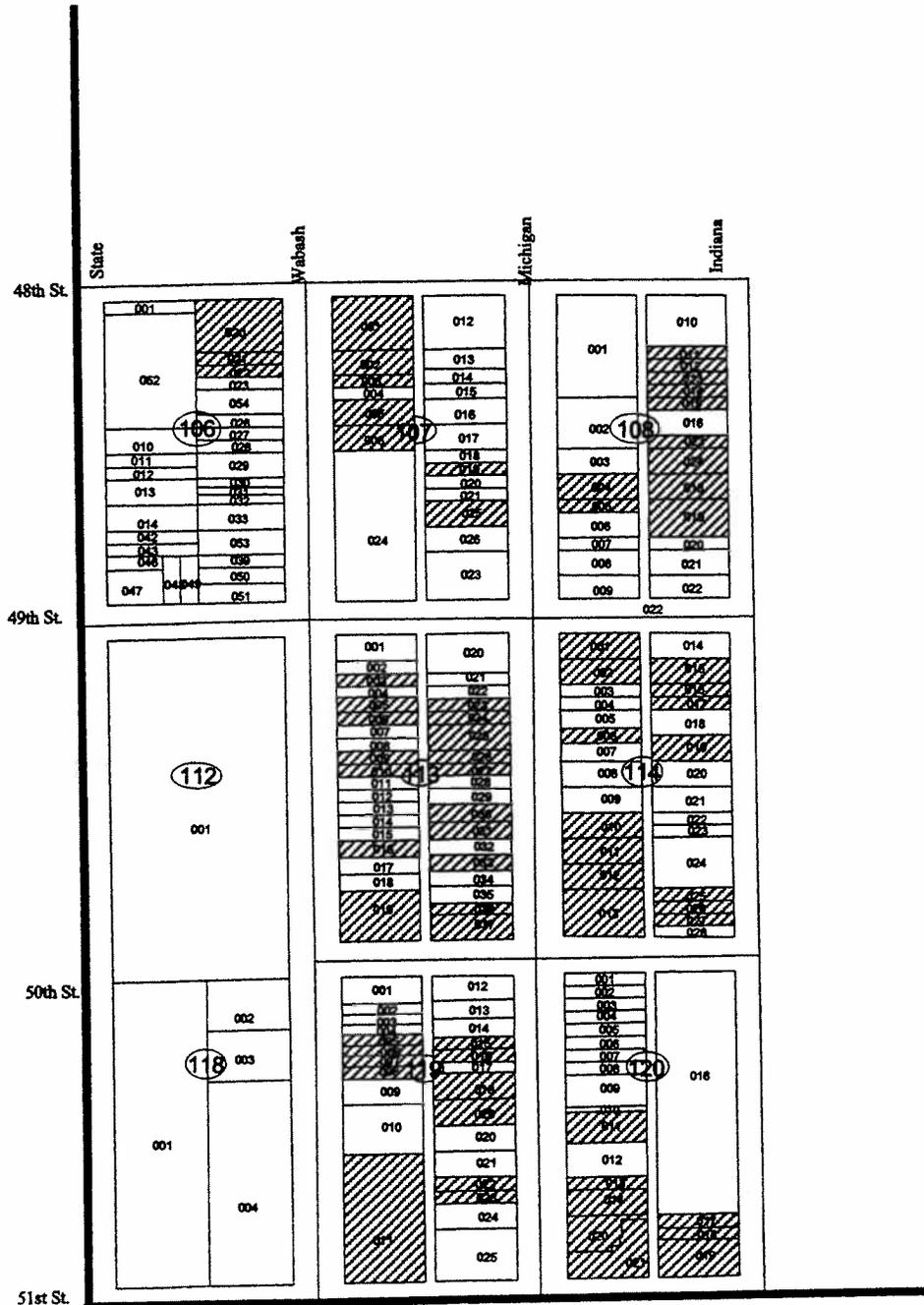
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

Subarea I



MAP LOCATION



39-21

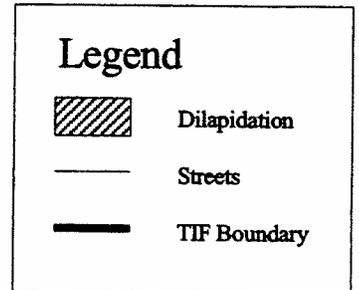
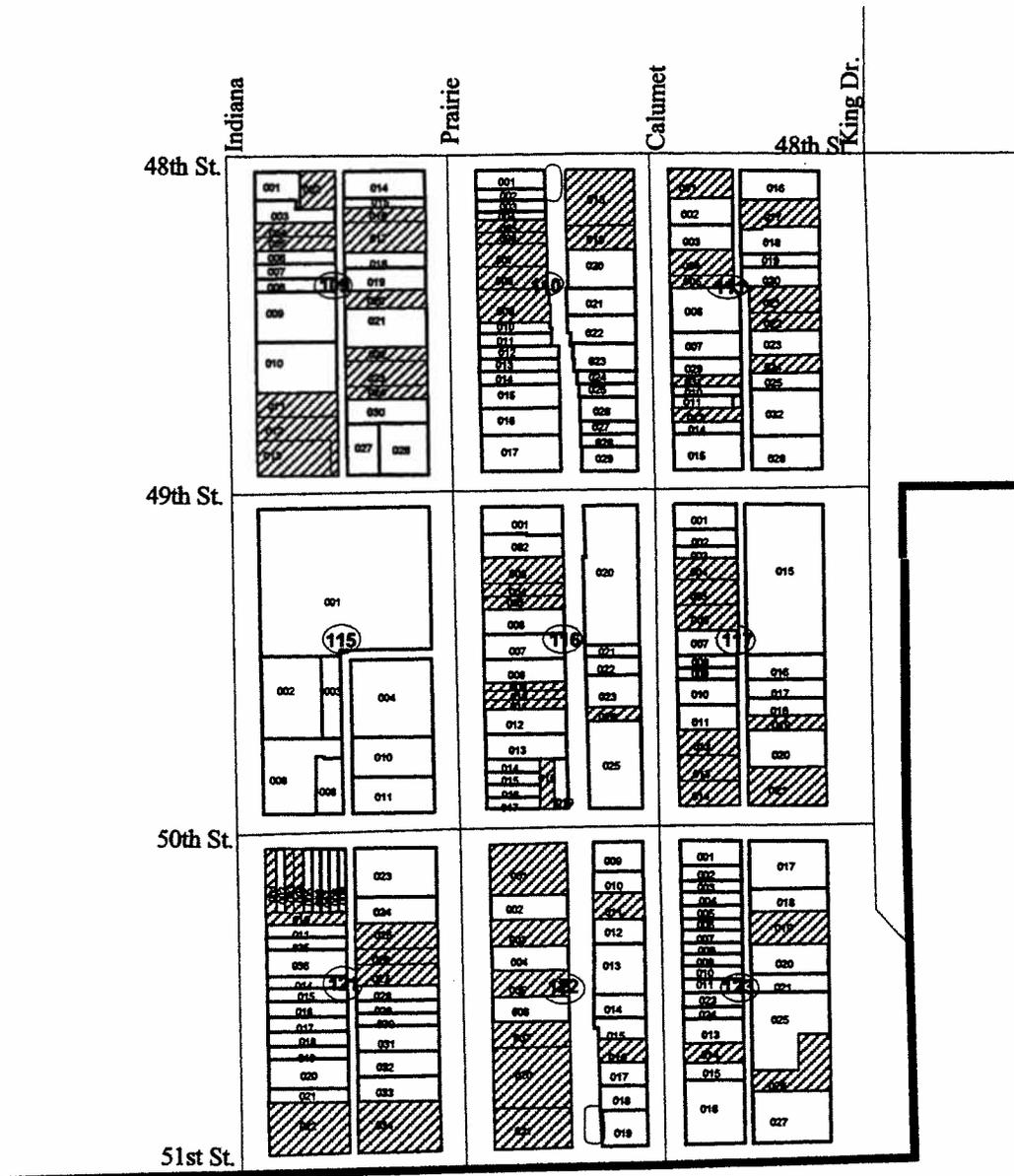
October 30, 2001

City of Chicago

47th Street
King Drive TIF

Eligibility Factors
Map 3 - Dilapidation

Subarea J



MAP LOCATION



39-22

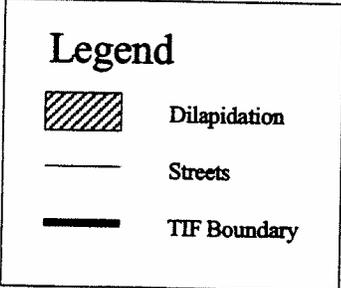
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City of Chicago

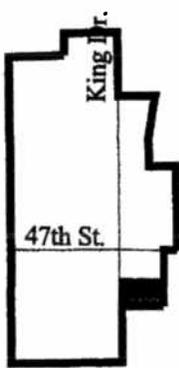
47th Street King Drive TIF

Eligibility Factors Map 3 - Dilapidation

Subarea K



MAP LOCATION



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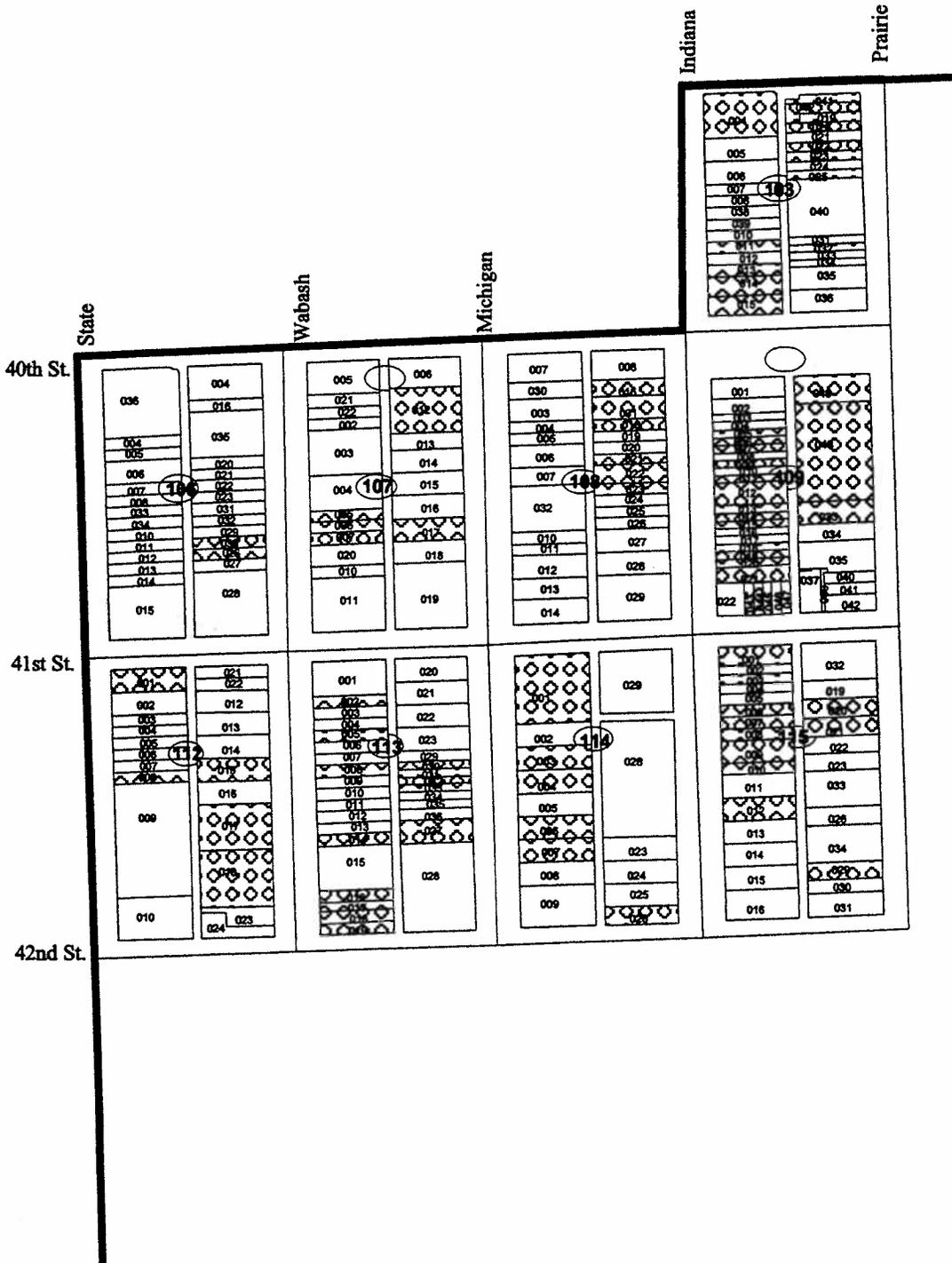
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors Map 4 - Obsolescence

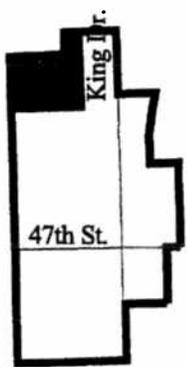
Subarea A



Legend

- Obsolescence
- Streets
- TIF Boundary

MAP LOCATION



39-24

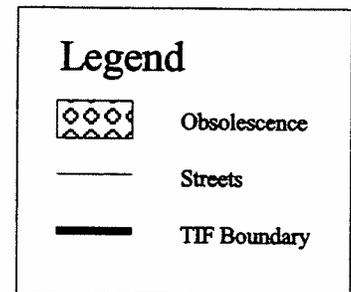
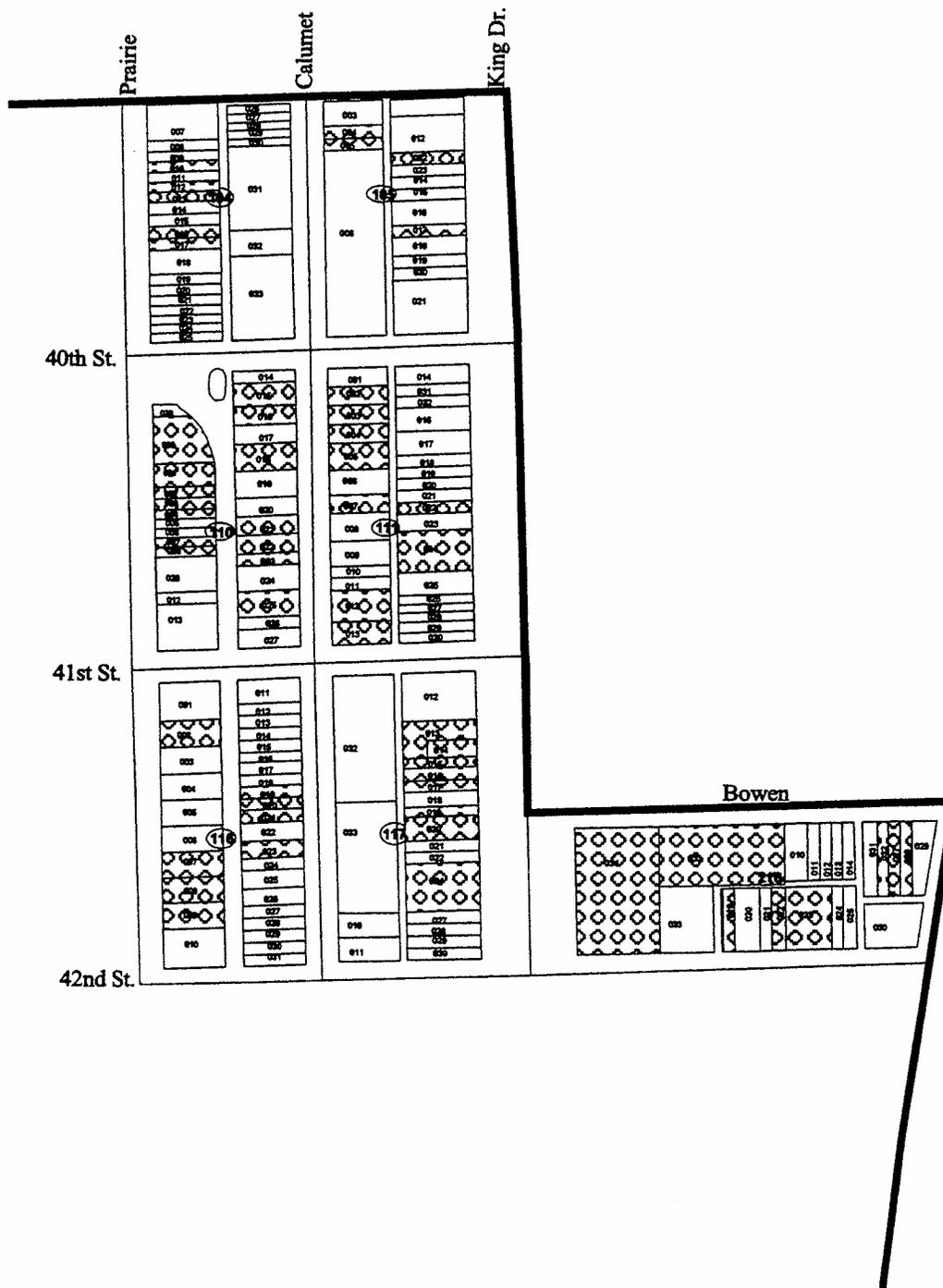
October 30, 2001

City of Chicago

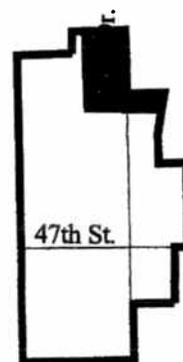
**47th Street
King Drive TIF**

Eligibility Factors
Map 4 - Obsolescence

Subarea B



MAP LOCATION



39-25

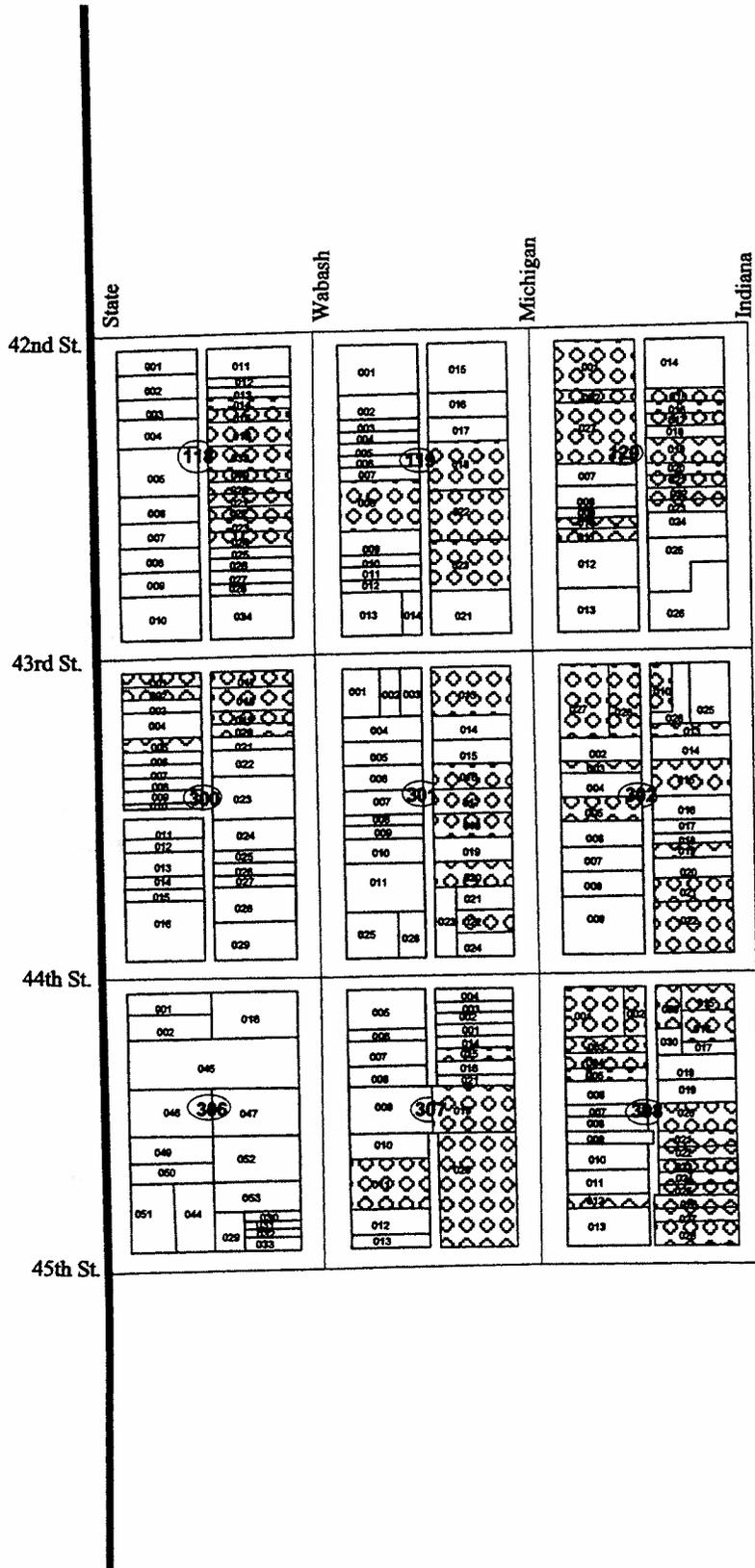
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors Map 4 - Obsolescence

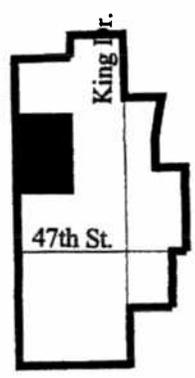
Subarea C



Legend

- Obsolescence
- Streets
- TIF Boundary

MAP LOCATION



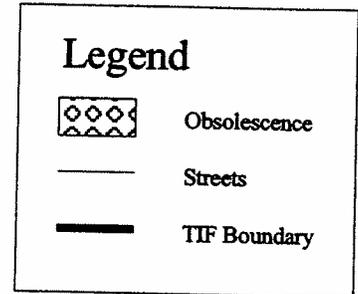
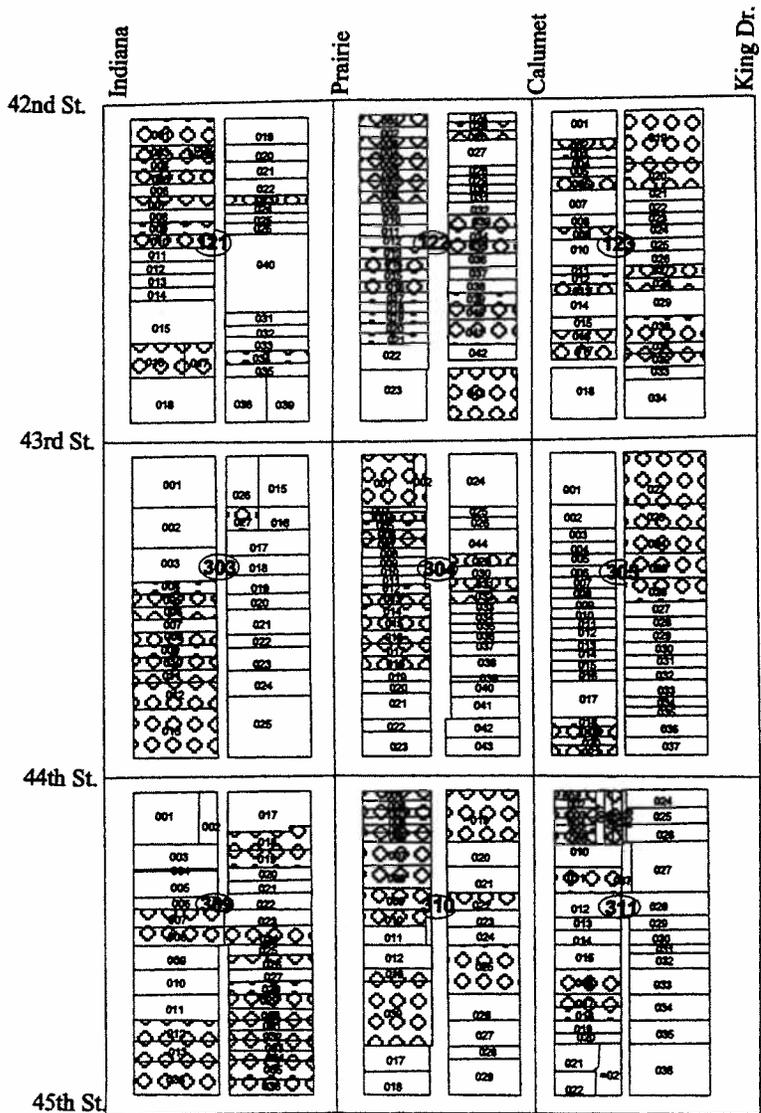
October 30, 2001

