

**119TH STREET/I-57  
REDEVELOPMENT PROJECT AREA**

**TAX INCREMENT FINANCING  
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:  
The City of Chicago**

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



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## 1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the 119th Street/I-57 Redevelopment Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area boundaries are delineated on Figure 1 in Appendix A. The Project Area boundaries are irregular, generally extending west from Interstate 57 along 107<sup>th</sup> Street to Vincennes Avenue, then south to 115<sup>th</sup> Street, then west to the Rock Island Railroad tracks, then south to 119<sup>th</sup> Street, then east to Watkins Avenue, then north to 115<sup>th</sup> Street, then east to the railroad tracks, then south to 119<sup>th</sup> Street, then east to Ashland Avenue, then south to the alley south of 120<sup>th</sup> Street, then east to Laflin Street, then south to 122<sup>nd</sup> Street, then west to Ashland Avenue, then south to 123<sup>rd</sup> Street, then east to the Illinois Central Railroad tracks, then northeasterly to Loomis Street, then north to 120<sup>th</sup> Street, then east to a parcel line east of Ada Street, then north to 119<sup>th</sup> Street, then west to Loomis Street, then north to the alley north of 119<sup>th</sup> Street, then west to the alley east of Ashland Avenue, then north to 118<sup>th</sup> Street, then west to I-57, then north to 112<sup>th</sup> Street, then east to Bishop Street, then north to the alley south of 111<sup>th</sup> Street, then east to Racine Avenue, then north to the alley north of 111<sup>th</sup> Street, then west to I-57, then north back to 107<sup>th</sup> Street. The Plan responds to problem conditions within the Project Area and reflects a commitment by the City to improve and revitalize the Project Area.

The Plan presents research and analysis undertaken to document the eligibility of the Project Area for designation as a "blighted area" tax increment financing ("TIF") district. The need for public intervention, goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a blighted area are presented in Appendix C, Eligibility Study (the "Study").

### **Tax Increment Financing**

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

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

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

... in order to promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken... The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

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

In order to be adopted, a Plan must meet the following conditions pursuant to Section 5/11-74.4-3(n) of the Act:

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

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The City authorized an evaluation to determine whether a portion of the City, to be known as the 119th Street/I-57 Redevelopment Project Area, qualifies for designation as a blighted area



pursuant to the provisions contained in the Act. If the Project Area so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

### **119th Street/I-57 Redevelopment Project Area**

The Project Area is approximately 315 acres in size and includes 1,261 contiguous parcels and public rights-of-way. It should be noted that this number includes 29 parcels which are contained in tax blocks comprised entirely of railroad or Interstate 57 rights-of-way. Future references in this Plan to the number of parcels will refer to the parcels on non-right-of-way tax blocks, which total 1,232. The Project Area is comprised largely of residential property; however, a significant amount of commercial, industrial and institutional uses are also present within the Project Area. Much of the Project Area is characterized by:

- Deterioration
- Presence of structures below minimum code standards
- Excessive vacancies
- Lack of community planning
- Deleterious land use or layout
- Stagnant or declining equalized assessed value
- Obsolescence
- Dilapidation

As a result of these conditions, the Project Area is in need of redevelopment, rehabilitation and/or revitalization. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The Study, attached hereto as Appendix C, concluded that property in this area is experiencing deterioration and disinvestment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a blighted area in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial and public facilities on existing vacant and underutilized land; the redevelopment and/or expansion of existing businesses; the redevelopment of obsolete land uses; and the improvement of the area's physical environment and infrastructure. The redevelopment of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants. The City is entitled to rely on findings and conclusions of the Plan in designating the Project Area a redevelopment project area under the Act. Camiros, Ltd. has prepared this 119th Street/I-57 Redevelopment Plan and Project and the related Study with the understanding that the City would rely: (i) on the findings and conclusions of the Plan and the related Study in proceeding with the designation of the Project Area and the adoption and implementation of the Plan; and (ii) on the fact that Camiros, Ltd. has obtained the necessary information so that the Plan and the related Study will comply with the Act.