City of Chicago

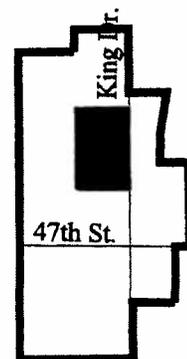
47th Street King Drive TIF

Eligibility Factors Map 4 - Obsolescence

Subarea D



MAP LOCATION



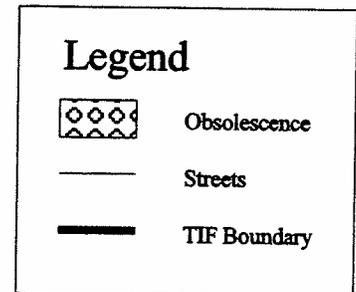
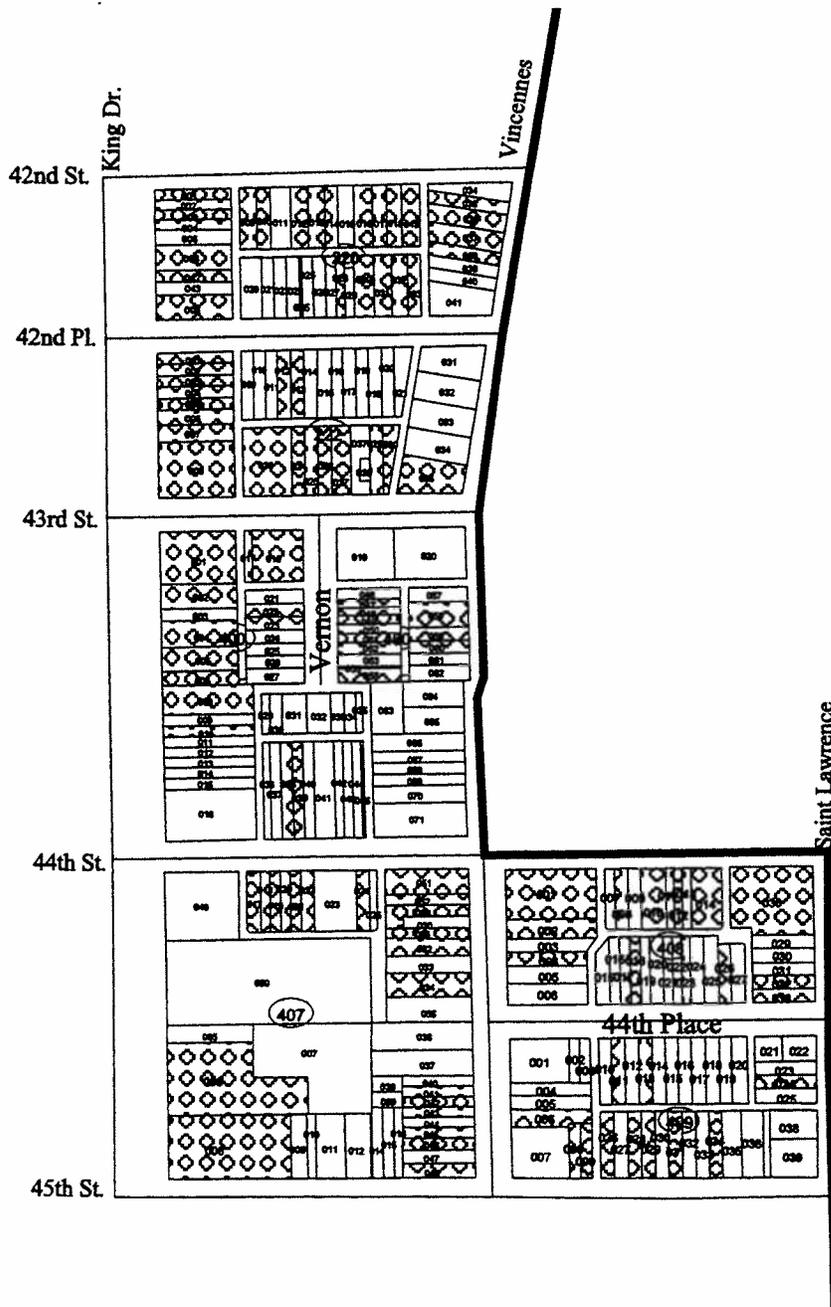
October 30, 2001

City of Chicago

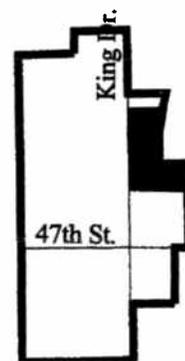
47th Street King Drive TIF

Eligibility Factors
Map 4 - Obsolescence

Subarea E



MAP LOCATION



39-28

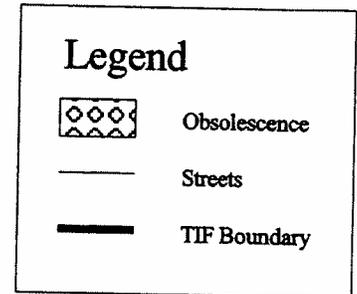
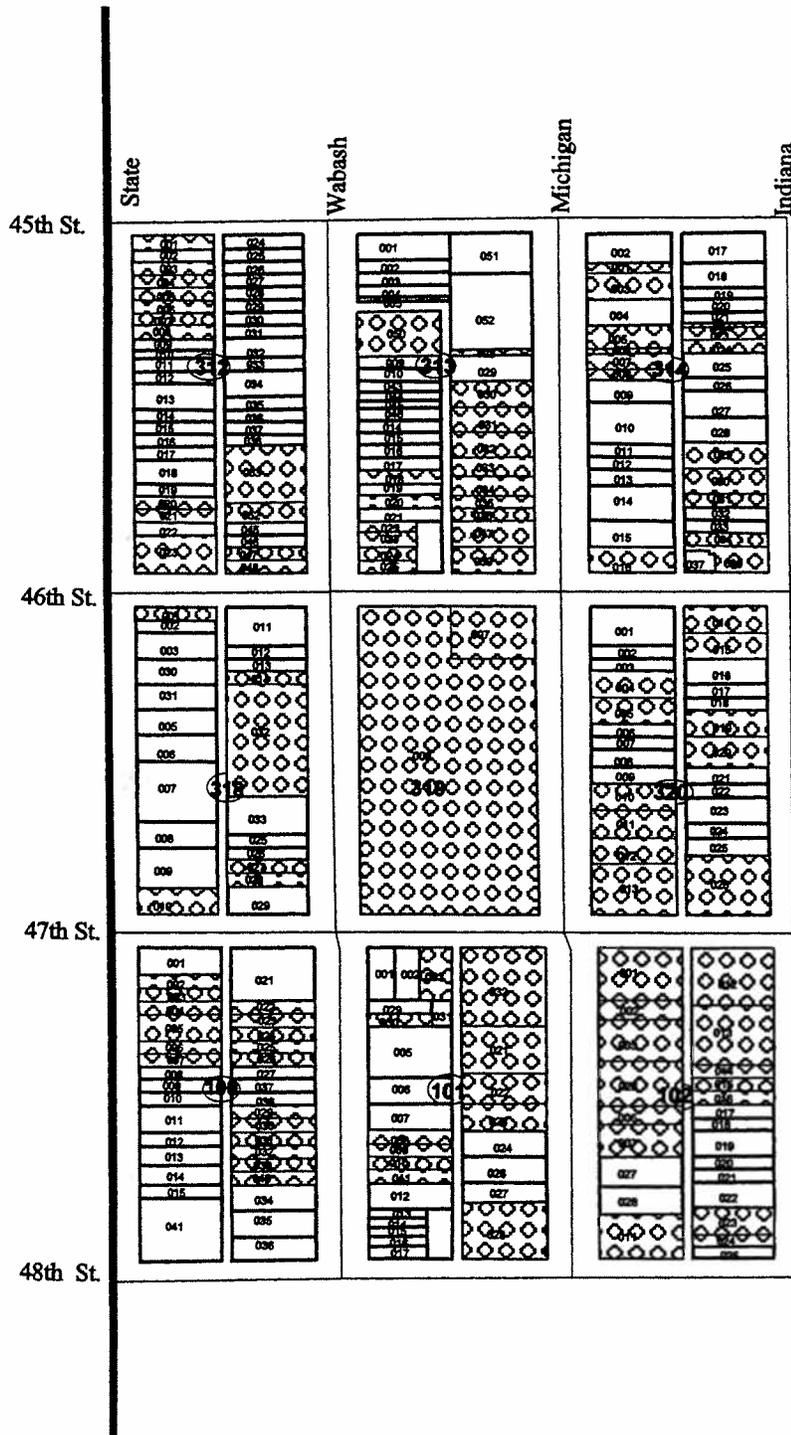
October 30, 2001

City of Chicago

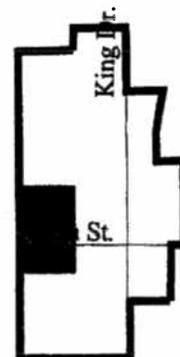
47th Street King Drive TIF

Eligibility Factors
Map 4 - Obsolescence

Subarea F



MAP LOCATION



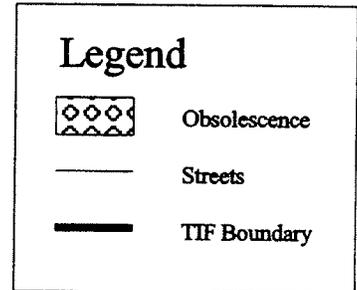
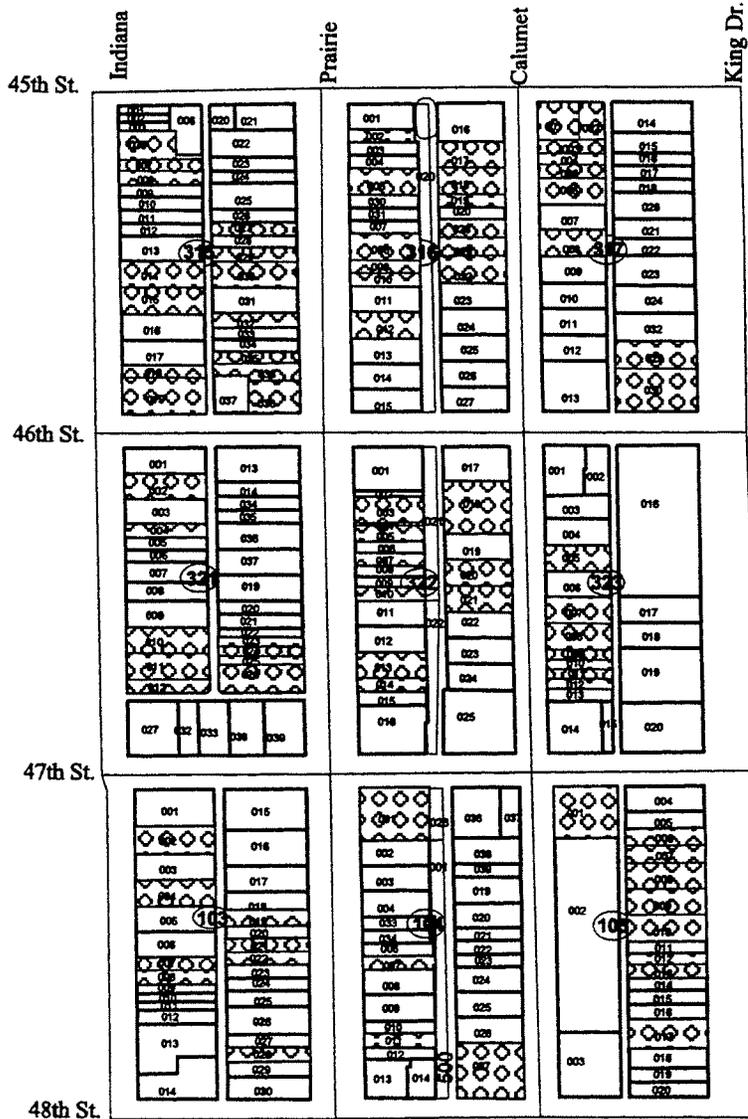
October 30, 2001

City of Chicago

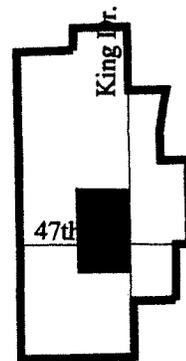
47th Street King Drive TIF

Eligibility Factors Map 4 - Obsolescence

Subarea G



MAP LOCATION



39-30

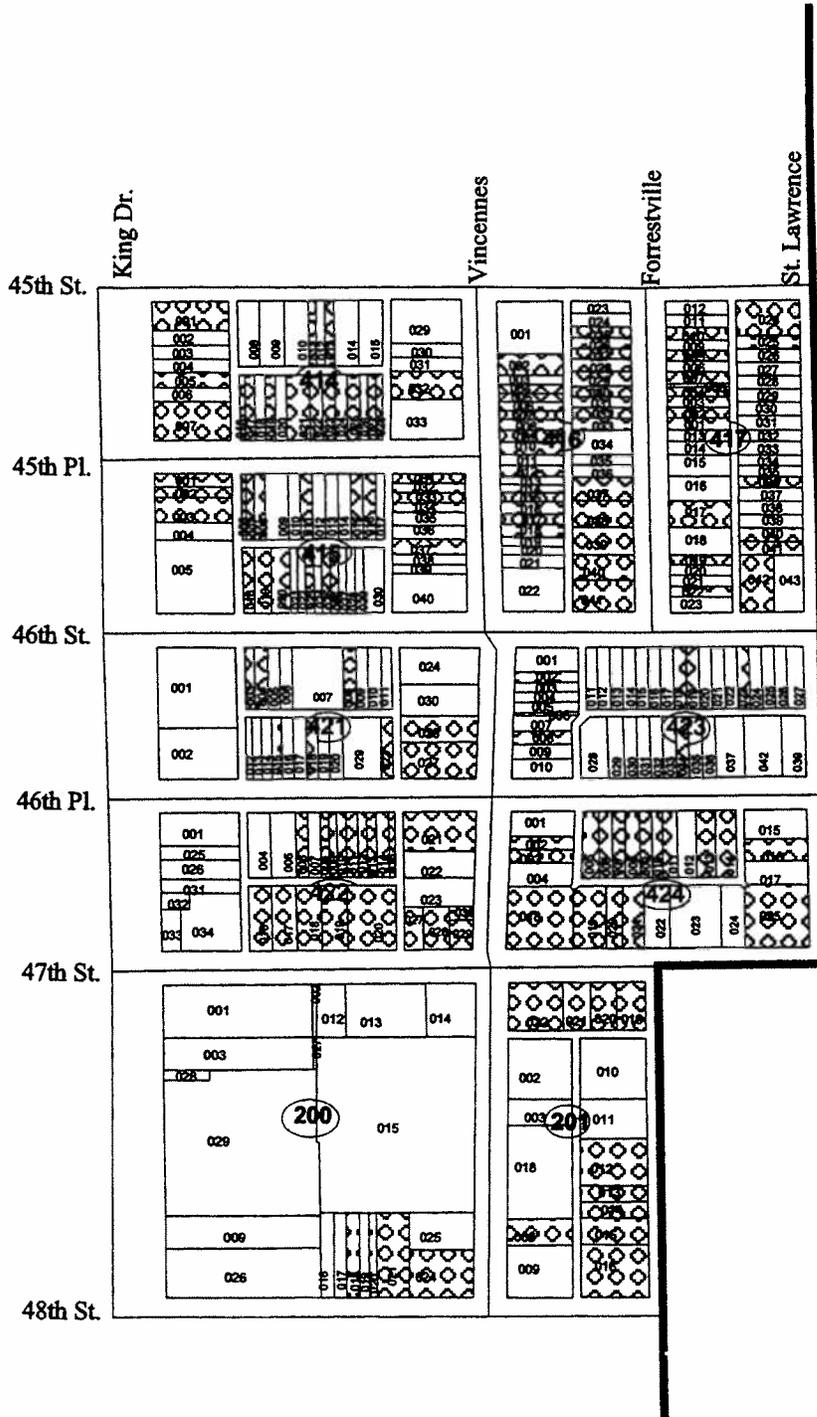
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors Map 4 - Obsolescence

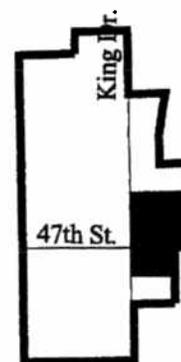
Subarea H



Legend

- Obsolescence
- Streets
- TIF Boundary

MAP LOCATION



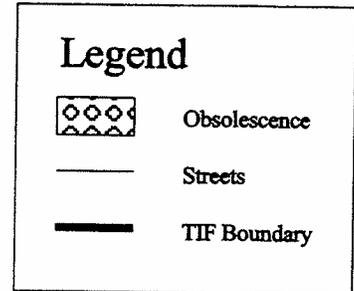
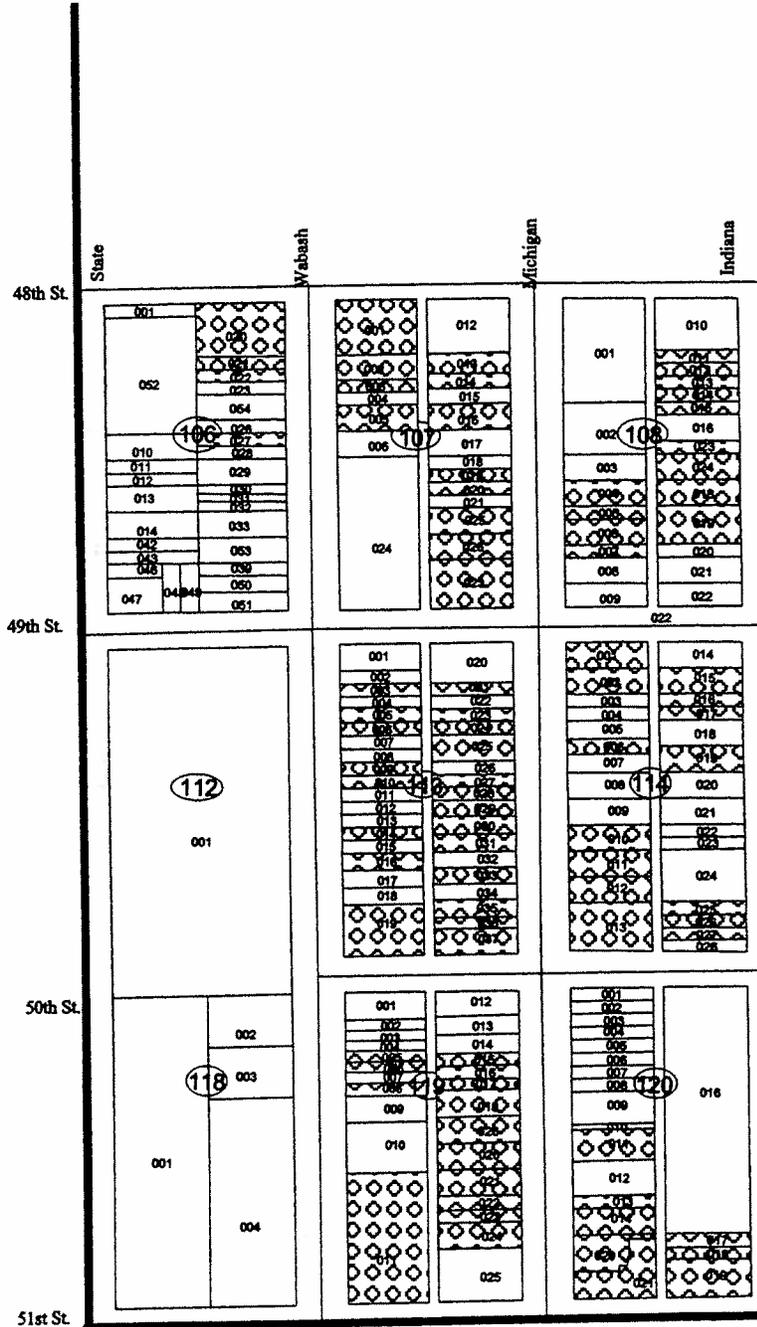
October 30, 2001

City of Chicago

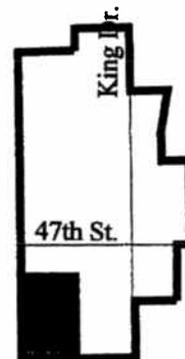
47th Street
King Drive TIF

Eligibility Factors
Map 4 - Obsolescence

Subarea I



MAP LOCATION



39-32

October 30, 2001

City of Chicago

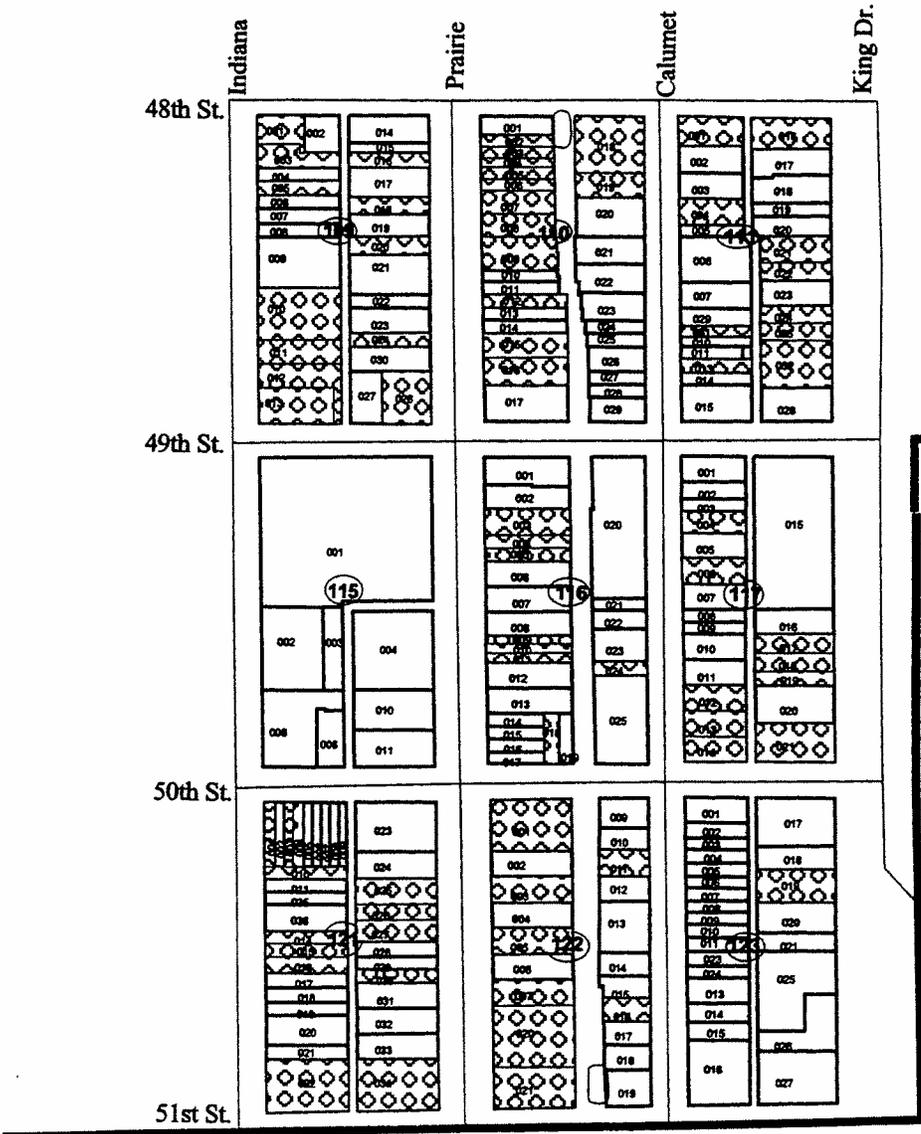
47th Street King Drive TIF

Eligibility Factors Map 4 - Obsolescence

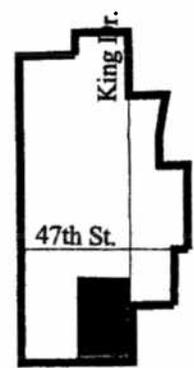
Subarea J

Legend

-  Obsolescence
-  Streets
-  TIF Boundary



MAP LOCATION



39-33

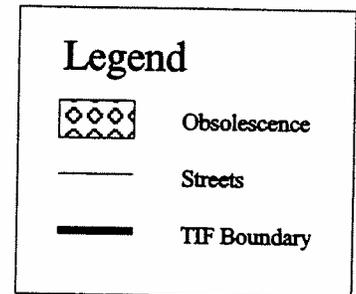
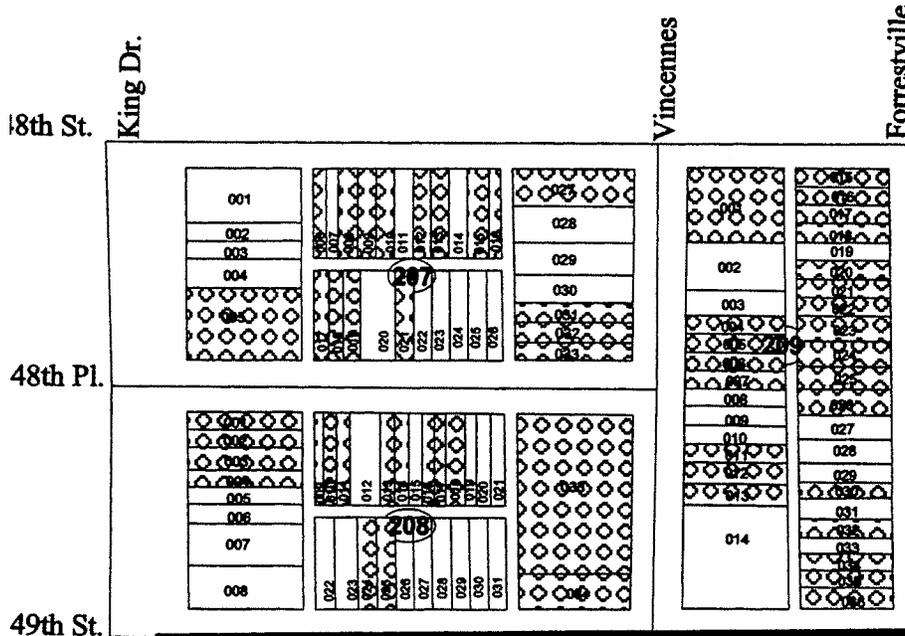
October 30, 2001

City of Chicago

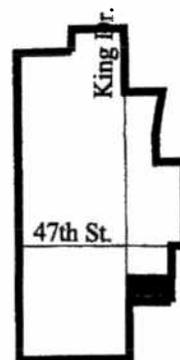
47th Street
King Drive TIF

Eligibility Factors
Map 4 - Obsolescence

Subarea K



MAP LOCATION



39-34

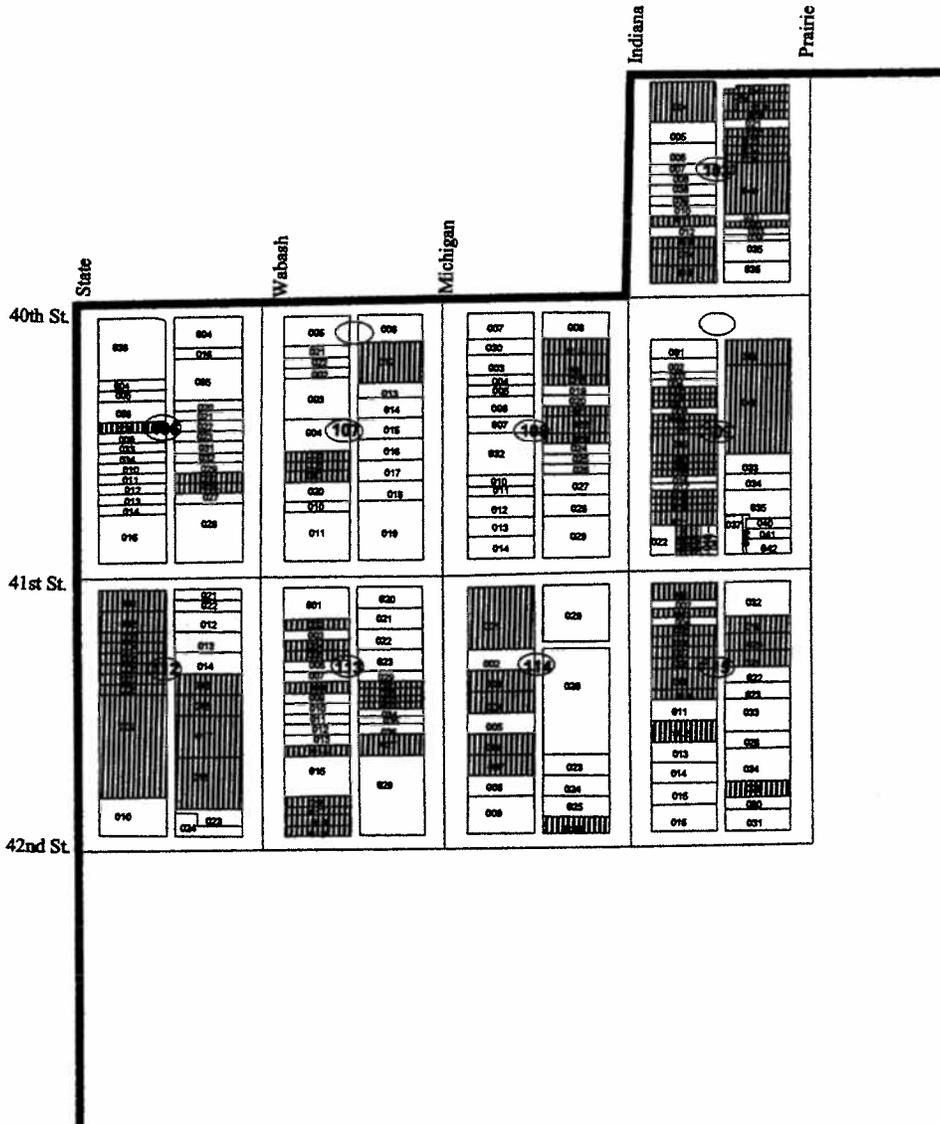
October 30, 2001

City of Chicago

47th Street
King Drive TIF

Eligibility Factors
Map 5 - Deterioration

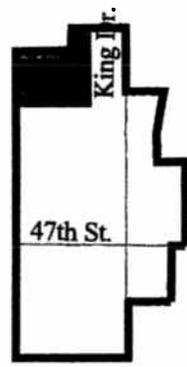
Subarea A



Legend

-  Deterioration
-  Streets
-  TIF Boundary

MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning Engineering/Architecture	233 West Jackson Street, Suite 700 Chicago, Illinois	Telephone: (312) 371-2288 E-Mail: tda@thompson.com

NORTH 	SCALE IN FEET 
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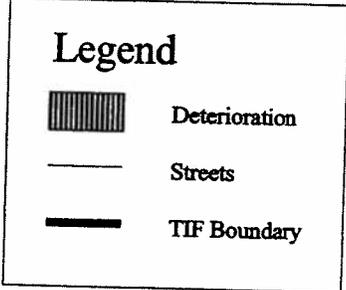
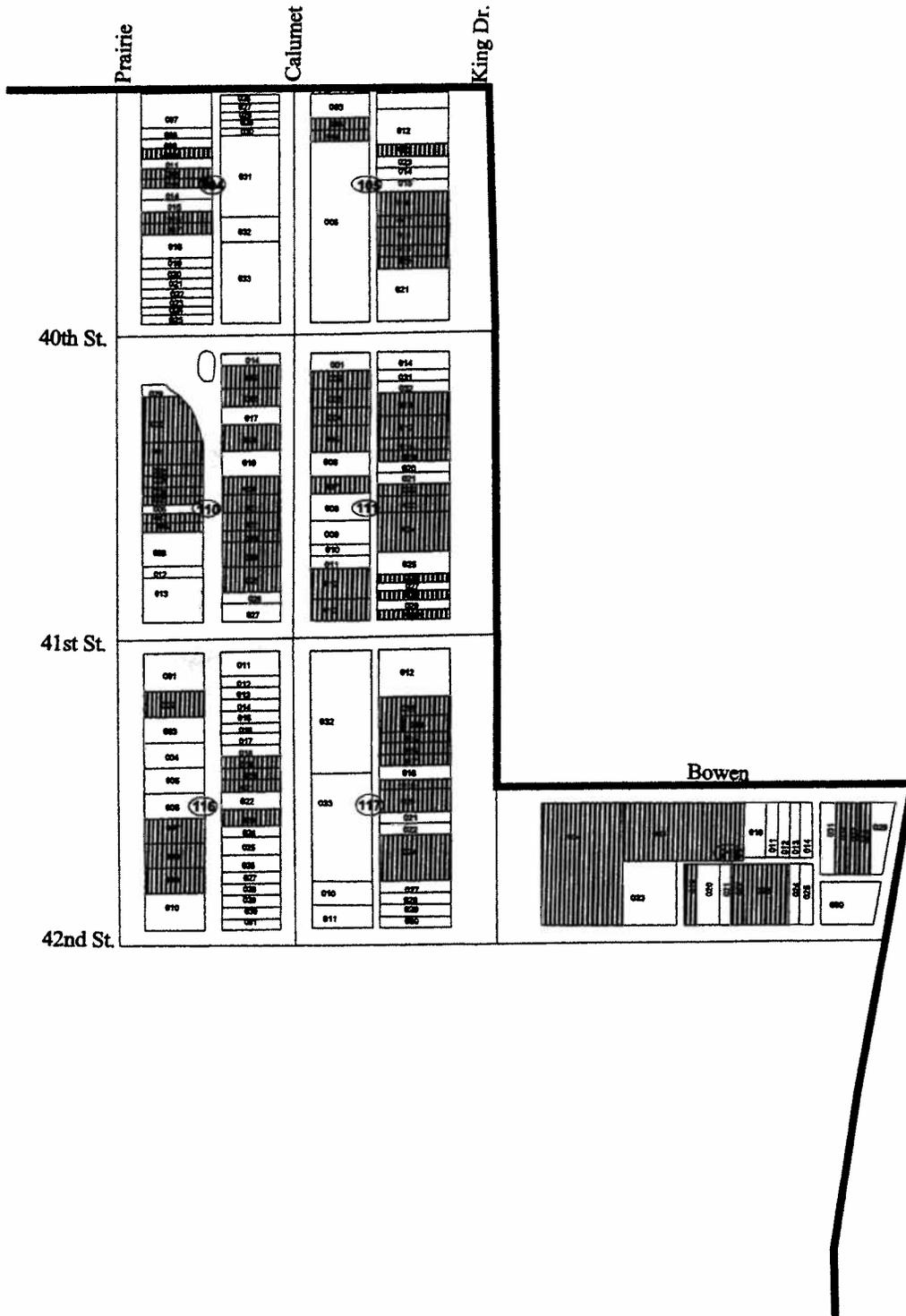
October 30, 2001

City of Chicago

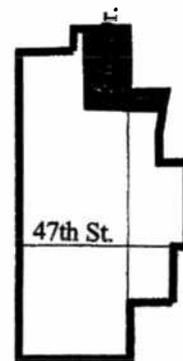
47th Street King Drive TIF

Eligibility Factors
Map 5 - Deterioration

Subarea B



MAP LOCATION



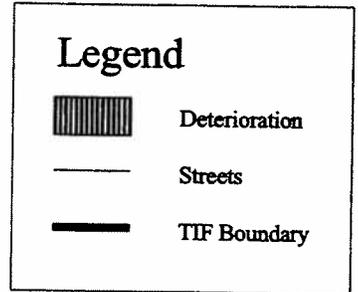
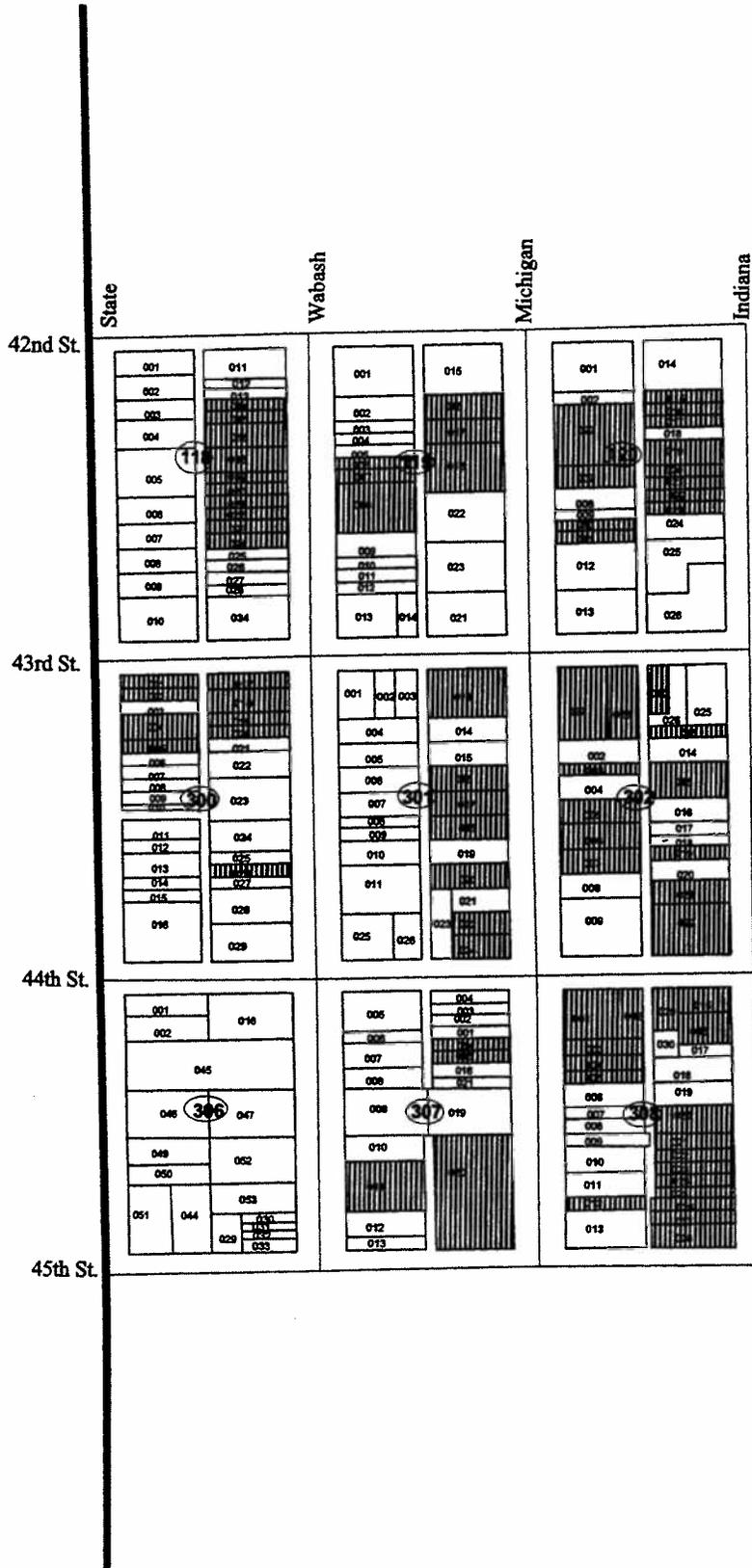
October 30, 2001

City of Chicago

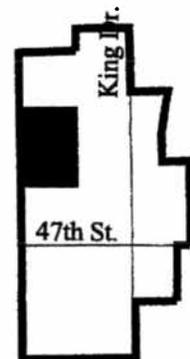
47th Street
King Drive TIF

Eligibility Factors
Map 5 - Deterioration

Subarea C



MAP LOCATION



39-37

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.	
	Land Planning	20 West Hubbard Street, Suite 700 Chicago, Illinois
	Telephone: 312.221.0200	FAX: 312.221.0200

NORTH	SCALE IN FEET

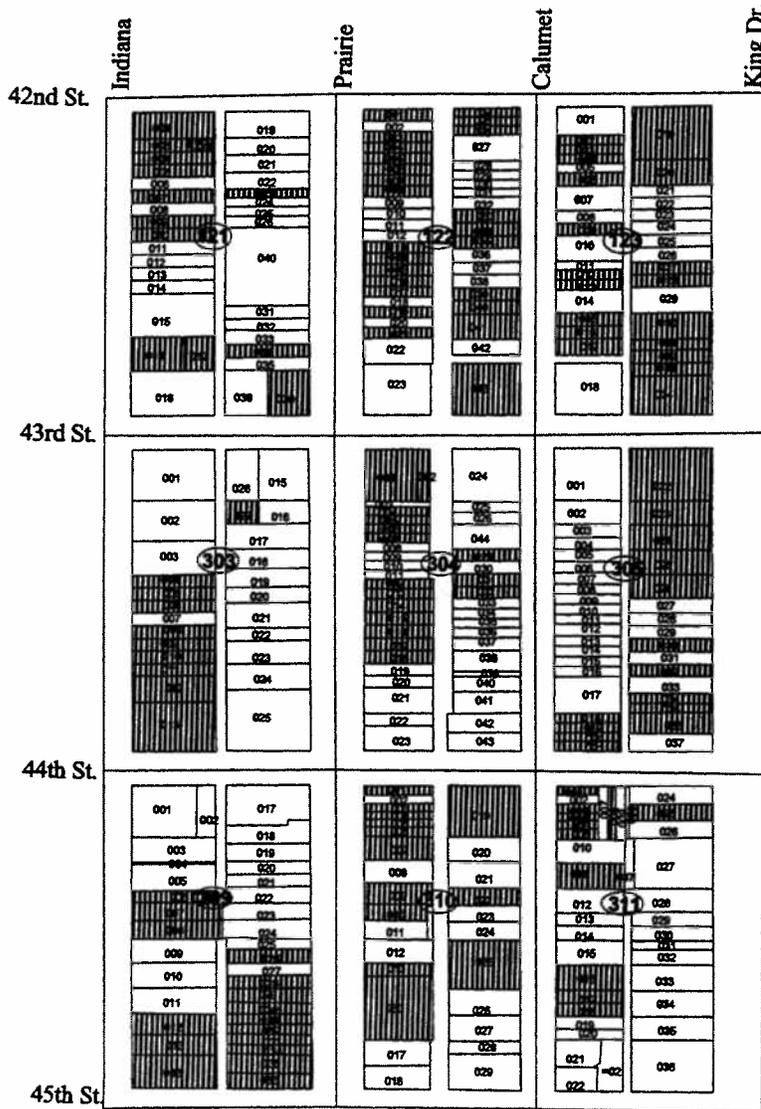
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors Map 5 - Deterioration

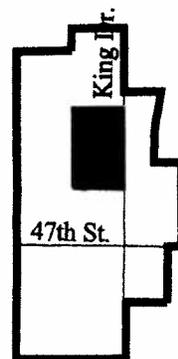
Subarea D



Legend

- Deterioration
- Streets
- TIF Boundary

MAP LOCATION



39-38

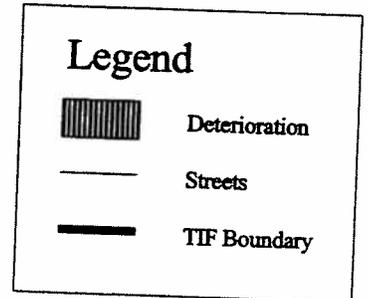
October 30, 2001

City of Chicago

47th Street
King Drive TIF

Eligibility Factors
Map 5 - Deterioration

Subarea E



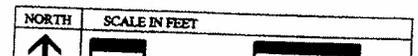
MAP LOCATION



39-39

LOUIK/SCHNEIDER & ASSOCIATES, INC.