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

## **2. PROJECT AREA DESCRIPTION**

The land to be designated as the 119th Street/I-57 Redevelopment Project Area is shown in Figure 1, Redevelopment Project Area Boundary Map (see Appendix A). The Project Area is approximately 315 acres in size, including public rights-of-way. A legal description of the Project Area is included as Appendix B of this document. The Project Area includes only those contiguous parcels that are anticipated to be substantially benefited by the proposed redevelopment project improvements and, which, collectively qualify for designation as a “blighted area.”

The general area has been the subject of three planning studies in recent years. The Vincennes Corridor Improvement Plan, completed in 1998, establishes a broad vision for improving the area. The plan addressed the area roughly between Interstate 57 and Vincennes Avenue from 103rd Street to Monterey Avenue. The plan recommended the redevelopment of blighted residential areas, new commercial development along major arterials and infill residential development on vacant land. Following the completion of this plan, the Vincennes Corridor Redevelopment Area was prepared and adopted in 1999. In 2001, the 119th and I-57 Redevelopment Area (not to be confused with the present study) was prepared and adopted, addressing redevelopment needs within an irregular area both east and west of Interstate 57. On the west, the area extended from Edmaire Street on the north to 119th Street on the south and from Interstate 57 on the east to the Metra railroad tracks on the west. The portion of this Redevelopment Area located on the east side of Interstate 57 includes the Ashland Avenue and 119th Street frontages on the block to the northeast of the 119th Street and Ashland Avenue intersection as well as an arc-shaped area extending from 120th Street and Ashland Avenue to Loomis Street to 123rd Street and Ashland Avenue.

### **Community Background**

The Project Area lies primarily within the Morgan Park Community Area. Since only a very small portion of the Project Area extends into the West Pullman Community Area, this description of the community background will focus solely on the Morgan Park Community Area.

The first settlers arrived in Morgan Park in the 1830s, attracted by the high ground of the Blue Island Ridge, a prominent geological feature surrounded by low-lying marshlands. However, Morgan Park did not experience significant growth until the 1880s when nearby railroads and industries were established and successive waves of settlers and new residents arrived - beginning in 1900 and continuing as late as the 1970s.

In 1882, Morgan Park was incorporated as a village and, in 1914, was annexed into the City of Chicago. From its beginnings, physical development in Morgan Park focused primarily on residential use, although some industries developed along the railroad, including the Chicago Bridge and Iron Company facility at 107th Street and Vincennes Avenue.

Morgan Park's population evidenced an African-American component from early in the 20th century - documented as far back as 1915, making it an integrated community from a very early stage. By 1920 African-Americans constituted 12% of the area's population, with a variety of European ethnic groups comprising the majority. In the late 1920's, Morgan Park's population began to rise significantly and the proportion of African-Americans increased to 35%. For the last twenty years, the racial composition of the community has remained stable, with African-Americans representing 65% of the population. According to 2000 Census data, the population of the Morgan Park Community Area is 25,226.

Land use and development activity suggest subtle, but important, trends are affecting the community. While most of the residential areas remain strong and stable, little new housing construction has occurred. This is in sharp contrast to the housing boom affecting large parts of the city. Other important trends include the decline of industrial and, to a lesser extent, commercial use within the community. Significant industrial uses occupying large sites have moved to suburban locations, leaving unfulfilled opportunities for redevelopment. Traditional commercial shopping districts have also declined, especially in qualitative terms. These trends suggest the Morgan Park community, while still an attractive place to live, is stagnant in terms of new development and reinvestment.

### **Current Land Use and Zoning**

The current land use within the Project Area consists of residential, commercial, industrial, institutional, public and mixed-use property. A large amount of vacant land is also present. Residential use is dispersed throughout the Project Area. Commercial use is primarily concentrated along 111th Street and Monterey Avenue. Industrial use is concentrated along the railroad and Interstate 57. Institutional/public uses take the form of places of worship, a public school and a park, which for the most part, are located on main arterials—Vincennes Avenue, 111th Street and 119th Street. The current configuration of land use is represented in Figure 2, Existing Land Use (see Appendix A).