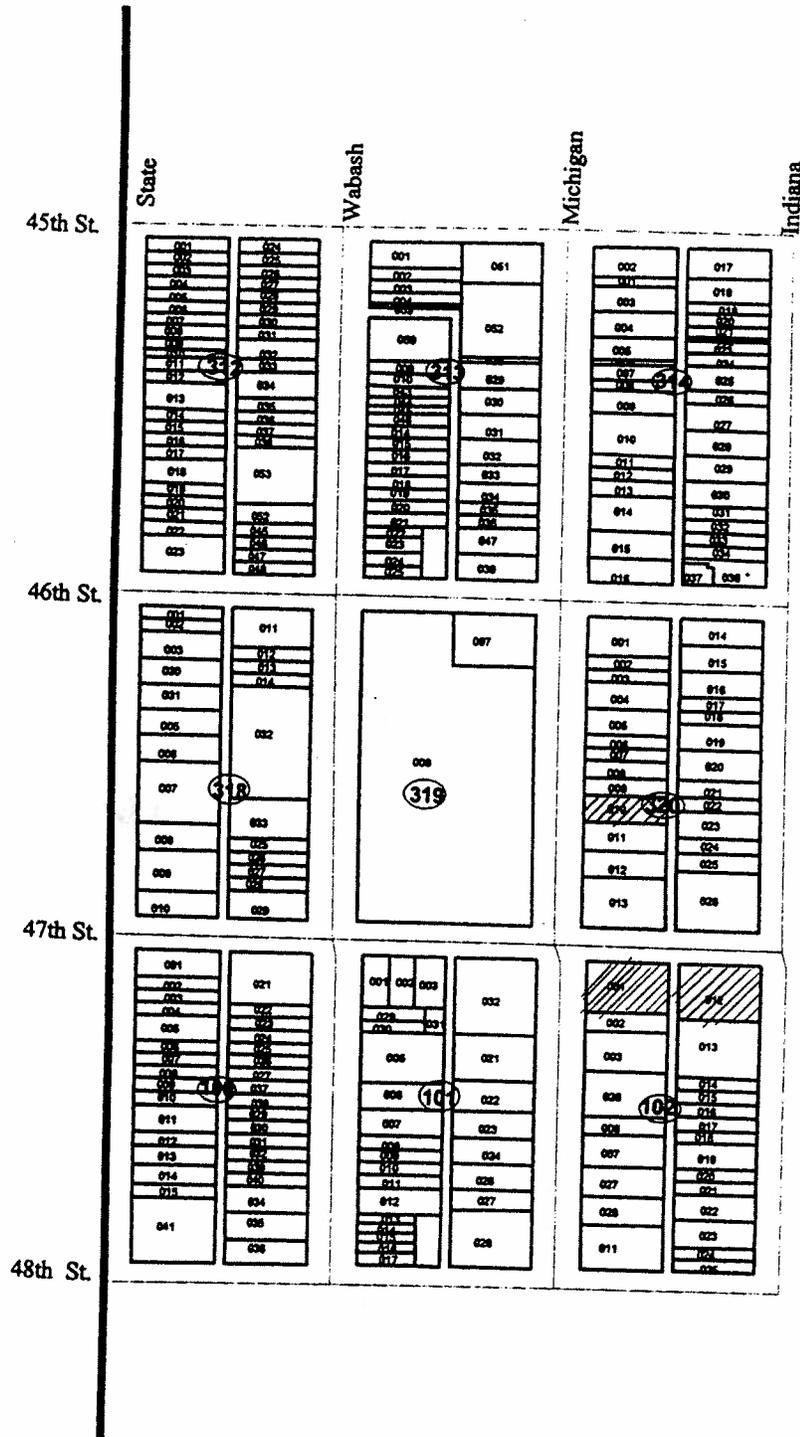
	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	22 West Jackson Place, Suite 700	Telephone: 847.375.2288
	Engineering/Architecture	Chicago, Illinois	Facsimile: 847.375.2288
	Urban Planning	6054	Fax: 847.375.2871



City of Chicago

47th Street King Drive TIF

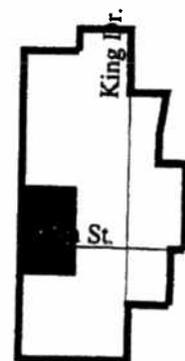
Map 3 Occupied Residential Units that Could Be Removed Within 23 Years



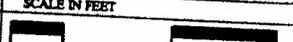
Legend

-  Occupied Residential Units that Could Be Removed Within 23 Years
-  Parcel
-  Streets
-  TIF Boundary

MAP LOCATION



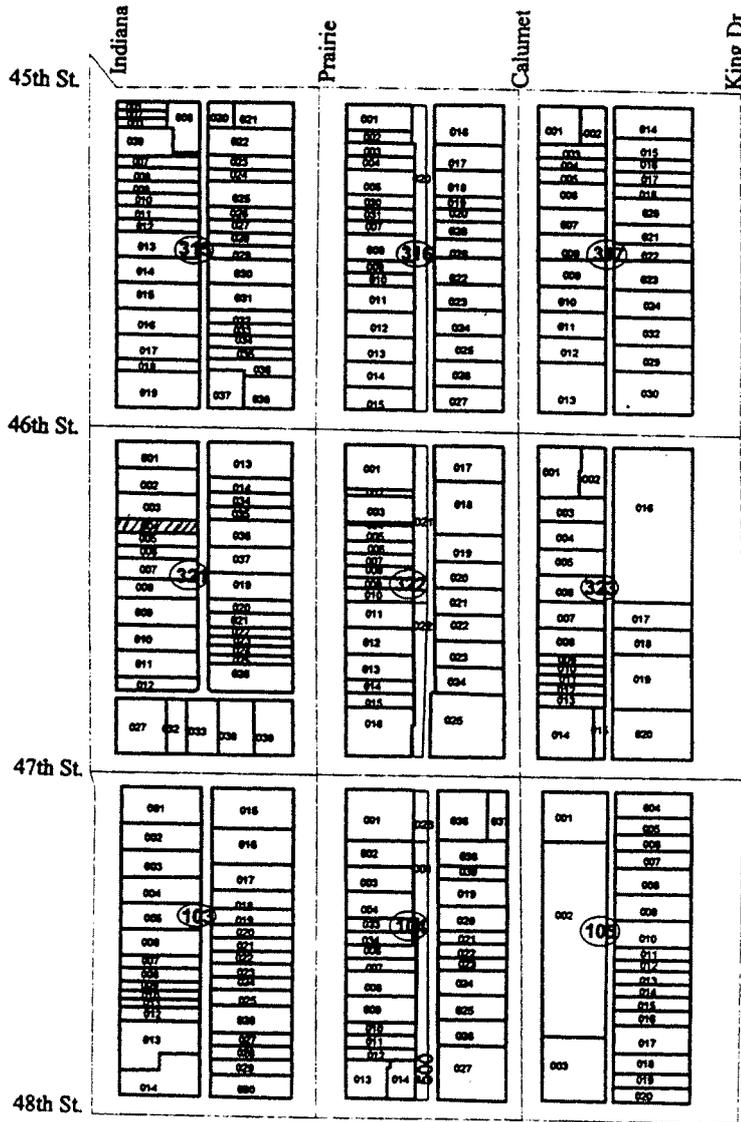
	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	20 West Jackson Place, Suite 700	Chicago, IL 60604
	Landmark Architecture	Chicago, Illinois	Telephone: 312.235.4200
	Urban Planning	0000	FAX: 312.235.4201

NORTH ↑	SCALE IN FEET 
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City of Chicago

47th Street King Drive TIF

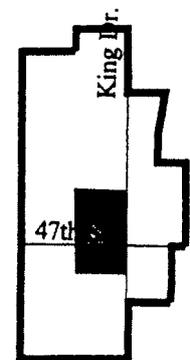
Map 3 Occupied Residential Units that Could Be Removed Within 23 Years



Legend

-  Occupied Residential Units that Could Be Removed Within 23 Years
-  Parcel
-  Streets
-  TIF Boundary

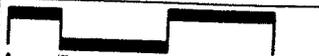
MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

15--5

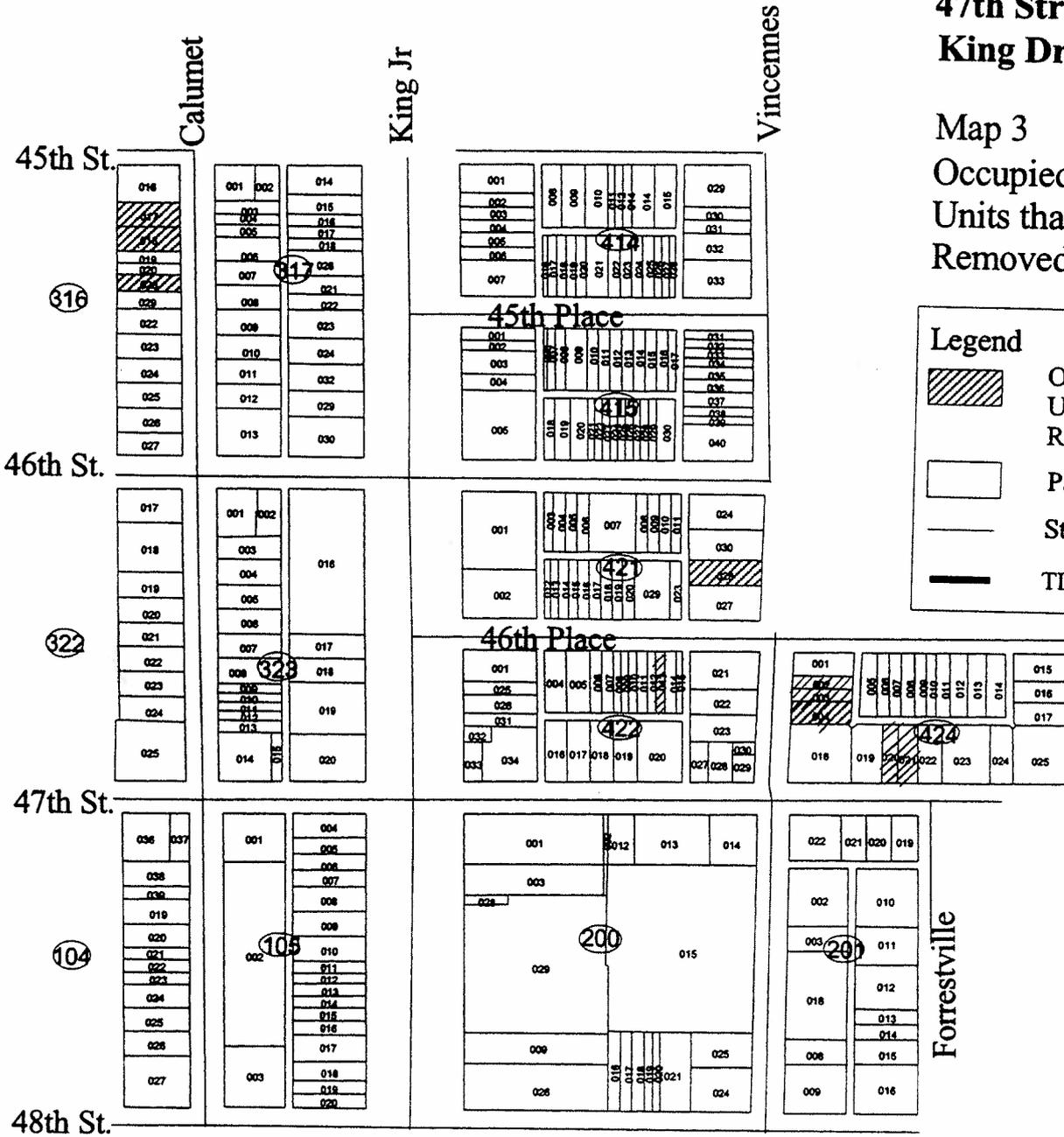
	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	222 West Madison Street, Suite 700	Telephone: 312.231.2222
	Landscape Architecture	Chicago, Illinois	Telex: 243433 THOMPSON
	Urban Planning	60606	Fax: 312.231.2271

NORTH	SCALE IN FEET
	

City of Chicago

47th Street King Drive TIF

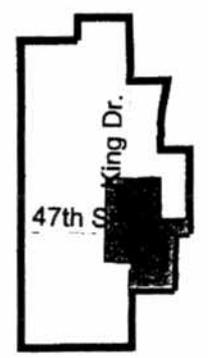
Map 3
Occupied Residential
Units that Could Be
Removed Within 23 Years



Legend

- Occupied Residential Units that Could Be Removed Within 23 Years
- Parcel
- Streets
- TIF Boundary

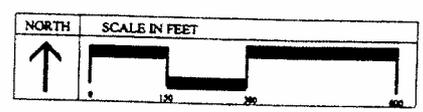
MAP LOCATION

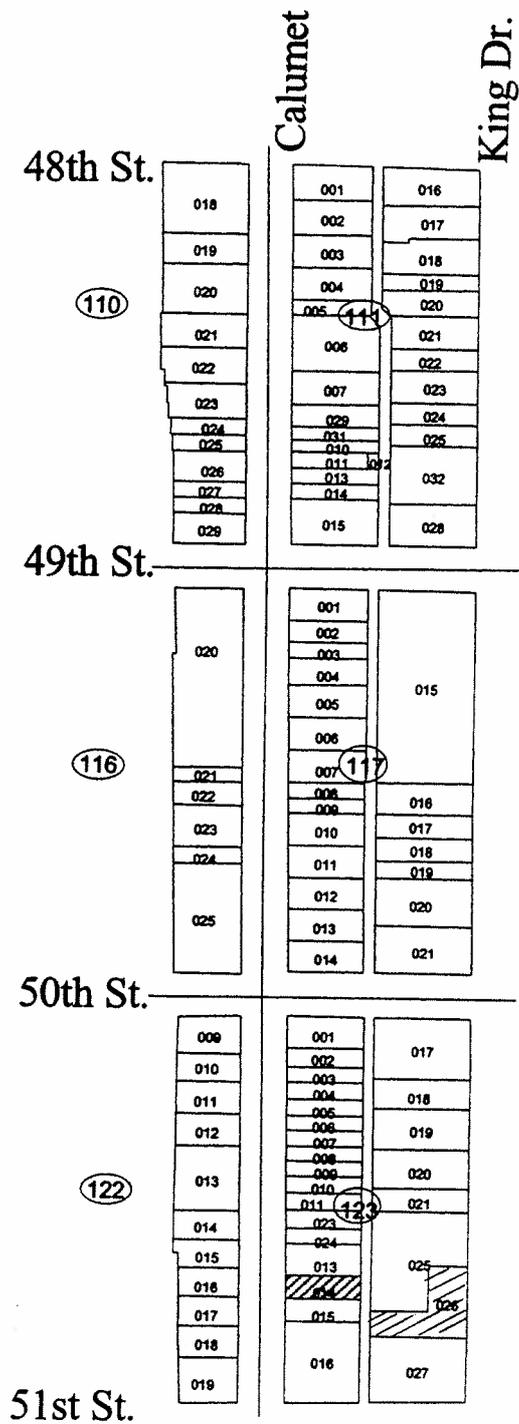


15-6

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	20 West Jackson Plaza, Suite 700	Telephone: 312.773.2288
	Landscape Architecture	Chicago, Illinois	E-Mail: tdy@tda.com
	Urban Planning	60614	Fax: 312.773.8971

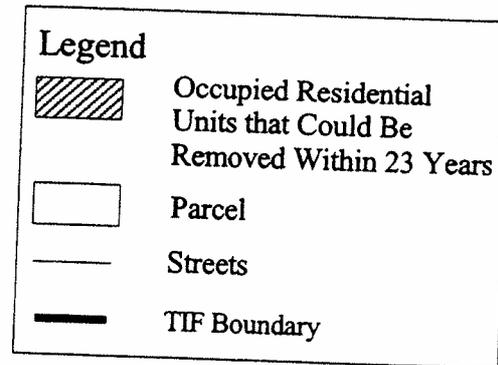




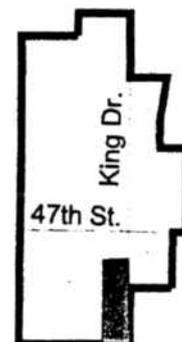
City of Chicago

**47th Street
King Drive TIF**

**Map 3
Occupied Residential
Units that Could Be
Removed Within 23 Years**



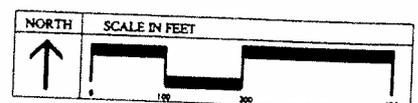
MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	213 West Jackson Plaza, Suite 900	Telephone 312.271.6200
	Landscape Architecture	Chicago, Illinois	E-Mail: tda@thompsondyke.com
	Urban Planning	60609	Fax: 312.271.6071

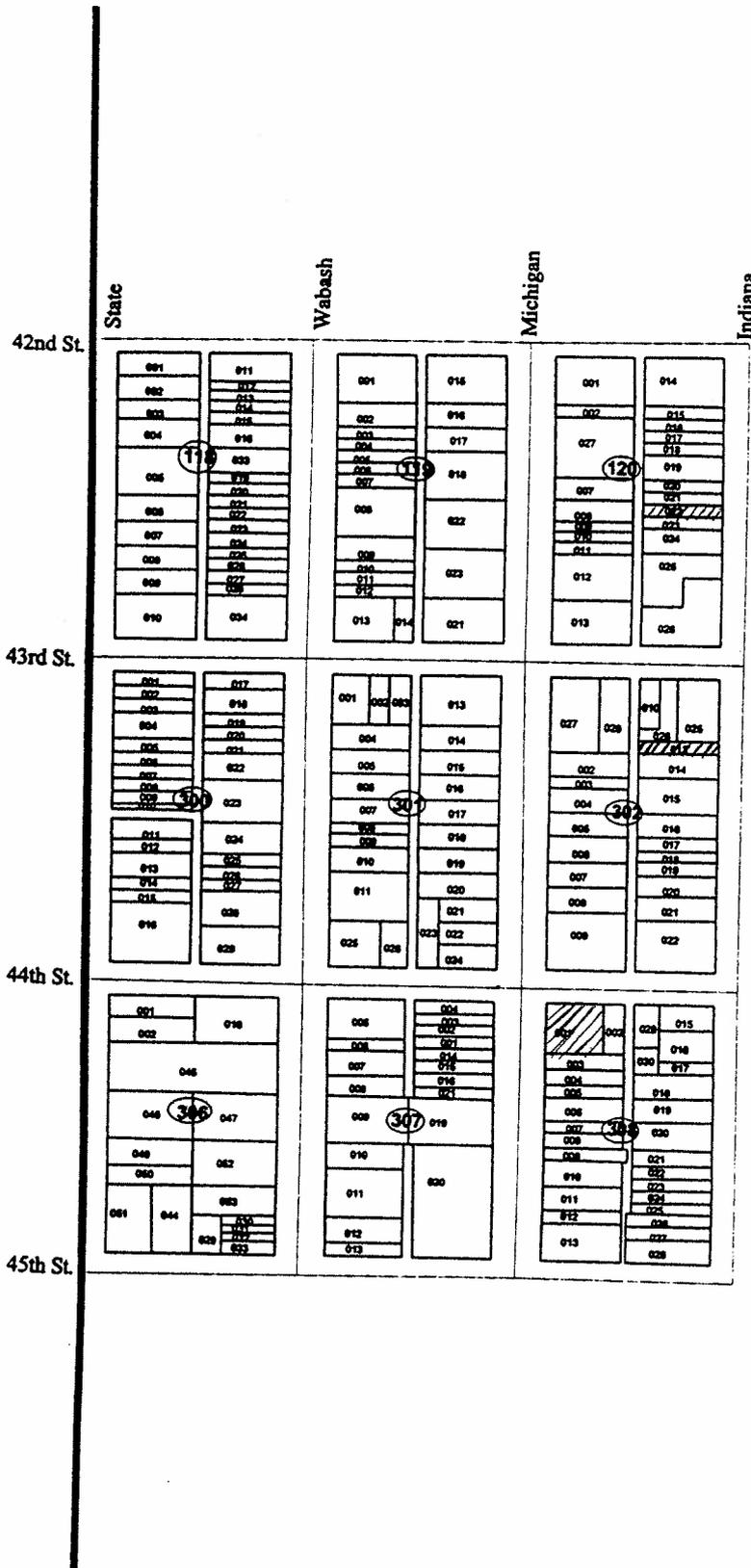
15-7



City of Chicago

47th Street King Drive TIF

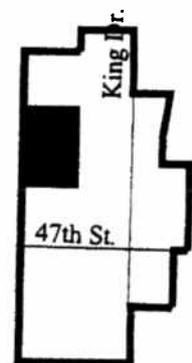
Map 3
Occupied Residential
Units that Could Be
Removed Within 23 Years



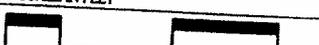
Legend

-  Occupied Residential Units that Could Be Removed Within 23 Years
-  Parcel
-  Streets
-  TIF Boundary

MAP LOCATION



	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	25 West Madison Street, Suite 202	Chicago, Illinois 60604
	Landmark Architecture	Chicago, Illinois	Telephone: 312.251.1800
	Urban Planning	Chicago, Illinois	FAX: 312.251.1801

NORTH	SCALE IN FEET
	

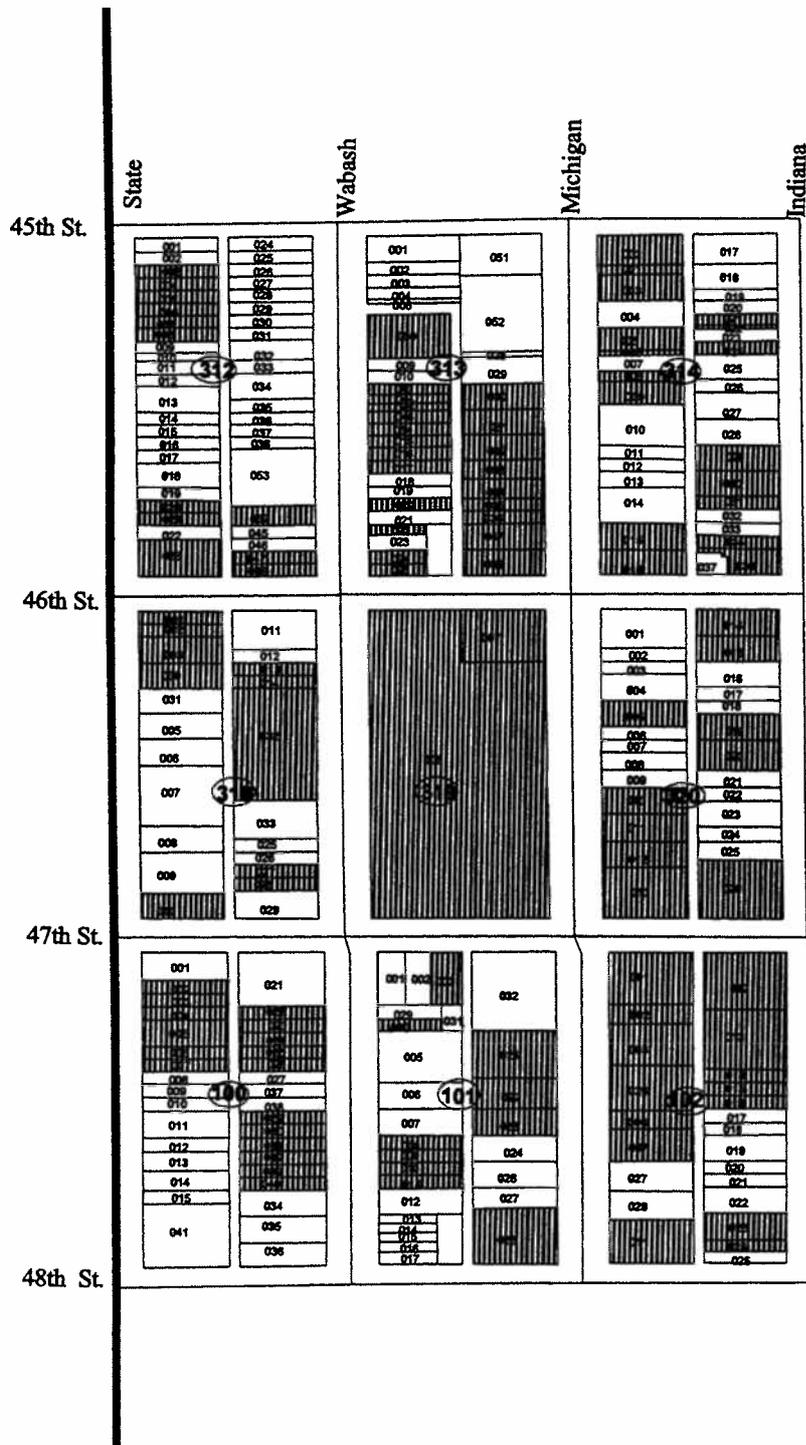
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 5 - Deterioration

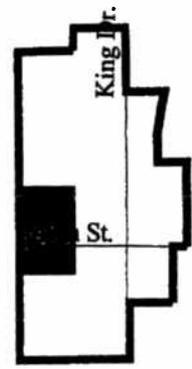
Subarea F



Legend

- Deterioration
- Streets
- TIF Boundary

MAP LOCATION



39-40

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	233 West Madison Street, Suite 700	Chicago, Illinois 60606
	Landmark Architecture	Chicago, Illinois	Telephone: 312.222.4200
	Urban Planning	60606	FAX: 312.222.4200

NORTH	SCALE IN FEET

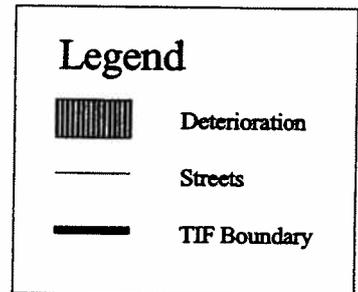
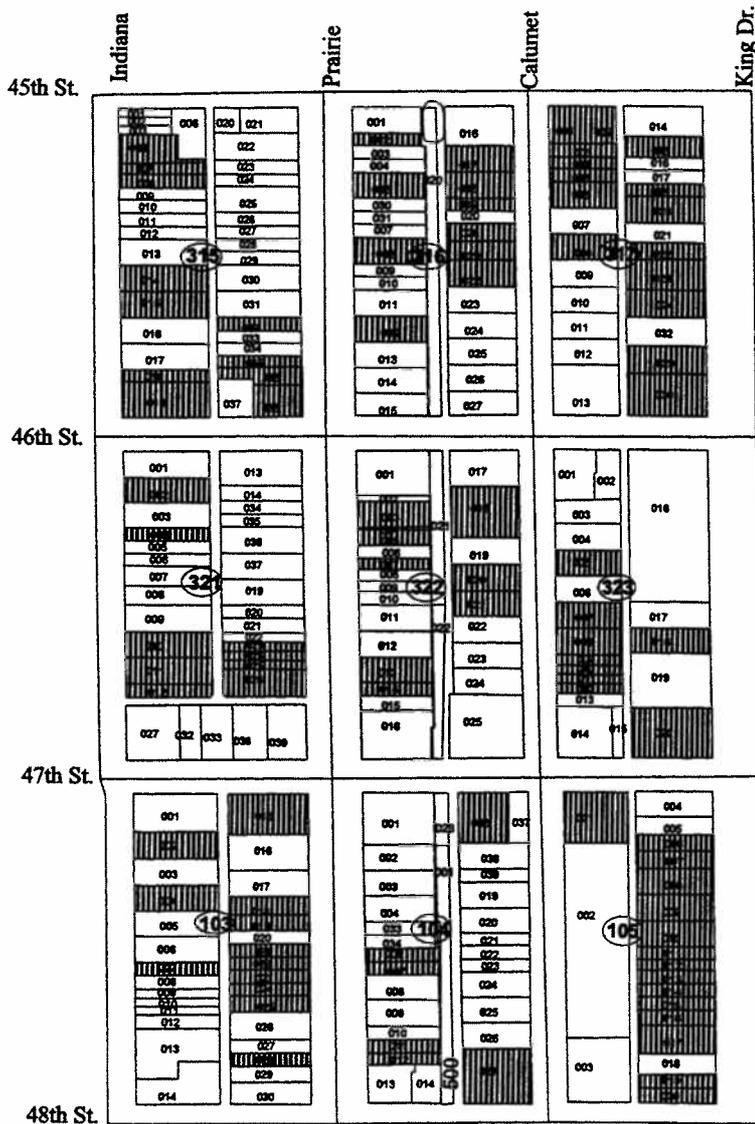
October 30, 2001

City of Chicago

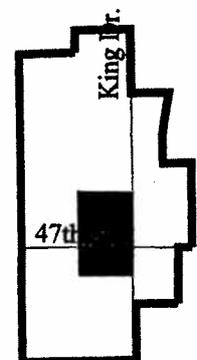
47th Street King Drive TIF

Eligibility Factors
Map 5 - Deterioration

Subarea G



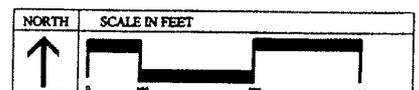
MAP LOCATION



39-41

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	233 West Madison Plaza, Suite 700	Telephone 312.271.4200
	Landscape Architecture	Chicago, Illinois	FAX 312.271.4200
	Urban Planning	60610	Internet info@tda.com



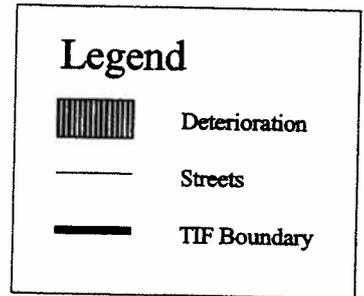
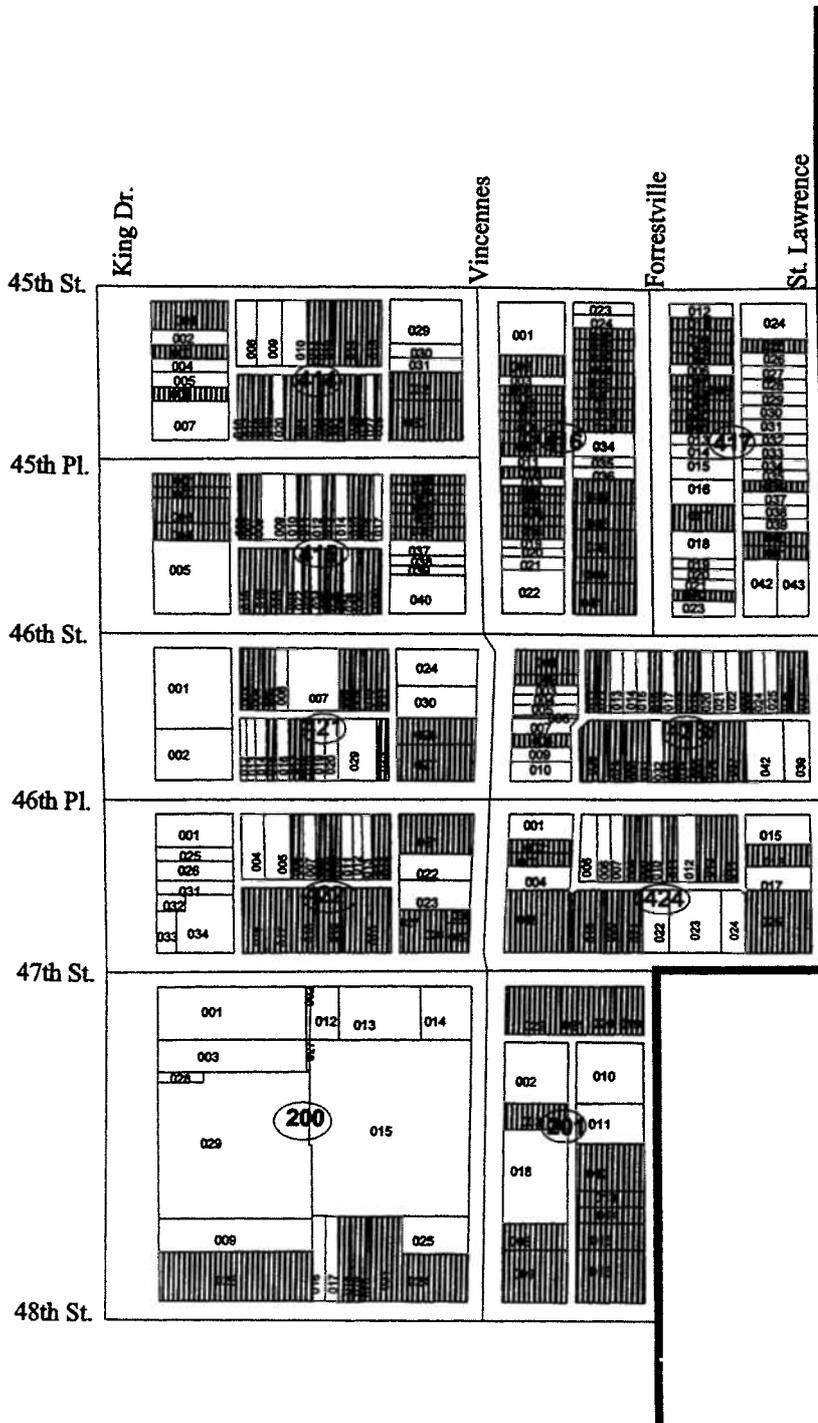
October 30, 2001

City of Chicago

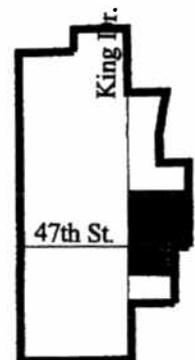
47th Street King Drive TIF

Eligibility Factors
Map 5 - Deterioration

Subarea H



MAP LOCATION



39-42

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land/Planning	233 West Madison Plaza, Suite 700	Telephone 417.272.6300
	Landscape Architecture	Chicago, Illinois	FAX 417.272.6300
	Urban Planning	60614	Web: www.thompson-dyke.com

NORTH	SCALE IN FEET

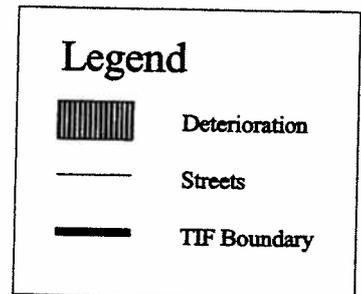
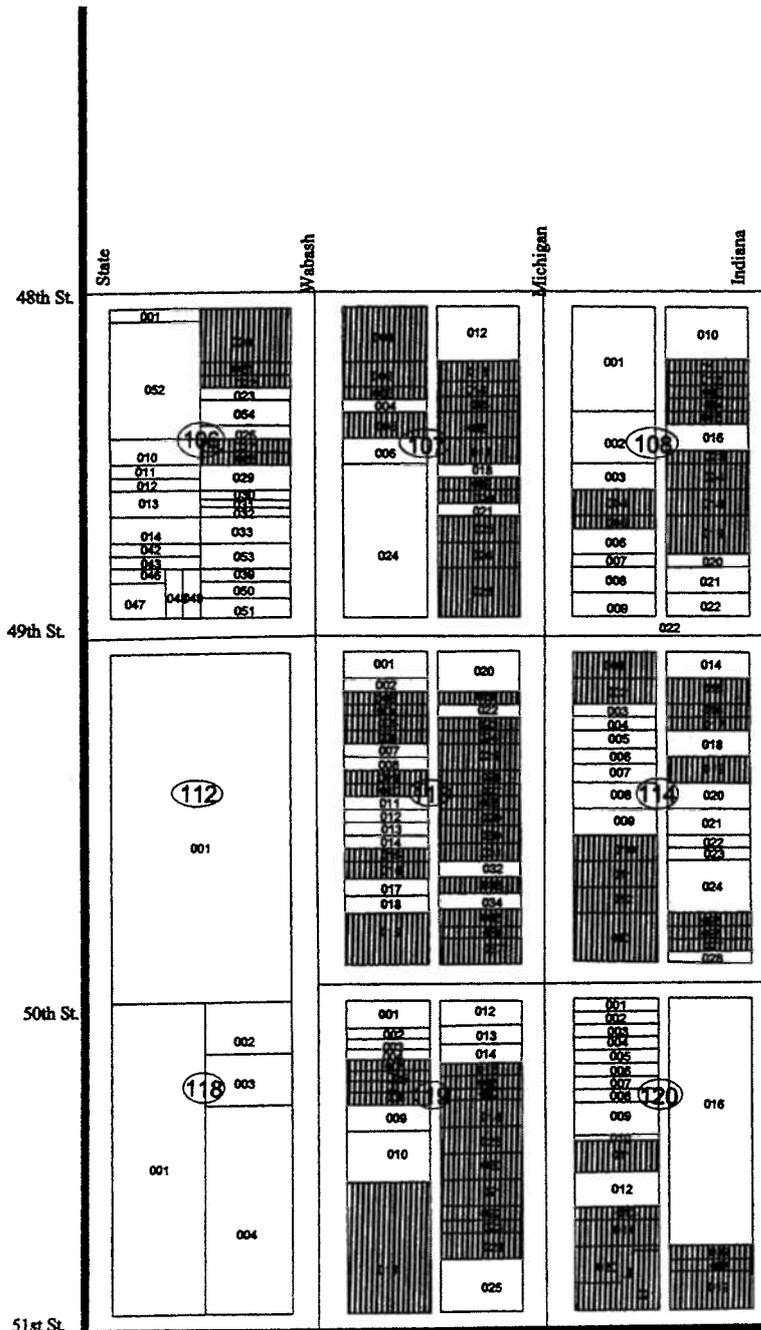
October 30, 2001

City of Chicago

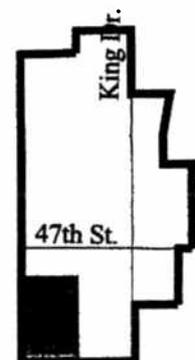
47th Street King Drive TIF

Eligibility Factors Map 5 - Deterioration

Subarea I



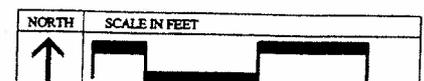
MAP LOCATION



39-43

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Lead Planning	303 West Madison Plaza, Suite 700	Telephone: 647.372.6280
	Landscape Architecture	Chicago, Illinois	E-Mail: info@tdaassociates.com
	Urban Planning	60610	Fax: 647.372.9871



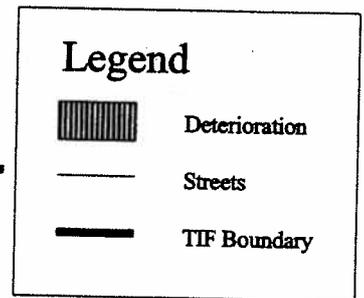
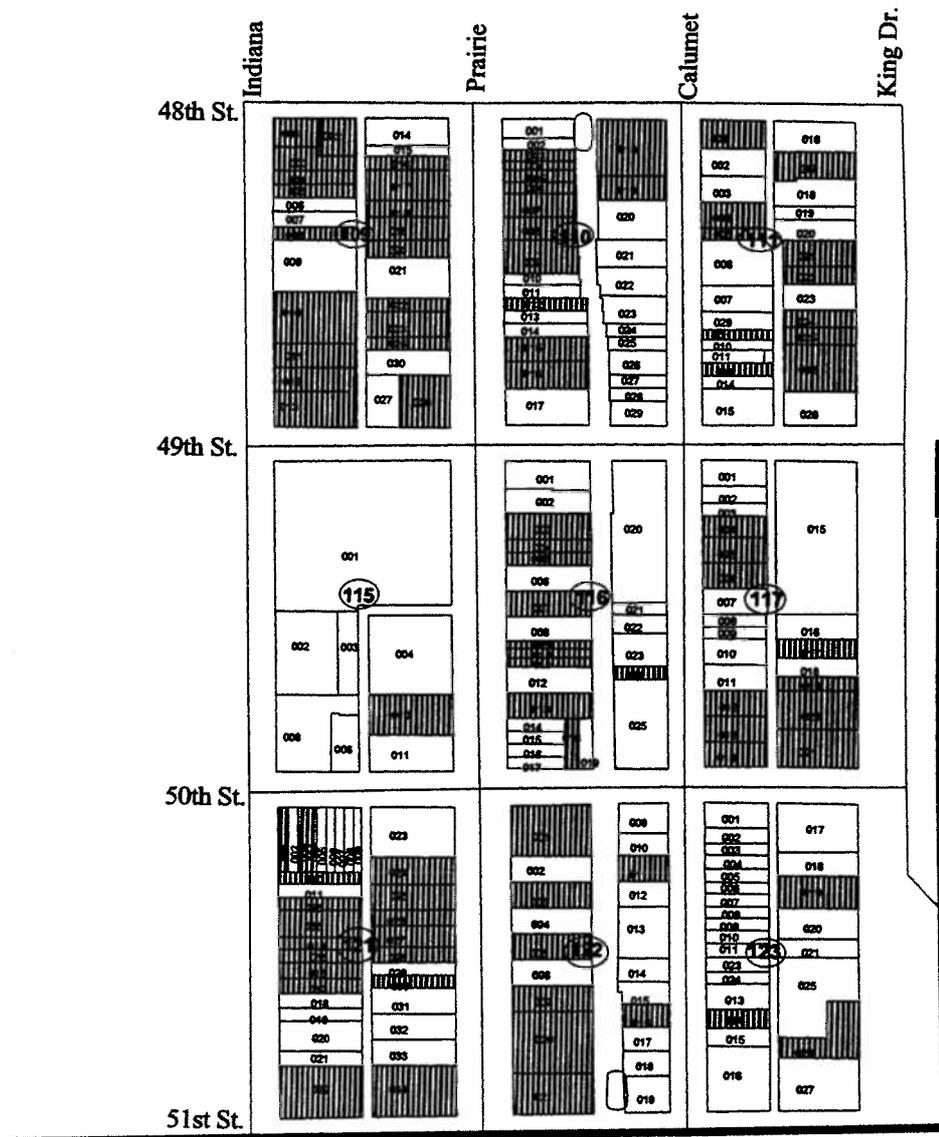
October 30, 2001

City of Chicago

47th Street
King Drive TIF

Eligibility Factors
Map 5 - Deterioration

Subarea J



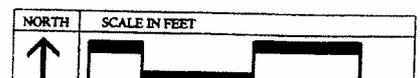
MAP LOCATION



39-44

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	313 West Madison Plaza, Suite 700	Telephone 847.273.4200
	Landscape Architecture	Chicago, Illinois	E-Mail tda@thompsondyke.com
	Urban Planning	60610	Fax 847.273.2971



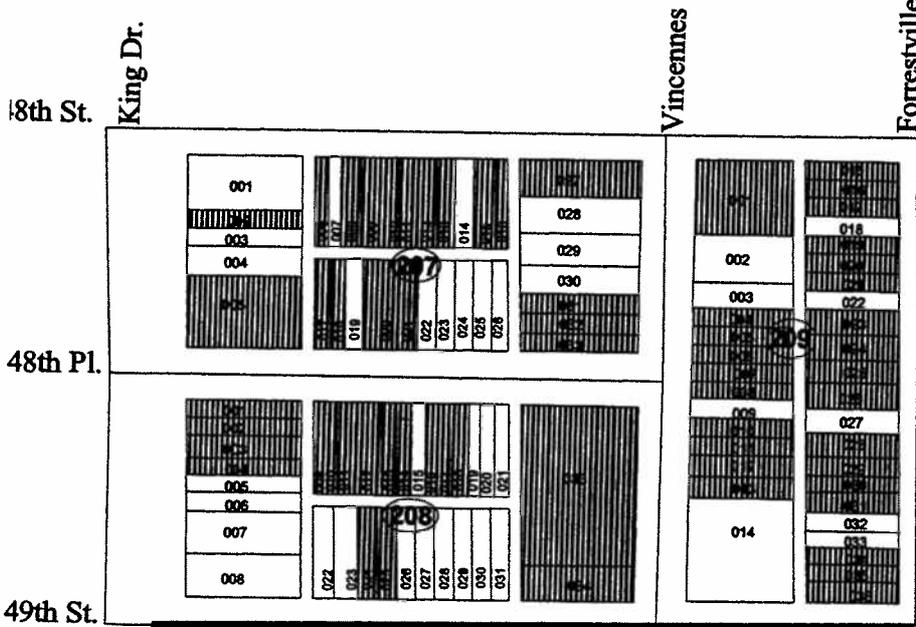
October 30, 2001

City of Chicago

47th Street
King Drive TIF

Eligibility Factors
Map 5 - Deterioration

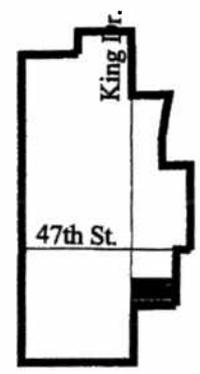
Subarea K



Legend

-  Deterioration
-  Streets
-  TIF Boundary

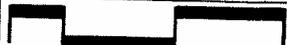
MAP LOCATION



39-45

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land/Planning	31 West Madison Plaza, Suite 700	Telephone 407.273.4399
	Landscape Architecture	Chicago, Illinois	63661 444@tda.com
Urban Planning	60608	Fax 407.273.5071	

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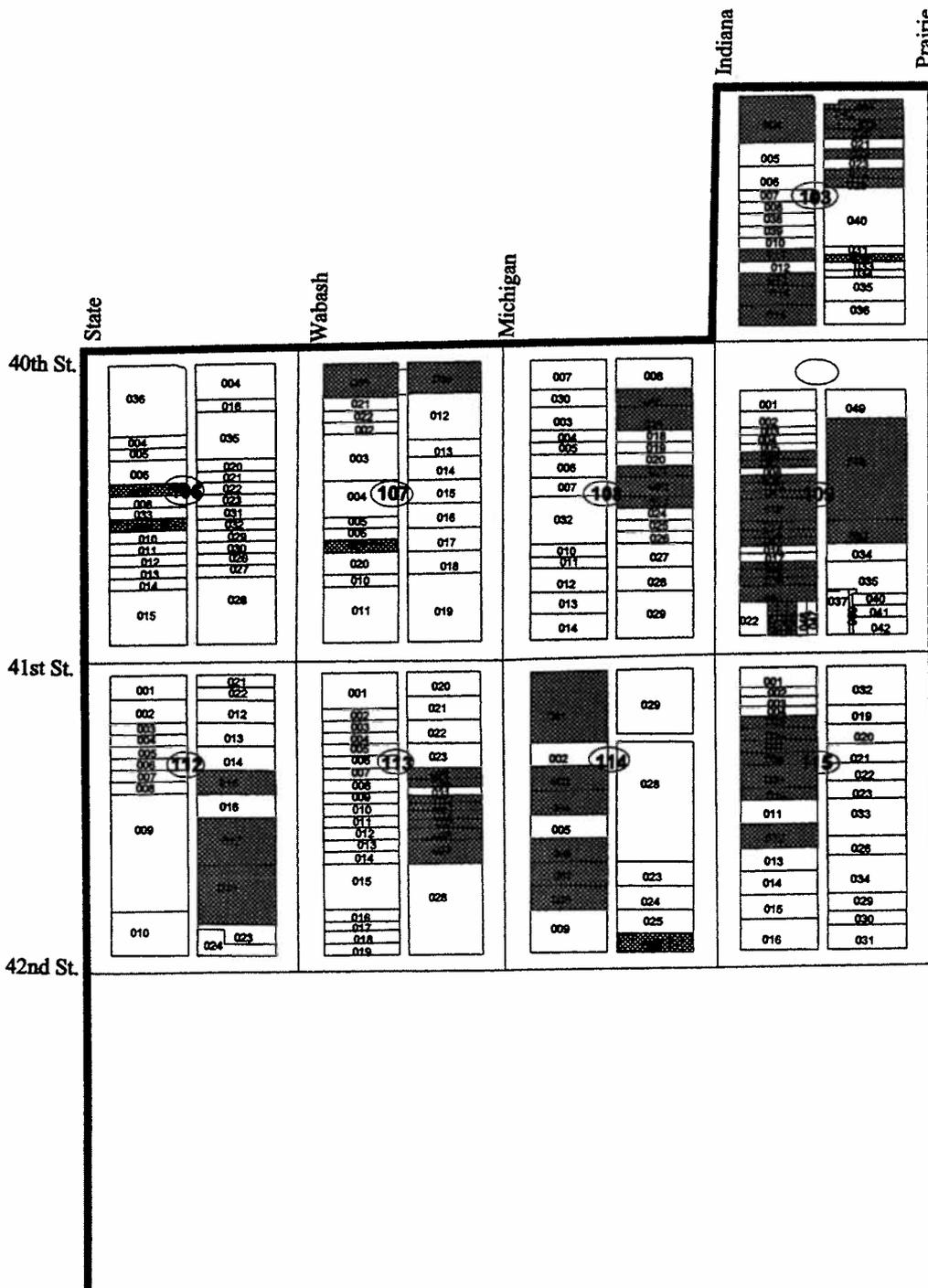
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors Map 6 - Deleterious Land Use & Layout