Current zoning within the Project Area generally reflects the pattern of existing land use. Business and commercial zoning exists along 111th Street, Monterey Avenue, portions of Vincennes Avenue and in small pockets at the intersections of major streets. It is important to note one area of land use/zoning inconsistency. The area immediately south of 107th Street is currently used for residential purposes but is zoned for manufacturing. This zoning may have reflected policy to reinforce the industrial reuse of the Chicago Bridge and Iron Company site to the north. However, manufacturing zoning in a residential area is a disincentive for reinvesting in property and this policy may merit reevaluation. The current zoning is shown in Figure 3, Existing Zoning (see Appendix A).

Conditions within the Project Area include a series of improvement challenges. The Project Area contains a high proportion of vacant lots and buildings, distributed throughout the Project Area. Approximately 29% of the land parcels within the Project Area are vacant lots and/or vacant buildings. The construction of Interstate 57 in the 1960s created significant discontinuities within the local street system. This is particularly true of the area from 107th Street south to Monterey Avenue, where many streets are dead-ends and access to land parcels can be difficult. The construction of Interstate 57 also fragmented many land parcels, resulting in parcels that are difficult or inefficient to develop.

### **Transportation Characteristics**

Transportation facilities within or adjacent to the Project Area include one freight rail line, two commuter rail lines, the local street system and mass transportation. One railroad line, adjacent to the southeastern portion of the Project Area, accommodates Metra's electric rail commuter service between Chicago and Blue Island; the closest station is located just outside the Project Area at 124th Street and Ashland Avenue. This is a commuter-only line and carries no freight service. The Metra Rock Island Suburban Line (from Chicago to Joliet) also abuts the Project Area, with a stop at 119th Street, adjacent to the southwestern part of the Project Area. The Metra Rock Island Main Line (from Chicago to Joliet) parallels Interstate 57 through much of the Project Area, although no stops are located in or adjacent to the Project Area.

Vincennes Avenue is the primary north-south route through the neighborhood, while 107th Street, 111th Street, 115th Street and 119th Street are important east-west arterials. Circulation on local streets consists of a combination of two-way and one-way traffic. Interchanges for Interstate 57 are located in the Project Area at 111th Street and 119th Street.

Mass transportation serving the Project Area includes three Chicago Transit Authority ("CTA") bus lines. Route 111 runs from the 95th/Dan Ryan Red Line station east along 95th Street to Cottage Grove Avenue, then south to 115th Street, then west to Vincennes Avenue, then north to 111th Street, then east to just past Cottage Grove Avenue. Route 112 also begins at the 95th/Dan Ryan Red Line station, traveling west along 95th Street to Vincennes Avenue, south to Monterey Avenue, west a short distance along Monterey Avenue, and then west along 111th Street to Pulaski Avenue (this bus route provides access to the Metra Rock Island Main Line stations at 95th Street and 103rd Street). Finally, Route 119 extends from the 95th/Dan Ryan Red Line station south down Michigan Avenue to 119th Street, and then west to Western Avenue. The combination of CTA and Metra service provides good transportation to the Project Area.

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

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. In April and May of 2002, a series of studies were undertaken to establish whether the proposed Project Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis concluded that the Project Area so qualifies.

For improved property, the presence of five of the 13 conditions set forth in the Act is required for designation as a blighted area. These factors must be meaningfully present and reasonably distributed within the Project Area. Of the 13 factors cited in the Act for improved property, eight factors are present within the Project Area. Six of these factors are present to a major extent, while two factors are present to a minor extent.

The following factors were found to be present to a *major* extent within the Area:

- Deterioration (affecting 72% of all tax blocks\*)
- Presence of structures below minimum code standards (affecting 74% of all tax blocks\*)
- Excessive vacancies (affecting 79% of all tax blocks\*)
- Lack of community planning (affecting 46% of all tax blocks\*)
- Deleterious land use or layout (affecting 56% of all tax blocks\*)
- Stagnant or declining equalized assessed value (affecting all tax blocks\*)

The following factors were found to be present to a *minor* extent within the Area:

- Obsolescence (affecting 11% of all tax blocks\*)
- Dilapidation (affecting 25% of all tax blocks\*)

For more detail on the basis for eligibility, refer to the Study in Appendix C.

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\* Note: The Study Area contains a total of 66 tax blocks. However, five tax blocks are comprised entirely of either railroad or Interstate 57 rights-of-way. References in the Plan to "tax blocks" refer to the 61 non-right-of-way tax blocks.

## Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 1997 and 2001. Table 1, Building Permit Activity (1997-2001), summarizes construction activity within the Project Area by year and project type.

**Table 1**  
**BUILDING PERMIT ACTIVITY (1997-2001)**

Construction Activity	1997	1998	1999	2000	2001	Total
<i>Construction Value</i>						
New Construction	\$121,104	\$5,153,262	\$485,425	\$3,462,300	\$146,735	\$9,368,826
Rehab/Repairs	19,200	63,000	12,700	35,650	71,286	201,836
Demolition	18,800	9,000	102,543	5,000	17,100	152,443
<b>Total</b>	<b>\$159,104</b>	<b>\$5,225,262</b>	<b>\$600,668</b>	<b>\$3,502,950</b>	<b>\$235,121</b>	<b>\$9,723,105</b>
<i># of Permits Issued</i>						
New Construction	10	5	7	14	4	40
Rehab/Repairs	8	13	8	12	14	55
Demolition	3	2	14	1	2	22
<b>Total</b>	<b>21</b>	<b>20</b>	<b>29</b>	<b>27</b>	<b>20</b>	<b>117</b>

Source: City of Chicago, Dept. of Buildings

During this five-year period, a total of 117 building permits were issued for property within the Project Area. In analyzing the building permit activity, it should be recognized that a certain level of activity occurs merely to address basic maintenance needs, which appears to account for nearly half of the construction activity. Fifty-five permits were issued for rehabilitation and repairs, representing 47% of the total number of permits issued, and 22 permits, or 19%, were issued for demolition. Between 1997 and 2001, only eight projects were undertaken in the Project Area that had a construction value of more than \$100,000. Of these projects, two were churches, accounting for \$8.2 million in construction value. Since churches do not represent market-oriented investment, the value of this construction cannot be considered when evaluating the need for public intervention. Deducting these two projects from the five-year construction value reduces the total investment to approximately \$1.5 million, or an average of roughly \$300,000 per year. This level of investment is equivalent to the construction of two modest houses per year. Given the 1,232 parcels within the Project Area, this represents negligible private-sector investment. It should be noted that most of the permits issued for new construction were for garages or fences. New residential construction between 1997 and 2001 consisted of only six single-family houses.

Despite the lack of private sector investment, equalized assessed value (EAV) within the Project Area grew from approximately \$14.5 million in 1997 to \$15.9 million in 2001. However, for this period, the EAV of the Project Area grew at a slower rate (10%) than that of the City (36%). The growth in EAV could be the result of one or more factors, including improvements to a small number of properties, normal growth due to inflation and/or reassessment (which took place throughout the entire City of Chicago in 1997 and 2000). The increase in EAV is not the result of widespread private reinvestment through construction activity. Given the blighting factors that have been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan.

## **4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES**

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

### **General Goals**

- Reduce or eliminate deleterious conditions.
- Provide for the orderly transition from obsolete land uses to more appropriate land use patterns.
- Increase affordable housing (for-sale and rental), including at least 20% market-rate housing set aside to meet affordability criteria.
- Create an attractive environment that encourages new commercial development.
- Employ residents within and surrounding the Project Area in jobs generated by area development.
- Improve public facilities and amenities.
- Enhance the tax base of the Project Area.