Subarea A



Legend

-  Deleterious
-  Streets
-  TIF Boundary

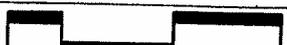
MAP LOCATION



39-46

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	317 West Madison Plaza, Suite 700	Telephone: 312.271.8888
	Landmark Architecture	Chicago, Illinois	31466 146th Street, Suite 200
Urban Planning	6050		Fax: 312.271.8771

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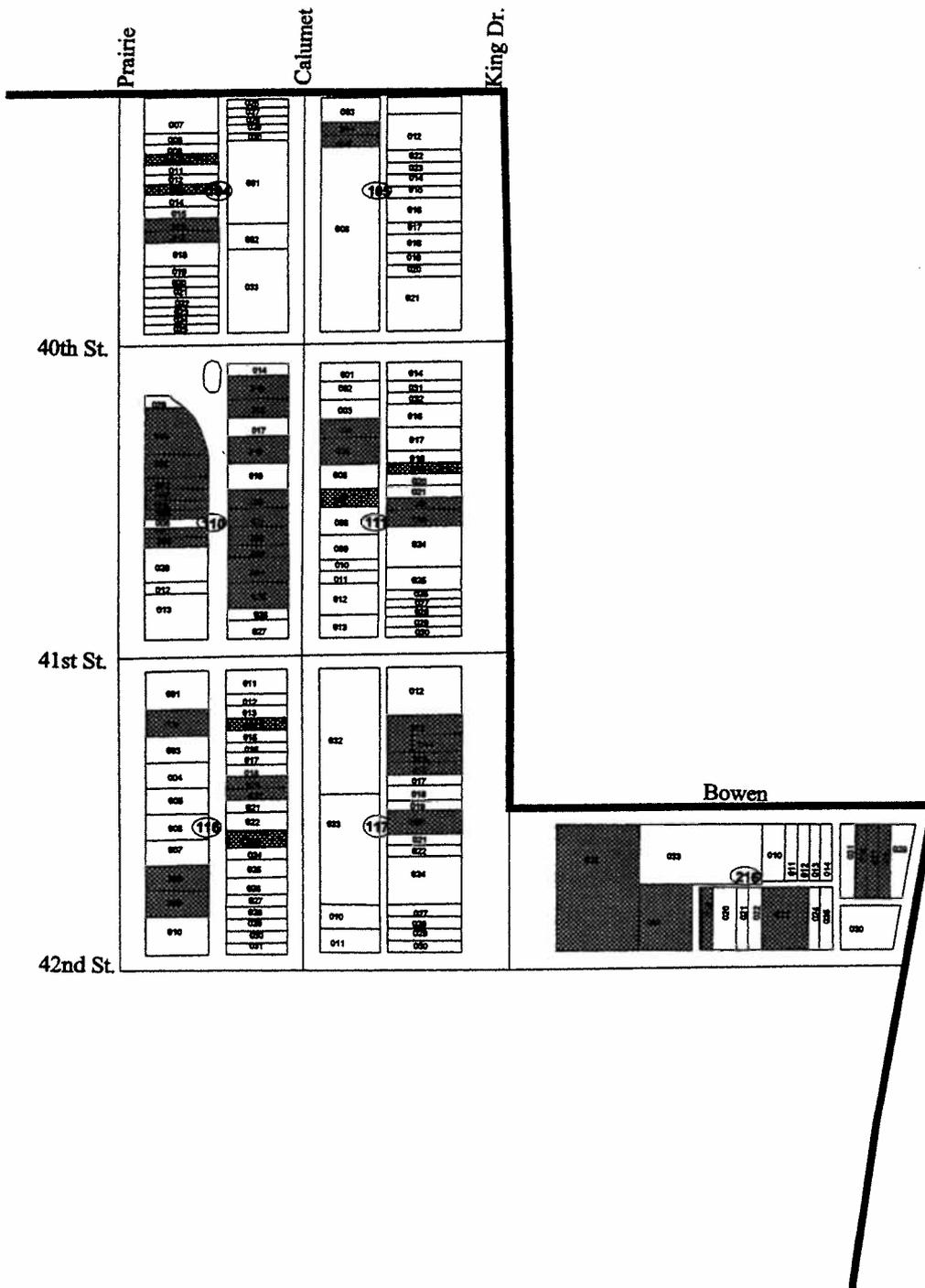
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

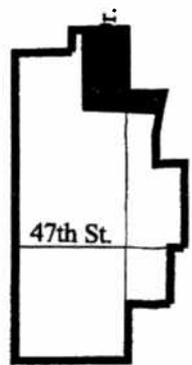
Subarea B



Legend

-  Deleterious
-  Streets
-  TIF Boundary

MAP LOCATION



39-47

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	213 West Jackson Place, Suite 700	Telephone 947.373.4200
	Landscape Architecture	Chicago, Illinois	E-MAIL tda@thompsondyke.com
	Urban Planning	60606	Fax 947.373.8971

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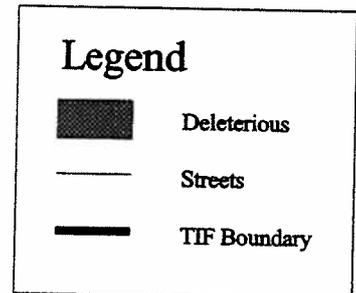
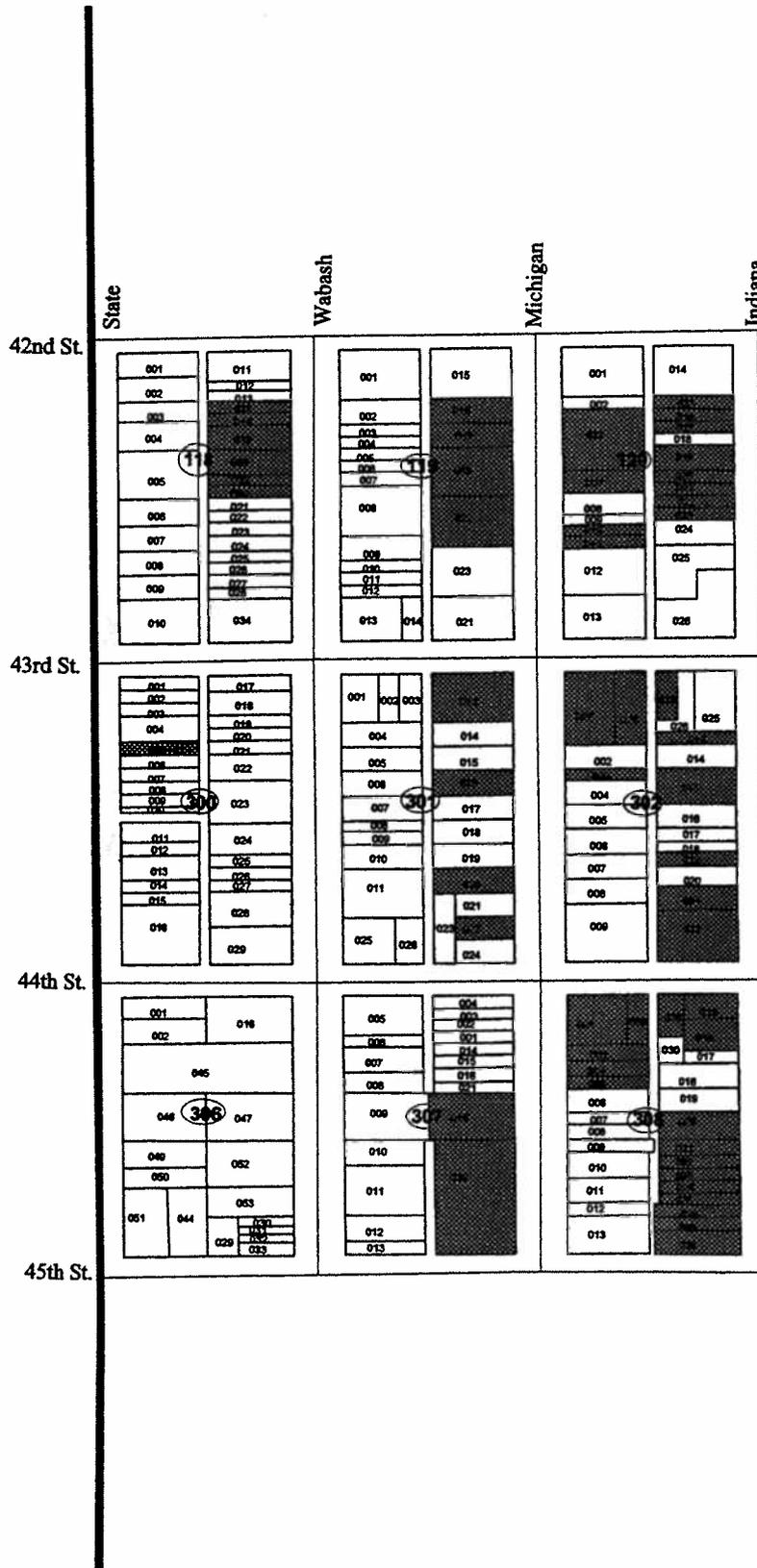
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

Subarea C



MAP LOCATION



39-48

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	233 West Madison Street, Suite 700	Telephone: 312.271.8800
	Landscape Architecture	Chicago, Illinois	E-Mail: info@tda.com
	Urban Planning	6060	Fax: 312.271.8871

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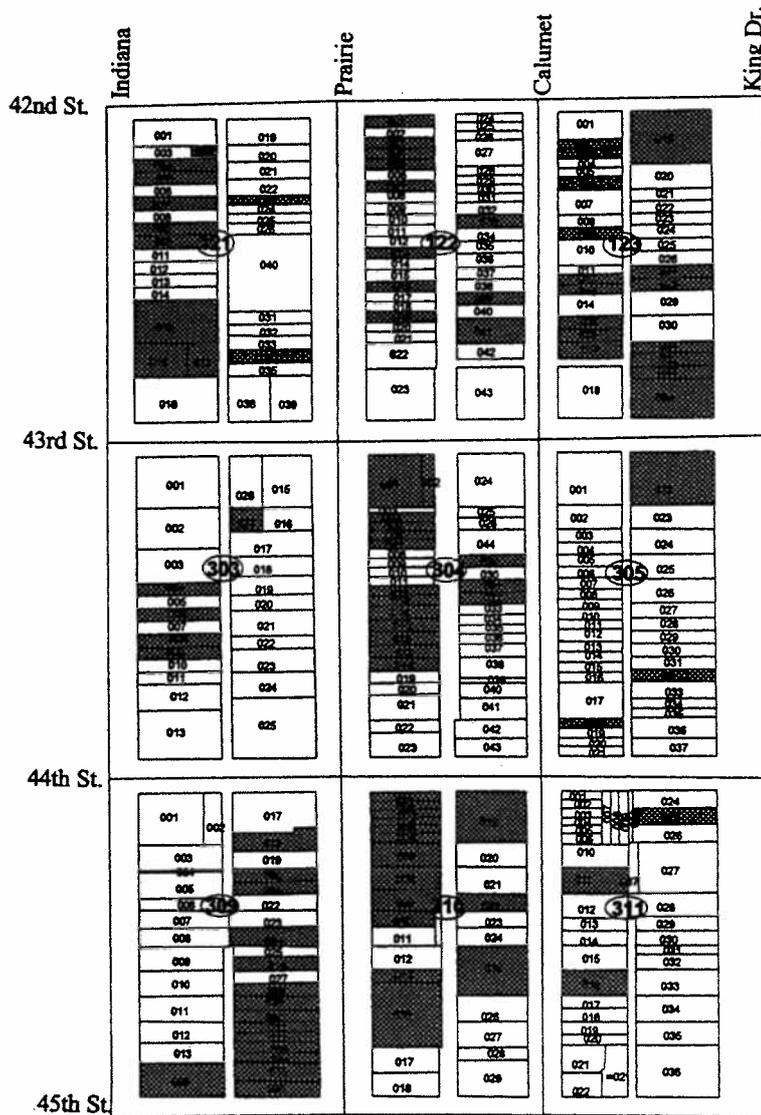
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City of Chicago

47th Street King Drive TIF

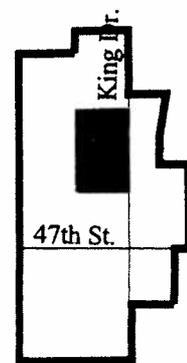
Eligibility Factors Map 6 - Deleterious Land Use & Layout

Subarea D



Legend	
	Deleterious
	Streets
	TIF Boundary

MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land/Planning	22 West Madison Place, Suite 700	Chicago, IL 60601
	Architecture/Interior	Telephone: 312.771.8800	Fax: 312.771.8877
	Other Planning	Chicago, Illinois	

39-49

NORTH	SCALE IN FEET

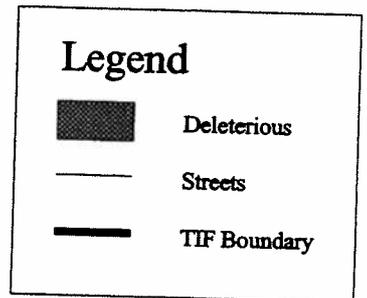
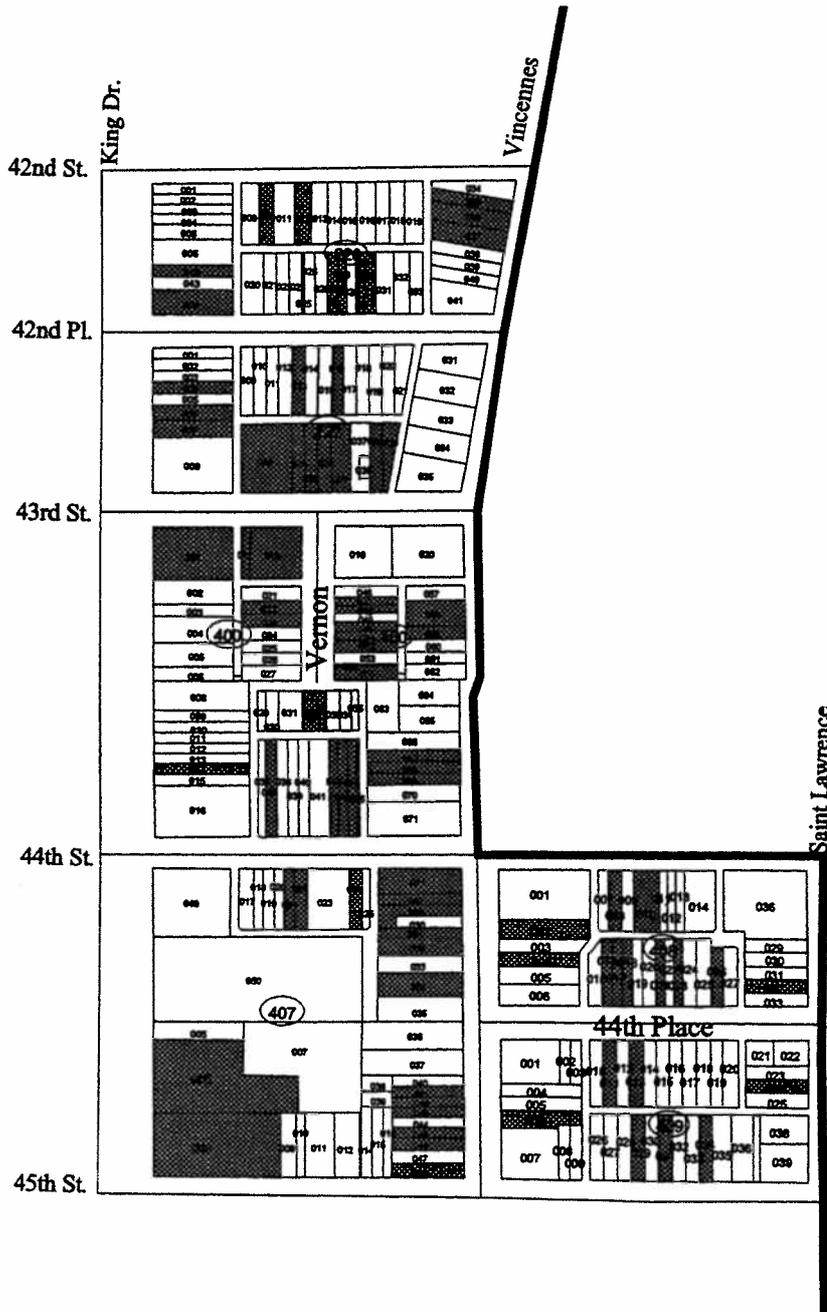
October 30, 2001

City of Chicago

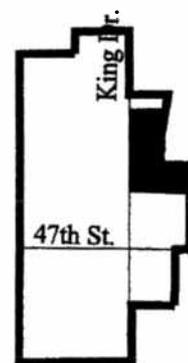
47th Street King Drive TIF

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

Subarea E



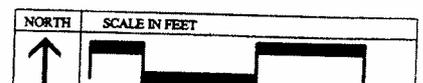
MAP LOCATION



39-50

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Lead Planning	233 West Madison Street, Suite 700	Telephone: 312.771.8800
	Landmark Architecture	Chicago, Illinois	E-Mail: tda@thompsondyke.com
	Urban Planning	6040	Fax: 312.771.0071



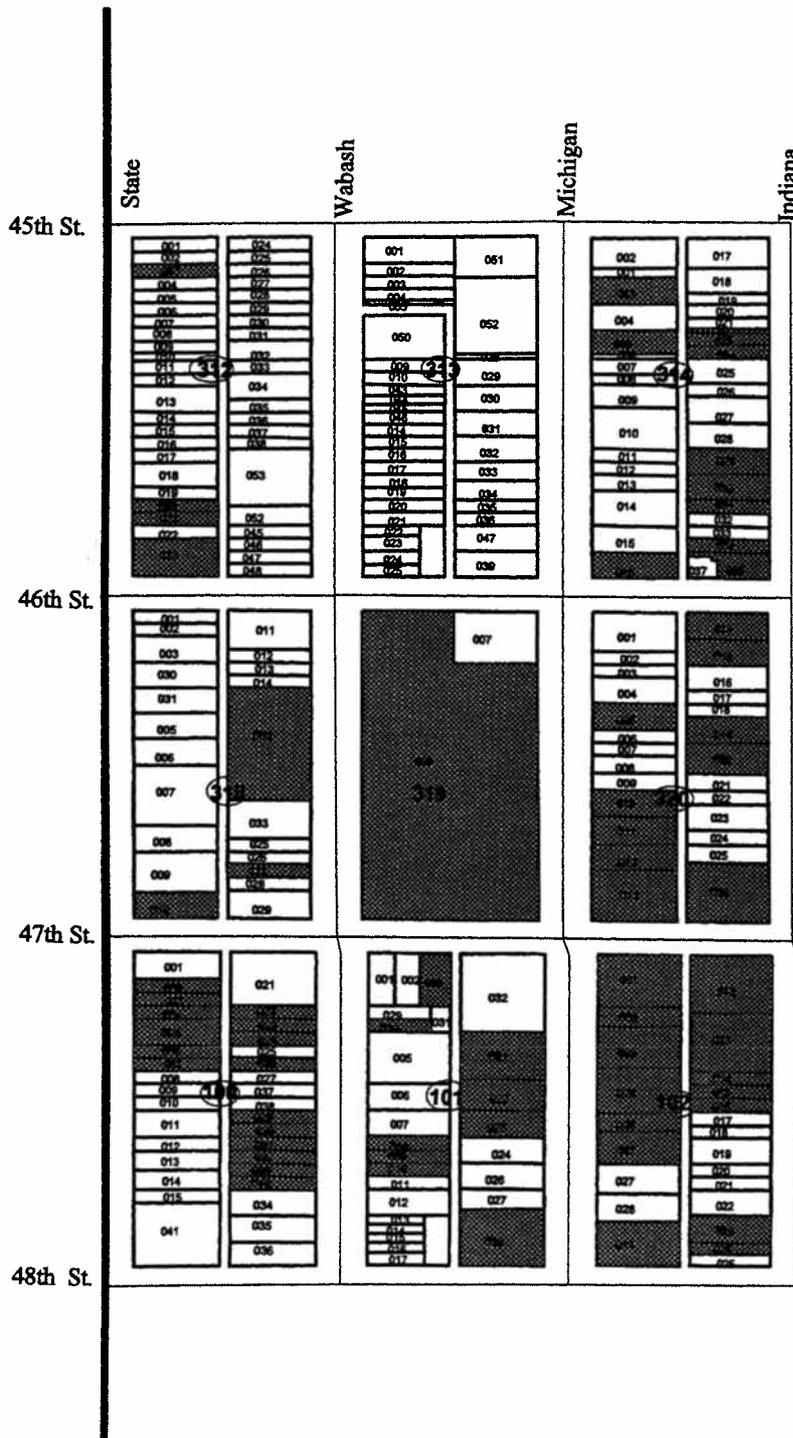
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 6- Deleterious
Land Use & Layout

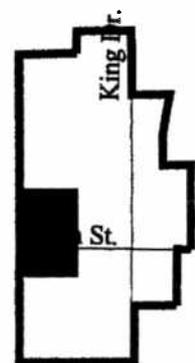
Subarea F



Legend

- Deleterious
- Streets
- TIF Boundary

MAP LOCATION



39-51

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	213 West Madison Plaza, Suite 700	Telephone 472.291.0000
	Landmark Architecture	Chicago, Illinois	E-Mail tda@thompsondyke.com
	Urban Planning	60606	Fax 472.291.0071

NORTH	SCALE IN FEET

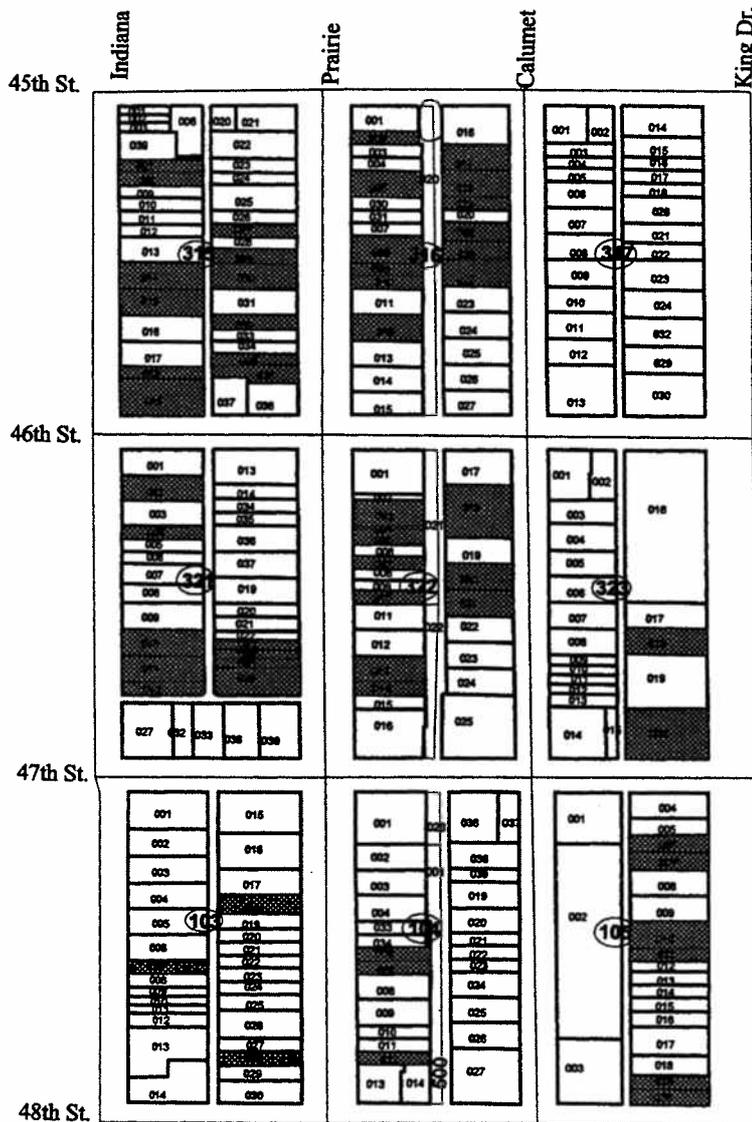
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