### **Redevelopment Objectives**

- Encourage private investment, especially new development on the numerous vacant lots within the Project Area.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Encourage rezoning of obsolete zoning classifications to facilitate development of underutilized property for uses that have demonstrated market support.
- Provide opportunities for business and commercial development where there is demonstrated market support.
- Encourage development of affordable for-sale and rental housing, as defined by the City's Department of Housing, including for-sale housing for persons earning no more than 120% of the area median income and rental housing for persons earning no more than 80% of area median income.
- Encourage development of market-rate housing as part of an overall program to create a mixed-income neighborhood.



- Address the problems of the discontinuous street system, dead end streets and irregular lot shapes caused by the construction of I-57 by developing new streets, infrastructure and replatting of property to support in-fill residential development.
- Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure jobs in the Project Area and in adjacent redevelopment project areas.
- Promote hiring of local residents, including graduates of the Project Area's job readiness and job training programs.
- Improve recreational amenities within the Project Area.

### **Design Objectives**

- Establish design standards for commercial and residential redevelopment to ensure compatible high-quality development.
- Enhance the appearance of major thoroughfares such as Vincennes Avenue, Ashland Avenue, Monterey Avenue, 119th Street and 111th Street through streetscape improvements.
- Encourage increased use of public transit facilities through pedestrian-friendly design, while also improving vehicular movement.

## 5. REDEVELOPMENT PLAN

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

### **Property Assembly, Site Preparation and Environmental Remediation**

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

Figure 4, Acquisition Map (see Appendix A), identifies the properties proposed to be acquired for redevelopment in the Project Area. This map identifies the properties included on the existing acquisition maps from the two existing underlying Redevelopment Area Designations, the Vincennes Corridor Redevelopment Area Designation (adopted in 1999) and the 119th and I-57 Redevelopment Area Designation (adopted in 2001). In addition, this map identifies additional properties to be acquired, most of which are properties located within those portions of the Project Area not covered by the two existing Redevelopment Area Designations.

The additional properties to be acquired by virtue of this Plan represent prudent and necessary additions to the Acquisition Map. Most of these additional properties to be acquired are vacant lots within portions of the Project Area not located within existing underlying Redevelopment Area Designations. However, additional properties have also been added to the Acquisition Map within areas covered by the two existing Redevelopment Area Designations. The most significant of these properties include the following:

1. The large parcel on the northwest corner of Interstate 57 and 119th Street is an obsolete and vacant industrial property that has been the subject of significant commercial redevelopment interest.

2. The property on the northwest corner of 119th Street and Vincennes Avenue has recently become vacant land, as has the parcel at Loomis and the Illinois Central railroad tracks.
3. The parcels on the southeast corners of Monterey/Vincennes and Pryor/Vincennes are obsolete, but occupied, commercial properties that are the subject of redevelopment interest.
4. The property on the corner of 123rd Street and Ashland Avenue is an occupied car repair use and outdoor storage use zoned for residential use that is the subject of residential redevelopment interest.
5. The parcels located on the block between Vincennes Avenue and Church Street south of 118<sup>th</sup> Street are vacant lots.
6. The parcels located on the block between Monterey and Pryor Street east of Ashland Avenue consist of vacant lots and occupied properties, including a liquor store and some severely deteriorated residential buildings.
7. The parcels along Glenroy Avenue and Loomis Street south of 107<sup>th</sup> Street include vacant lots and occupied properties consisting of deteriorated residential buildings on lots of obsolete platting and on substandard streets.

Table 9, Land Acquisition by Parcel Identification Number and Address (see Appendix A), provides a list of the properties proposed for acquisition under the existing underlying Redevelopment Area Designations and the properties proposed for acquisition under this Plan.

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

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

### **Intergovernmental and Redevelopment Agreements**

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

Projects”). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking and surface right-of-way improvements.

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

The City requires that developers who receive TIF assistance for market-rate housing set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

### **Job Training**

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

A job readiness/training program is a component of the Plan. The City expects to encourage hiring from the community that maximizes job opportunities for Chicago residents.

### **Relocation**

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

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households," and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (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 income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (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" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

#### **Analysis, Professional Services and Administrative Activities**

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

#### **Provision of Public Improvements and Facilities**

Adequate public improvements and facilities may be provided to service the Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

#### **Financing Costs Pursuant to the Act**

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

#### **Interest Costs Pursuant to the Act**

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

## **6. REDEVELOPMENT PROJECT DESCRIPTION**

The Plan seeks to address the obsolete pattern of land use and street system incongruities resulting from the development of Interstate 57 within an existing neighborhood. In some cases, the original land uses have been affected by the impacts of the interstate highway and should be replaced by more compatible uses. In other cases, older land uses do not take full advantage of the development potential offered by proximity to the highway. The Plan also seeks to encourage redevelopment of residential areas where the local street system has been severed by the highway and no longer provides suitable access to residential property. For those areas not impacted by Interstate 57, the Plan seeks to encourage residential in-fill development on vacant land as well as older, deteriorated commercial and industrial property. The construction of new infrastructure and the enhancement of major thoroughfare rights-of-way is seen as an essential part of needed redevelopment.

The Plan recognizes that new investment in residential and commercial property is needed to improve the Project Area. In certain cases, attracting new private investment may require the redevelopment of existing properties. Proposals for infrastructure improvements will stress projects that serve and benefit the surrounding residential, commercial and institutional uses. A comprehensive program of aesthetic enhancements will include streetscape improvements, facade renovations and aesthetically compatible new development. The components will create the quality environment required to sustain the revitalization of the Project Area.

Based on this assessment, the goals of the redevelopment projects to be undertaken in the Project Area are to: 1) redevelop older, outdated industrial property adjacent to Interstate 57 at 119th Street for new commercial development; 2) redevelop older, small-scale, deteriorated industrial and business property near 122nd Street and Ashland Avenue for residential use; 3) encourage infill residential development on scattered vacant lots within existing residential areas; and 4) encourage the redevelopment of older, deteriorated residential property negatively affected by Interstate 57 traffic for more compatible forms of residential or commercial development near the 111th Street interchange area. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

### **Commercial Redevelopment**

The Plan recognizes that attractive new commercial redevelopment will help promote investment in residential property. The Plan seeks to promote the redevelopment of obsolete industrial property at Interstate 57 and 119th Street for new commercial development. The plan also seeks

to promote commercial redevelopment, where appropriate, of deteriorated residential property near the 111th Street interchange area, both east and west of the highway.

### **Residential Redevelopment**

Residential redevelopment is proposed for the vacant, deteriorated and obsolete industrial and commercial property south of 122nd Street. A mix of single-family, townhouse and low-rise multi-family housing is seen as appropriate for this location. Widespread residential infill development and building rehabilitation is needed within most of the existing residential areas. Single-family residential is most suitable for infill development on vacant lots along local side streets.

### **Public Improvements**

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements may include:

- Improvement of streetscape conditions along Vincennes Avenue, Ashland Avenue, Monterey Avenue, 119th Street and 111th Street to support commercial and residential redevelopment.
- Replatting and construction of new streets to provide adequate access to residential redevelopment areas.
- Improvement of other public facilities that meet the needs of the community.