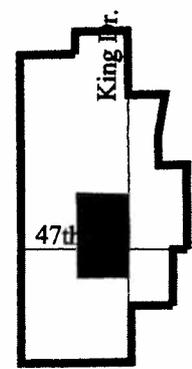
Subarea G



Legend

- Deleterious
- Streets
- TIF Boundary

MAP LOCATION



39-52

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	213 West Lorain Place, Suite 700	Telephone: 647.271.0200
	Landscape Architecture	Chicago, Illinois	E-Mail: info@tda.com
	Urban Planning	60606	Fax: 647.271.9071

NORTH	SCALE IN FEET

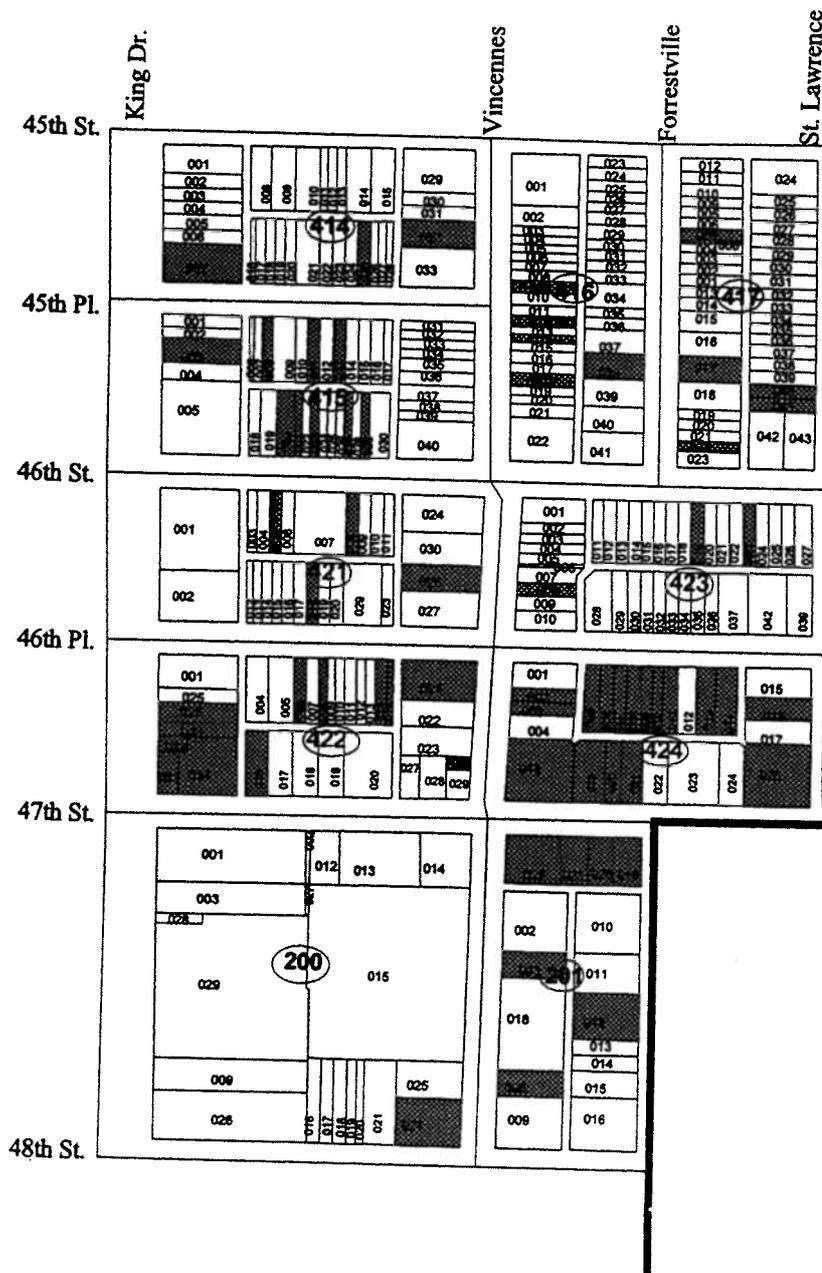
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

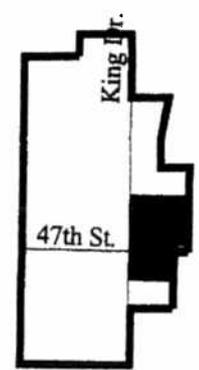
Subarea H



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-  Deleterious
-  Streets
-  TIF Boundary

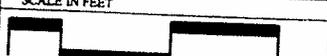
MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

39-53

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	312 West Madison Street, Suite 700	Chicago, Illinois 60601
	City Planning	312 West Madison Street, Suite 700	Chicago, Illinois 60601
	Urban Planning	312 West Madison Street, Suite 700	Chicago, Illinois 60601

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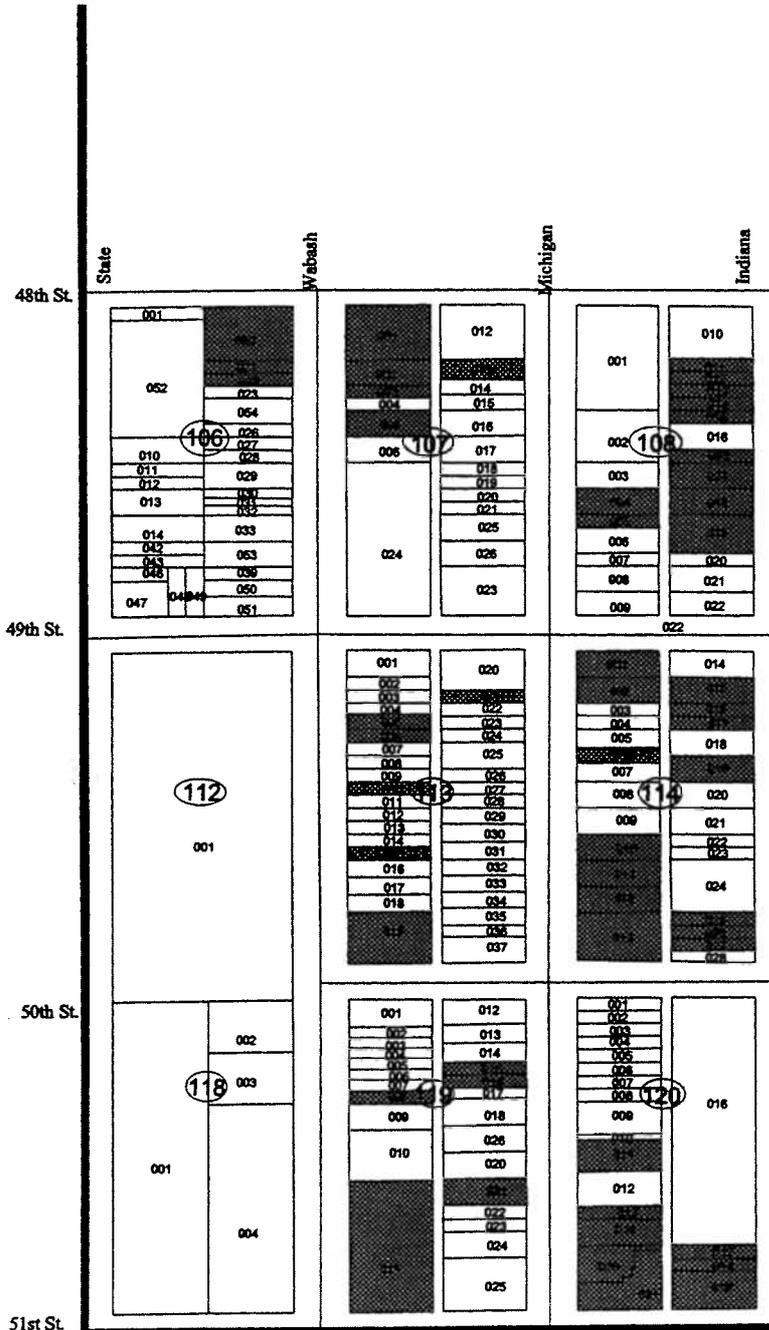
October 30, 2001

City of Chicago

**47th Street
King Drive TIF**

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

Subarea I



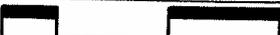
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-  Deleterious
-  Streets
-  TIF Boundary

MAP LOCATION



	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land/Planning	215 West Superior Street, Suite 700	Chicago, Illinois 60604
	Engineering/Architecture	215 West Superior Street, Suite 700	Chicago, Illinois 60604
	Urban Planning	215 West Superior Street, Suite 700	Chicago, Illinois 60604

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October 30, 2001

City of Chicago

47th Street King Drive TIF

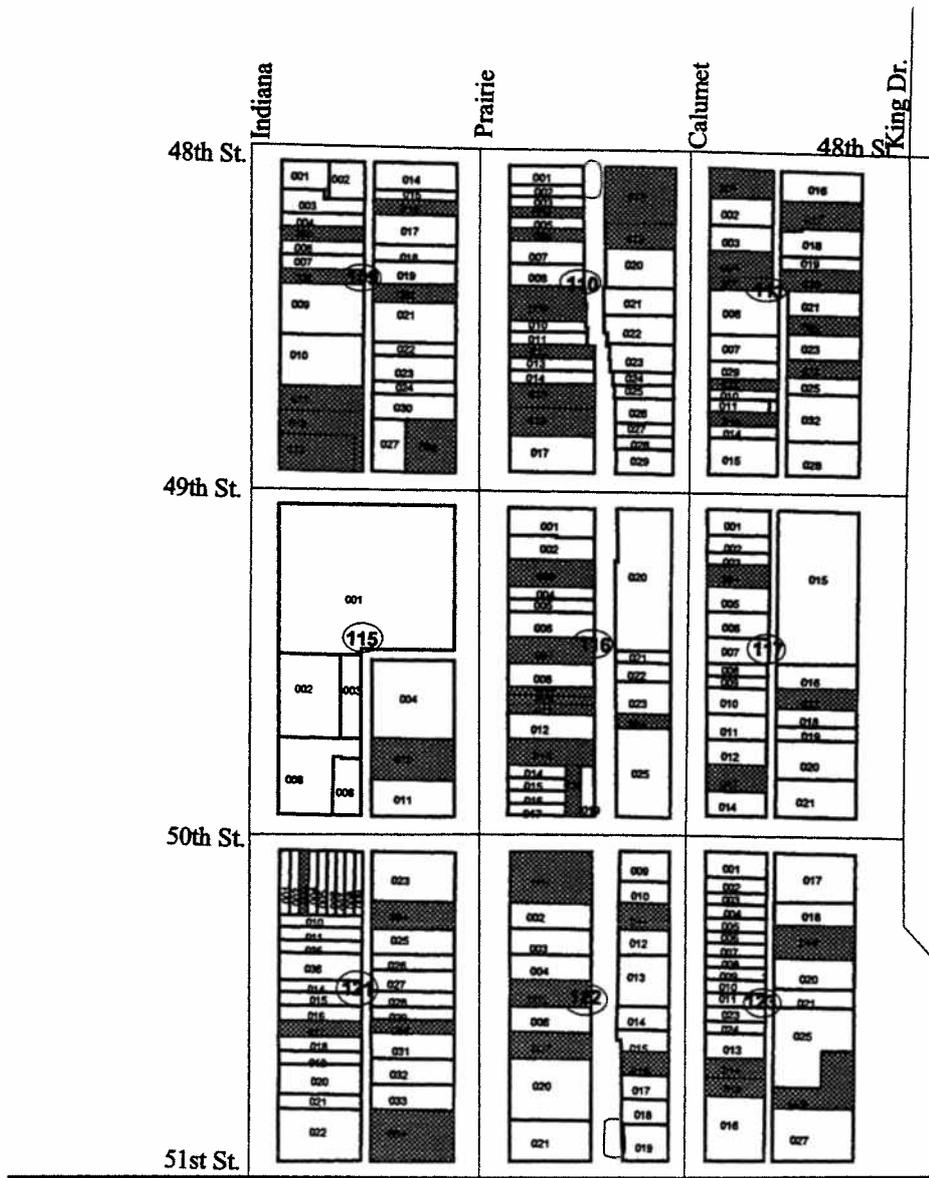
Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

Subarea J

Legend

-  Deleterious
-  Streets
-  TIF Boundary

MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.	
	Land Planning	333 West Madison Street, Suite 700 Chicago, Illinois 60606
	Leakage Analysis	Telephone: 973.721.8800 E-Mail: info@tda.com Fax: 973.721.9071
	Other Planning	

39-55

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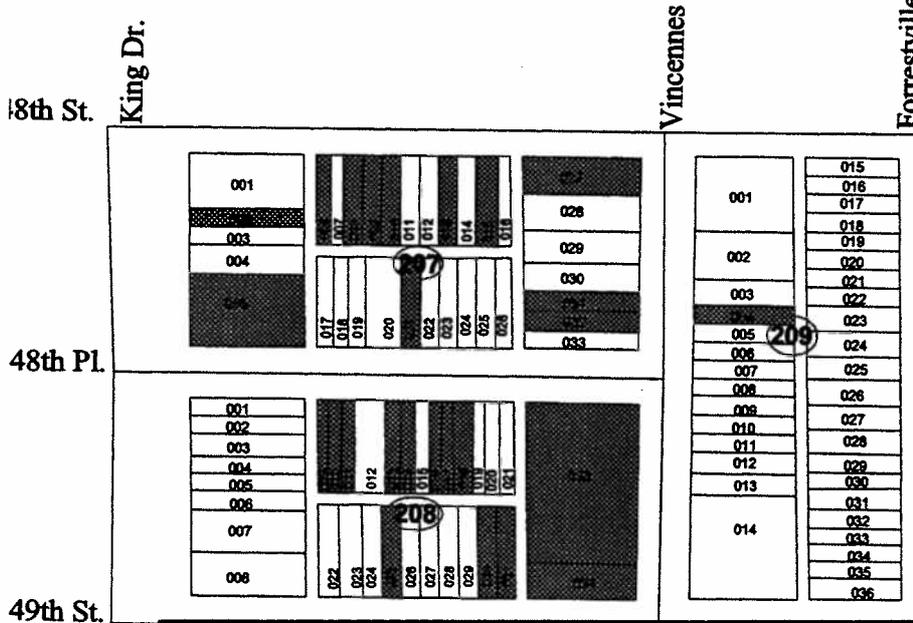
October 30, 2001

City of Chicago

47th Street King Drive TIF

Eligibility Factors
Map 6 - Deleterious
Land Use & Layout

Subarea K



Legend

- Deleterious
- Streets
- TIF Boundary

MAP LOCATION



39-56

LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning	213 West Madison Street, Suite 700	Telephone: (417) 272-0280
	Landscape Architecture	Chicago, Illinois	E-Mail: info@tda.com
	Urban Planning	60600	Fax: (417) 272-1871

NORTH	SCALE IN FEET

EXHIBIT 6 – HOUSING IMPACT STUDY

CITY OF CHICAGO

47TH & KING DRIVE
TAX INCREMENT FINANCE PROGRAM

HOUSING IMPACT STUDY

CITY OF CHICAGO
RICHARD M. DALEY
MAYOR

JANUARY 8, 2002

PREPARED BY:
LOUIK/SCHNEIDER & ASSOCIATES, INC.
ERNEST SAWYER ENTERPRISES, INC.
CAGIS, UNIVERSITY OF ILLINOIS AT CHICAGO

**47TH & KING DRIVE
HOUSING IMPACT STUDY**

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INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct a Housing Impact Study for the 47th & King Drive Redevelopment Project Area Tax Increment Financing Program Redevelopment Plan and Project (the "Plan"), pursuant to the Illinois Tax Increment Allocation Redevelopment Act in the Illinois Compiled Statutes, Chapter 65, Article 5, Section 11-74.4-1, *et. seq.*, as amended (the "Act"). The 47th & King Drive Redevelopment Project Area generally includes the area bounded by Pershing Avenue (3900 South) on the north; 51st Street on the south; State Street (00 West) on the west; and Dr. Martin Luther King Drive (400 East), Vincennes Avenue (700 East), Saint Lawrence Avenue (600 East) and Forrestville Avenue (526 East) on the east.

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc., Ernest Sawyer Enterprises, Inc. and CAGIS (Chicago Area Geographical Information Study), an organization located within the University of Illinois at Chicago.

The Redevelopment Project Area is located within the Douglas and Grand Boulevard community areas of the City. The demographical and statistical information presented in this study was obtained from 1999 United States Census data compiled by CAGIS. CAGIS is a reliable source of small area data, having established working agreements with the US Bureau of the Census, the Illinois State Data Center Cooperative and agencies of State and local government. The demographic data report used was *47th & King Drive TIF Census Data Report*, prepared by CAGIS in February 2001.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Plan.

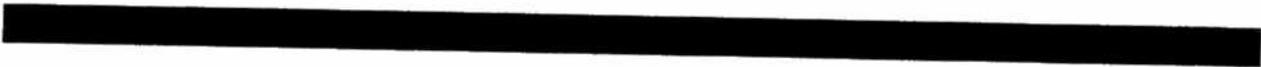
The number and type of residential buildings in the Redevelopment Project Area potentially affected by this Plan were identified during the survey of building conditions and land use conducted as part of the eligibility analysis for the Redevelopment Project Area. An estimate of the number of residential units within each building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records and census data. As of February 2001, the Redevelopment Project Area contained approximately 4,615 residential units, of which 4,251 are inhabited and 364 uninhabited.

The goal of the Plan is not to displace existing residents. The primary goal of the Plan is to promote rehabilitation and redevelopment of all existing land uses, which include residential, commercial, institutional and open space uses. However, the City is unable to certify that no displacement of residents will occur throughout the 23-year life of the Redevelopment Project Area. Therefore, based on the requirement of the Act, this housing impact study contains the following parts:

Part I herein identifies the residential units in number and type, indicating whether they are inhabited or uninhabited and the racial and ethnic composition of the residents. Specifically, the housing impact study shall provide the following:

- 1) Information from field surveys and census data regarding residential units, to establish if they are single-family or multi-family units;
- 2) documentation of the number and type of rooms within the units, provided that information is available;
- 3) documentation of whether the units are inhabited or uninhabited (as determined not less than 45 days before the Plan is introduced by the Community Development Commission); and
- 4) data regarding the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed fully satisfied if it is based on data from the most recent federal census.)

Part II herein identifies the inhabited residential units in the proposed redevelopment project area that may be removed, including:

- 1) the number and location of those units that may be removed;
 - 2) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences may be removed;
 - 3) the availability of replacement housing for those residents whose residences may be removed, and the type, location, and cost of the housing; and
 - 4) the type and extent of relocation assistance to be provided.
- 

PART I - RESIDENTIAL UNITS

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

A. RESIDENTIAL UNIT NUMBER AND TYPE

Field studies conducted by Ernest Sawyer Enterprises, Inc. indicate the Redevelopment Project Area contains both residential-only and mixed-use residential/commercial buildings, primarily second- and third-floor residential units above commercial uses. Within the area, there are 292 buildings with one residential unit and 667 buildings with more than one residential unit, for a total of 959 buildings with 4,615 residential units.

B. RESIDENTIAL UNIT DETAIL

The distribution within the Redevelopment Project Area of the 4,615 residential units by number of rooms, by number of bedrooms and with kitchen and plumbing facilities is identified in the following Tables 1-3, respectively. The methodology used to determine this information is described below.

METHODOLOGY

For purposes of this study, data has been gathered by CAGIS from the 1990 United States Census and is represented in Block Groups. A Block Group is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100-percent data; the Block Group is the lowest level of geography for which the Census Bureau has tabulated sample, or long-form, data). In this study, we have relied on 1990 federal census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. We have obtained information for the eleven Block Groups in which the Redevelopment Project Area lies, containing a total of 9,864 residential units.

Since the number of residential units within the Redevelopment Project Area represents approximately 46.8% of the total residential units within the eleven Block Groups ($4,615 \div 9,864 =$ approximately .468), that percentage has been applied consistently to estimate the distributions presented in the tables below, which have then been rounded to the nearest whole number. For example, the number of one-room units in all the block groups is 607. Forty-six and eight-tenths

percent of this total, representing the Redevelopment Project Area, rounded to the nearest whole number, is 284 ($607 \times .468 = 284$).

Table 1 shows the number of residential units in the Redevelopment Project Area by number of rooms.

TABLE 1 - RESIDENTIAL UNITS BY NUMBER OF ROOMS*

Number of Rooms**	Number of Units within All Block Groups	Number of Units within Redevelopment Project Area
1	607	284
2	961	450
3	2072	970
4	1950	912
5	1922	899
6	1207	565
7	547	256
8	292	136
9+	306	143
TOTAL	9,864	4,615

*Information for Table 1 was obtained from 47th & King Drive TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, February 2001.

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

Tables 2 and 3 describe the types of rooms that are located within the residential units of the Redevelopment Project Area.

TABLE 2 - RESIDENTIAL UNITS BY NUMBER OF BEDROOMS*

Number of Bedrooms**	Number of Units within All Block Groups	Number of Units within Redevelopment Project Area
None	756	354
1	3248	1520
2	2723	1274
3	2029	950
4	810	379
5 or more	298	138
TOTAL	9,864	4,615

*Information for Table 2 was obtained from 47th & King Drive TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, February 2001.

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

TABLE 3 - RESIDENTIAL UNITS WITH KITCHEN AND PLUMBING FACILITIES*

Facility	Number of Units in all Block Groups	Number of Units within Redevelopment Project Area
Kitchen**	9,608	4,497
Plumbing***	9,570	4,479

*Information for Table 3 was obtained from 47th & King Drive TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, February 2001.

**As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cookstove, and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cookstove. An icebox is not considered to be a refrigerator.

***As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any of the three facilities are not present.

C. NUMBER OF INHABITED UNITS

Field surveys were completed on a building-by-building basis by Ernest Sawyer Enterprises, Inc. to determine the total number of inhabited and uninhabited residential units within the Redevelopment Project Area. As required by the Act, this information was ascertained as of February 13, 2001, which is not less than 45 days before the date that the resolution, required by Subsection (a) of Section 11-74.4-5, is or will be passed.