## 7. GENERAL LAND USE PLAN AND MAP

Figure 5, Land Use Plan (see Appendix A), identifies land use policies to be pursued in the implementation of the Plan. The land use categories planned for the Project Area are: 1) residential; 2) commercial; 3) mixed-use: residential/commercial; 4) mixed-use: residential/commercial/institutional; 5) institutional; and 6) public use. The Land Use Plan allows for a prudent level of flexibility in land use policy to respond to future market forces. This is accomplished through the two mixed-use land use categories. The "residential/commercial" category allows for both residential and commercial uses, while the "residential/commercial/institutional" category allows for residential, commercial and institutional uses. The "institutional" land use category is limited to private non-profit, philanthropic and/or religious organizations. The "public" land use category is limited to governmental uses and facilities, including schools, parks, libraries and public service facilities. The Land Use Plan is intended to serve as a guide for future land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan. While proposed land uses for the Project Area are generally consistent with existing zoning, there are two important exceptions. The 2001 Zoning Ordinance Map identifies the northwest corner of Interstate 57 and 119th Street as an M1-1 district, while the Land Use Plan calls for commercial use. Given the site's exposure and access to Interstate 57 at the 119th Street interchange, commercial represents the highest and best use of this site. The other area is located on the south side of 107th Street on Glenroy Avenue and Loomis Street. This area is zoned M1-1 but is designated for residential use. Given the relocation of industry out of the Chicago Bridge and Iron Company site immediately to the north, and the potential for residential reuse of this site, residential use is the appropriate land use policy for this area.

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

### **Residential Use**

Residential use is proposed in three distinct portions of the Project Area. One area is located between Vincennes Avenue and Interstate 57 from 107th Street south to Chelsea Place. Another area is located along Waseca Place south to 119th Street on the west side of Interstate 57. The third area is located along the northerly frontage of 119th Street and then south of 120th Street. On the whole,



the areas of proposed residential use are consistent with existing land use. One exception to this is the area south of 122nd Street, which is currently vacant land and deteriorated industrial and business uses, and has been proposed for residential redevelopment.

### **Commercial Use**

Commercial use is proposed for the area between Interstate 57 and the railroad tracks immediately to the west. This is an area of existing obsolete industrial use that has been proposed for commercial redevelopment. Small, freestanding commercial uses are also located on the north side of 119th Street both east and west of Interstate 57.

### **Mixed-Use: Residential/Commercial**

The residential/commercial mixed-use designation is applied to locations along major streets such as 111th Street (east of Interstate 57), and at certain locations on Ashland Avenue, Vincennes Avenue and 119th Street. This designation allows for the redevelopment of deteriorated residential and commercial property along these major streets and allows for flexibility in establishing edges between residential and commercial uses.

### **Mixed-Use: Residential/Commercial/Institutional**

This land use designation applies to the area from 111th Street to Monterey Avenue west of Interstate 57, where there is an existing mix of residential, commercial and institutional (places of worship) uses. This category will allow for the conservation of all three of these uses as well as the redevelopment of deteriorated property and vacant land.

### **Institutional**

This land use designation has been applied to places of worship in locations where the land use pattern is relatively stable. The largest of these uses is the Christ Universal Temple on the southeast corner of 119th Street and Ashland Avenue.

### **Public**

Properties designated as public use are government-owned service facilities such as schools, parks, libraries and other such uses. Within the Project Area, these uses represent existing facilities. Shoop Elementary School at 111th Street and Bishop Street and Neighborhood Park at 115th Street and Homewood Avenue are the only two public uses within the Project Area.

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

## **8. REDEVELOPMENT PLAN FINANCING**

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

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

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

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

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

### **Eligible Project Costs**

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, or estimated to be incurred, and any such costs incidental to the Plan. Some of the costs listed

below became eligible costs under the Act pursuant to an amendment to the Act, which became effective November 1, 1999. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided however, that no charges for professional services may be based on a percentage of the tax increment collected and the terms of such contracts do not extend beyond a period of three years. Redevelopment project costs may not include general overhead or administrative costs of the City that would still have been incurred if the City had not designated a redevelopment project area or approved a redevelopment plan.
2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors.
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, but not including the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building unless the City makes a reasonable determination, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Plan.
6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the Project Area, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts as provided in the Act, and such proposals featuring a community-based training program which ensures maximum reasonable opportunities for residents of the Morgan Park and West Pullman Community Areas with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities.