Field surveys indicate that of 4,615 residential units, 4,251 are inhabited and 364 uninhabited.

D. DEMOGRAPHICS

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined according to the most recent federal census data, as compiled by CAGIS. Table 4 identifies the estimated number of residents in the Redevelopment Project Area, according to the methodology stated below.

METHODOLOGY

The United States Department of Housing and Urban Development (HUD) has determined a family size adjustment rate based on the number of bedrooms in a unit. This rate was applied to unit totals, in order to estimate the number of persons living in the Redevelopment Project Area. Estimates are indicated in Table 4 below. Currently, 14,040 persons reside in the Redevelopment Project Area.

TABLE 4 – NUMBER OF RESIDENTS*

Number of Bedrooms	Units in Redevelopment Project Area	Family Size Adjustment (persons per unit)*	Estimated Number of Residents within Redevelopment Project Area (Number of Units x Family Size Adjustment)
None	354	1	354
1	1,520	1.5	2,280
2	1,274	3	3,823
3	950	4.5	4,273
4	379	6	2,274
5 or more	138	7.5	1,035
TOTAL	4,615	N/A	14,040

*Information for Table 4 was obtained from the Family Size Adjustment Rate, provided by the United States Department of Housing and Urban Development, 1990.

Racial and ethnic composition data has been gathered by CAGIS from the 1990 United States Census for the eleven Block Groups in which the Redevelopment Project Area lies, or a total of 18,531 residents. Tables 5 and 6 further identify the residents of the eleven block groups by racial and ethnic composition, based upon federal census data, and estimate the racial and ethnic composition of the 14,040 residents of the Redevelopment Project Area.

For example, census data indicates there are 18,430 African-Americans, or 99.45% of the total number of residents, in all eleven Block Groups. By applying this percentage to 14,040 and rounding the total to the nearest whole number, we can estimate there are 13,962 African-Americans among the 14,040 residents of the Redevelopment Project Area ($.9945 \times 14,040 = 13,962.78$).

TABLE 5 – RACIAL COMPOSITION *

Race	1990 Census Percentage	Estimated Number of Residents within Redevelopment Project Area
White	0.14%	20
African-American	99.45%	13963
Native American	0.06%	9
Asian	0.15%	21
Other Race	0.19%	27
TOTAL	100%	14,040

TABLE 6 - ETHNIC COMPOSITION *

Ethnicity	1990 Census Percentage	Estimated Number of Residents within Redevelopment Project Area
Hispanic Origin	0.44%	62
Non-Hispanic Origin	99.56%	13978
TOTAL	100%	100%

* Information for Tables 5 and 6 was obtained from 47th & King Drive TIF Census Data Report, prepared by CAGIS, University of Illinois at Chicago, February 2001.

PART II – UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA

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

A. NUMBER AND LOCATION OF UNITS THAT MAY BE REMOVED

The primary goal of the Plan is to encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible. The establishment of the 47th & King Drive Redevelopment Project Area is intended to foster the growth of the current community, and build upon existing stable businesses. Based on the acquisition parcels identified in the Plan, it is anticipated that 177 residential units may be removed.

METHODOLOGY

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

Step one counts all inhabited residential units previously identified on any underlying acquisition maps and any current acquisition maps (see Appendix - Map 1 - *Previously Designated Acquisition Parcels and Map Two – Previously Designated Acquisition Parcels by Block and Pin*). For this purpose, the 47th & King Drive Redevelopment Area (described in Section II-C of the Plan) was reviewed. Based upon these, the number of inhabited residential units counted in this step is 153.

Step two counts the number of inhabited residential units on parcels that are dilapidated as defined by the Act. From field surveys conducted by Ernest R. Sawyer Enterprises, Inc, we have identified parcels on which: 1) dilapidation is present to such a degree that, within 23 years, existing structures may be demolished or rehabilitated, and therefore may result in the removal of inhabited residential units; and 2) there also exists six or more eligibility factors in addition to age and dilapidation (representing the highest number of eligibility factors on blocks in the Redevelopment Project Area). This list was cross-checked with the parcels identified in the first step so that no duplication of units would appear. The number of inhabited residential units counted in this step is therefore 24.

Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. In the Redevelopment Project Area, the future land use in the Plan for the existing inhabited residential units will not change. Therefore, the number of units inhabited residential units counted in this step is 0.

Exhibit 1 and Map 3, Units That May Be Removed over the 23-year life of the Redevelopment Project Area identifies the 177 occupied units (the sum of the units found in Steps 1-3 above), in 18 buildings on 11 blocks of the Redevelopment Project Area that could potentially be removed during the 23-year life of the Redevelopment Project Area. Specific parcels by PIN are listed in Exhibit 1 of this study.

B. RELOCATION PROGRAM

If, during the life of the 23-year tax increment financing district, the acquisition plans change, the City's plans for relocation assistance for qualified residents in the proposed Redevelopment Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in Section D below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Redevelopment Project Area.

C. REPLACEMENT HOUSING

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

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

If, during the life of the 23-year tax increment financing district, the acquisition plans change, appropriate replacement housing can be found in either the Redevelopment Project Area or the surrounding community area.

The location, type, cost and availability of a sample of possible replacement housing units located in within the Redevelopment Project Area or within a half-mile of the Redevelopment Project Area are listed in Table 7. The information presented is based on classified advertisements and Internet listings from the *Chicago Sun-Times*, *Chicago Tribune*, *Hyde Park Herald*, *Chicago Reader* and *Apartments.com*, *Northern Illinois Multiple Listing Service* and a telephone verification survey conducted during the week of March 12, 2001. It is important to note, however, that Chicago has a rental cycle that turns over in greater volume on May 1 and October 1 of each year. The majority of apartments in the City are available during the months prior to those dates. Therefore, housing ads placed at these times would likely reflect a wider variety of rental rates, unit sizes and locations.

TABLE 7 - LOCATION, TYPE, COST AND AVAILABILITY OF REPLACEMENT HOUSING UNITS*

	Address	Type	Utilities included in rental price	Rental Price
1.	5211 S. Indiana	4 bedrooms	Included	Not Available
2.	118 E. Garfield	2 bedrooms	Included	\$550
3.	118 E. Garfield	1 bedroom	Included	\$400
4.	3609 S. Giles	2 bedroom	Included	\$650
5.	5529 S.Indiana	3 bedrooms	Not Included	\$1000
6.	50 th and Indiana	Studio	Included	\$565

*Information is based on an *Apartments.com*, *Chicago Sun-Times*, *Chicago Tribune*, *Hyde Park Herald*, *Chicago Reader* classified sample, the Northern Illinois Multiple Listing Service and a telephone verification survey, conducted during the week of March 12, 2001.

D. RELOCATION ASSISTANCE

At the present time, there are no plans to acquire occupied residential housing units as part of the Plan. However, if the removal or displacement of low-income or very low-income residential housing units is required, such residents will be provided with affordable housing and relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good-faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

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

- (i) "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted and median incomes are determined from time to time by the

United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937;

- (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) "affordable housing" is residential housing that, so long as the same is occupied by a low-income or very low-income household, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households as applicable.

E. METHODOLOGY

In order to estimate the income level of the residents of the Redevelopment Project Area, we relied upon information gathered by CAGIS from the 1990 United States Census. It is important to note that the United States Census does not match household characteristics information to income level, for reasons of individual privacy. Therefore, we must make a reasonable approximation based upon the facts that can be gathered:

- Firstly, 89% of the residential units have 0-3 bedrooms. According to the Family Size Adjustment Rate provided by the Department of Housing and Urban Development, a unit of this size typically is occupied by a family of fewer than five. To be considered low- or very low-income, according to the Department of Housing and Urban Development, a household of fewer than five people must have an annual income of \$22,500 or less.
- Secondly, approximately 81% of households in the Redevelopment Project Area have incomes under \$22,500.

These two statistics, examined together, indicate that a majority of households in the Redevelopment Project Area would be classified as low- or very-low income.

APPENDIX

**EXHIBIT 1 - UNITS THAT MAY BE REMOVED OVER THE 23-YEAR
LIFE OF THE REDEVELOPMENT PROJECT AREA**

The following is a list of PINs of the buildings that contain residential units that could possibly be removed over the 23-year life of the Redevelopment Project Area.

- 1) 20-03-316-017
- 2) 20-03-316-018
- 3) 20-03-316-028
- 4) 20-03-421-028
- 5) 20-03-424-002
- 6) 20-03-424-003
- 7) 20-03-424-004
- 8) 20-03-424-020
- 9) 20-03-424-021
- 10) 20-10-123-014
- 11) 20-10-123-026
- 12) 20-03-422-013
- 13) 20-10-102-001
- 14) 20-10-102-012
- 15) 20-03-120-022
- 16) 20-03-302-013
- 17) 20-03-308-001
- 18) 20-03-320-010
- 19) 20-03-321-004

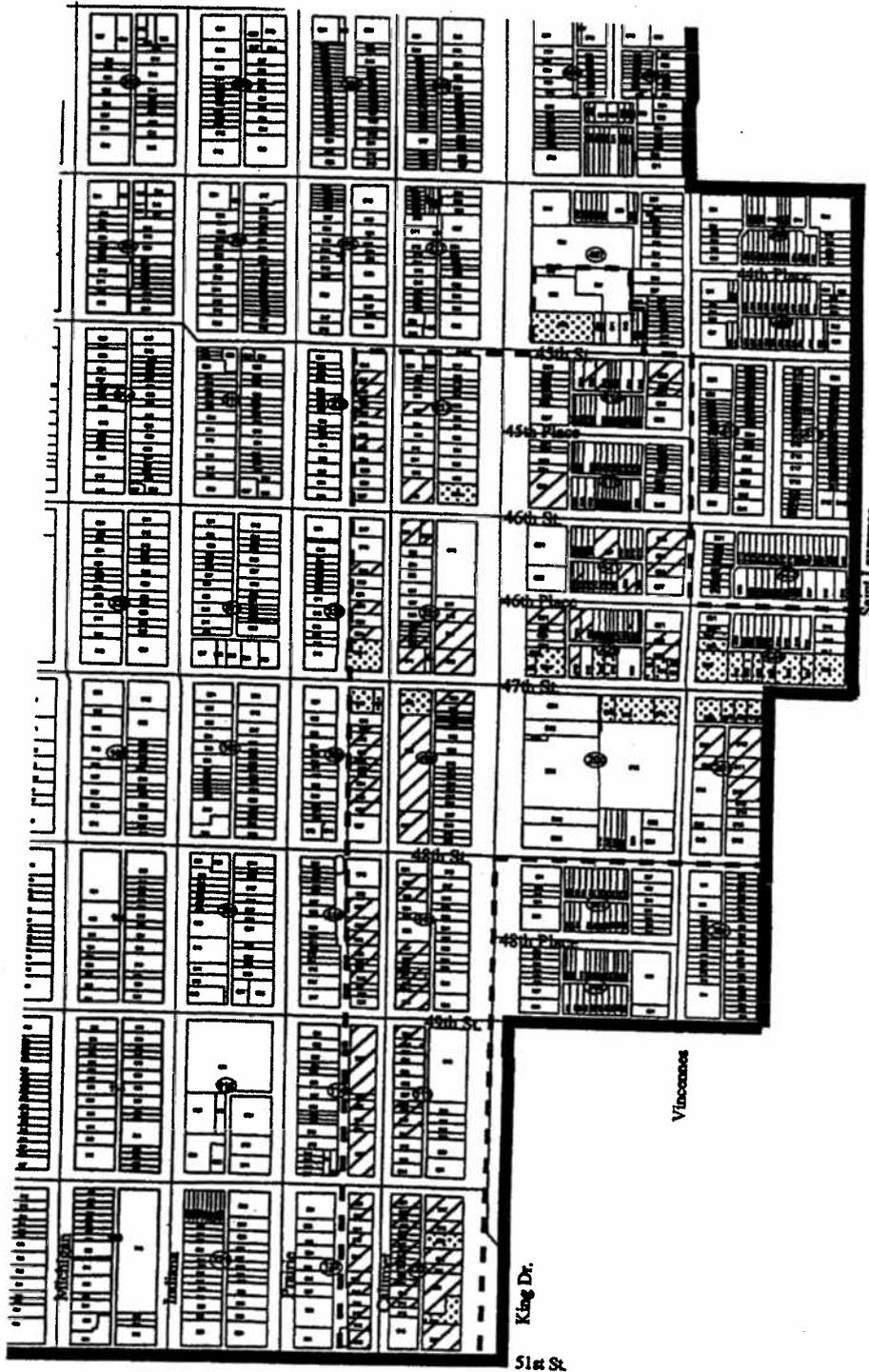
EXHIBIT 2 - MAP LEGEND

- MAP 1 PREVIOUSLY DESIGNATED ACQUISITION PARCELS OVERVIEW
- MAP 2A/2B PREVIOUSLY DESIGNATED ACQUISITION PARCELS BY BLOCK AND
PIN
- MAP 3 UNITS THAT COULD BE REMOVED WITHIN 23 YEARS

City of Chicago

**47th / King
Redevelopment Plan
Designated 1997**

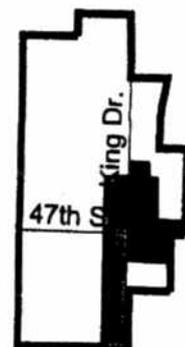
**Map 1
Previously Designated
Acquisition Parcels
Overview**



Legend

-  Original (Redevelopment Area Acquisition Plan 1997) #1 (Amendment 1 - 1998)
-  #2 (Amendment 2 - 1999)
-  #3 (Amendment 3 - 2000)
-  Parcel
-  Streets
-  1997 Redevelopment Area Boundary Line
-  TIF Boundary

MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

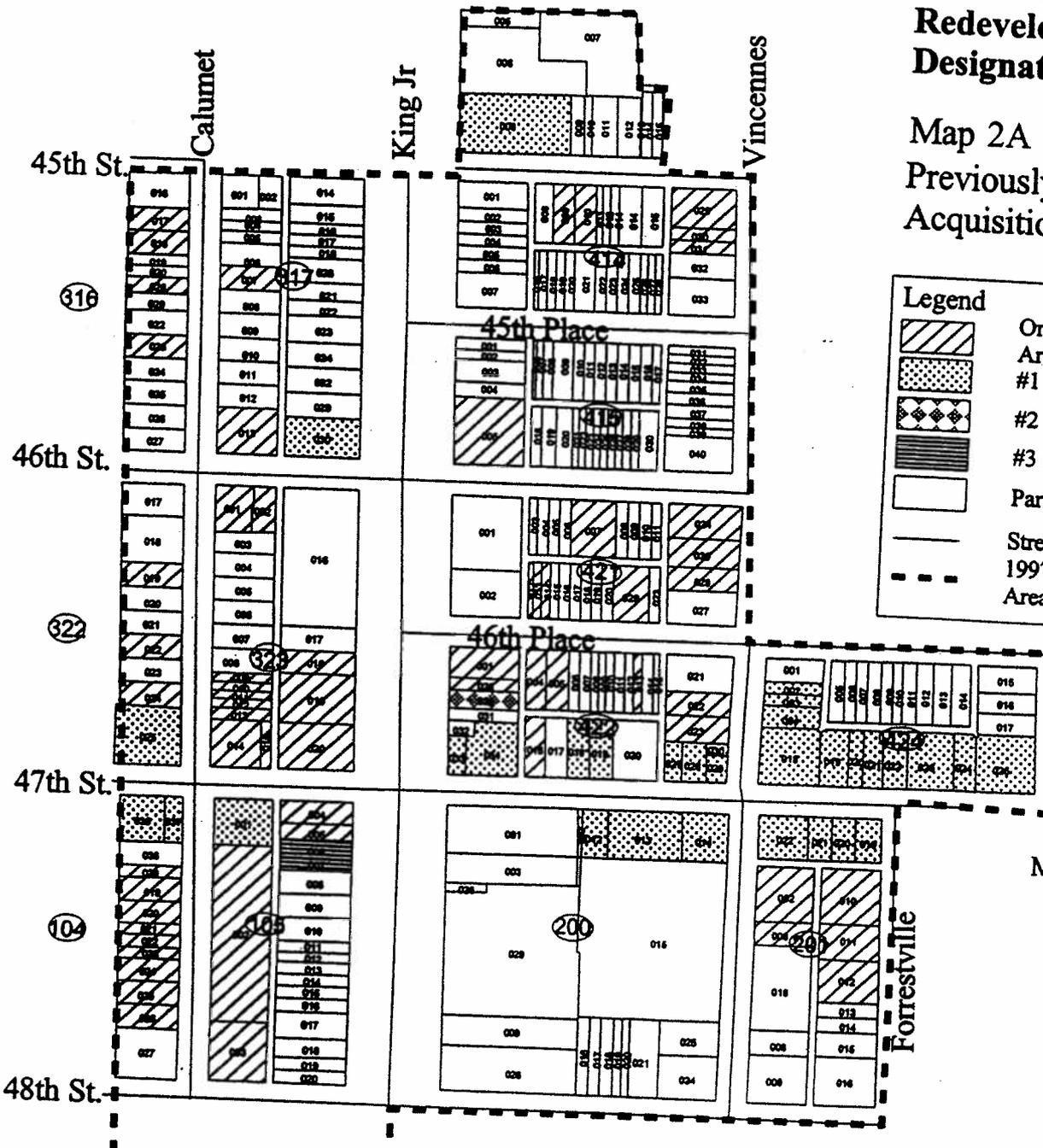
	THOMPSON DYKE & ASSOCIATES, LTD.	
	100 West Madison Street, Suite 200 Chicago, Illinois 60601 Phone: (312) 467-1000 Fax: (312) 467-1001	100 West Madison Street, Suite 200 Chicago, Illinois 60601 Phone: (312) 467-1000 Fax: (312) 467-1001
	100 West Madison Street, Suite 200 Chicago, Illinois 60601 Phone: (312) 467-1000 Fax: (312) 467-1001	



City of Chicago

**47th / King
Redevelopment Plan
Designated 1997**

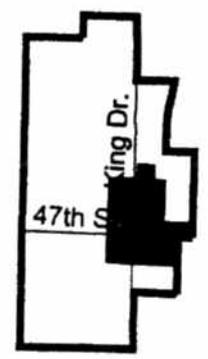
**Map 2A
Previously Designated
Acquisition Parcels**



Legend

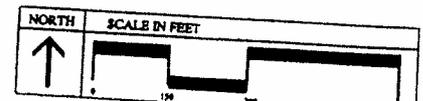
-  Original (Redevelopment Area Acquisition Plan 1997) #1 (Amendment 1 - 1998)
-  #2 (Amendment 2 - 1999)
-  #3 (Amendment 3 - 2000)
-  Parcel
-  Streets
-  1997 Redevelopment Area Boundary Line

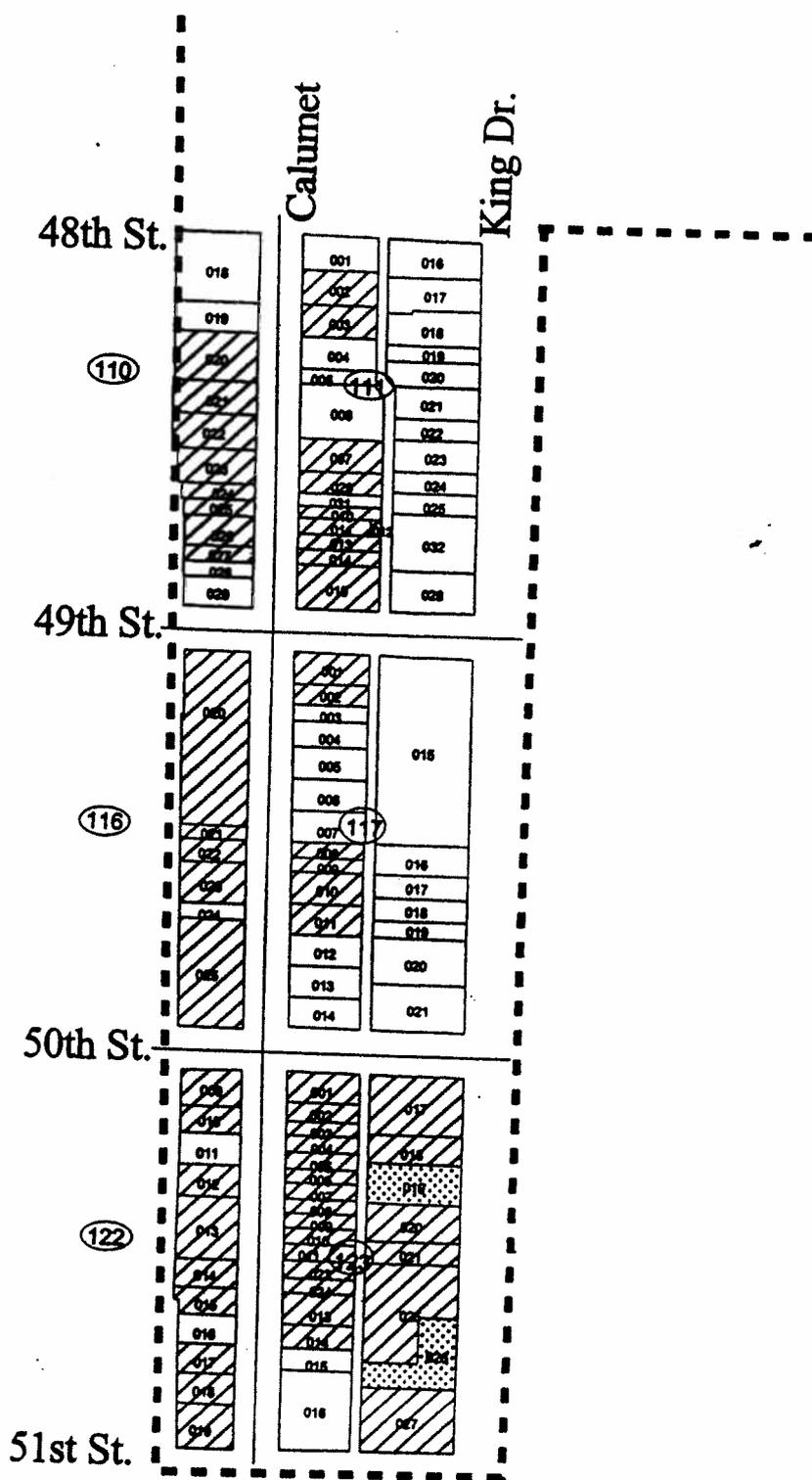
MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

	THOMPSON DYKE & ASSOCIATES, LTD.	
	100 West Jackson Street, Suite 100 Chicago, Illinois 60604	Telephone: 462-2500 FAX: 462-2501





City of Chicago
47th / King
 Redevelopment Plan
 Designated 1997

Map 2B
 Previously Designated
 Acquisition Parcels

Legend

-  Original (Redevelopment Area Acquisition Plan 1997)
-  #1 (Amendment 1 - 1998)
-  #2 (Amendment 2 - 1999)
-  #3 (Amendment 3 - 2000)
-  Parcel
-  Streets
-  1997 Redevelopment Area Boundary Line

MAP LOCATION



LOUIK/SCHNEIDER & ASSOCIATES, INC.

15-3

 THOMPSON DYER & ASSOCIATES, LTD.		
100 West Madison Street, Suite 100 Chicago, Illinois 60601	100 West Madison Street, Suite 100 Chicago, Illinois 60601	Telephone: 312.228.2200 Facsimile: 312.228.2200 Fax: 312.228.2200

NORTH	SCALE IN FEET
↑	