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued under the Act, 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 related thereto.
8. To the extent the City, by written agreement, accepts and approves 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 Plan objectives.
9. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
10. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by state or federal law or in accordance with the requirements of Section 74.4-3(u)(7) of the Act (see "Relocation" section).
11. Payment in lieu of taxes, as defined in the Act.
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - such payments in any one year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - 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;
  - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the developer for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
  - up to 75% of the interest cost incurred by a developer for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act.
14. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the

purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

15. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.

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

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.

## Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in Table 2, Estimated Redevelopment Project Costs.

1. Professional services including planning, legal, surveys, real estate marketing costs, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. *(Estimated cost: \$500,000)*
2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$5,000,000)*
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: \$10,000,000)*
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$20,000,000)*
5. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. *(Estimated cost: \$500,000)*
6. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$750,000)*
7. Interest subsidy associated with redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$3,000,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$250,000)*

The estimated gross eligible project cost over the life of the Project Area is \$40 million. All project cost estimates are in 2002 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

**Table 2**  
**ESTIMATED REDEVELOPMENT PROJECT COSTS**

<b>Eligible Expense</b>	<b>Estimated Cost</b>
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$5,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$10,000,000
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) <sup>[1]</sup>	\$20,000,000
Relocation Costs	\$750,000
Job Training, Retraining, Welfare-to-Work	\$500,000
Day Care Services	\$250,000
Interest Subsidy	\$3,000,000
<b>TOTAL REDEVELOPMENT COSTS</b> <sup>[2][3]</sup>	<b>\$40,000,000</b> <sup>[4]</sup>

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

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

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

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

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

### **Sources of Funds**

Funds necessary to pay for redevelopment project costs and secure municipal obligations, which have been issued to pay for such costs, are to be derived principally from incremental property taxes. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project are for eligible costs in another redevelopment 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 tax increment revenue, which will be used to fund tax increment obligations and redevelopment project costs, shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each such property in the Project Area. Other sources of funds, which may be used to pay for redevelopment project costs and secure obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds as the City may, from time to time, deem appropriate. The City may incur project costs (costs for line items listed on Table 2, Estimated Redevelopment Project Costs), which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City, and in furtherance of the purposes of the Plan, that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area



made available, when added to all amounts used to pay eligible redevelopment project costs within the Project Area, or other areas described in the preceding paragraph, shall not at any time exceed the total redevelopment project costs described in Table 2, Estimated Redevelopment Project Costs.

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

### **Nature and Term of Obligations to be Issued**

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment 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 the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Plan in 2002), by 2026. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more 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 retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

### **Most Recent Equalized Assessed Valuation**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The 2001 EAV of all taxable parcels within the Project Area is \$15,932,584. This total EAV amount by Parcel Identification Number (PIN) is summarized in Appendix D. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Project Area will be calculated by Cook County.

### **Anticipated Equalized Assessed Valuation**

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Project Area is estimated to be \$50 million. This estimate has been calculated assuming that the Project Area will be developed in accordance with Figure 5, Land Use Plan, of the Plan.

The estimated EAV assumes that the assessed value of property within the Project Area will increase substantially as a result of new development and public improvements. Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.2235 to the projected assessed value of property within the Project Area; and 3) an annual appreciation factor of 2%.

### **Financial Impact on Taxing Districts**

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

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

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

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

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

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

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

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

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

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

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The development of new residential property on vacant and deteriorated land would increase the demand for school services as well as parks and other population-based services. Within the land use designations on the Land Use Plan that allow for residential use, there are roughly 300 "buildable" vacant lots. Presuming that three-bedroom single-family residences were built on each vacant lot in this predominantly single-family community, approximately 220 school age children would be added to the enrollment at local schools. Total population would increase by approximately 870 persons. These projections of school age children and total population increase are based on charts produced by the Illinois School Consulting Service.

The demand for water and sewer services would increase as well. Proposed commercial development would not increase the demand for population-based services, but would increase demand for water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District.

Redevelopment of the Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to be negligible because they are already serving the Project Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Plan, certain taxing districts may experience an increased demand for services.

It is expected that most of the increases in demand for the services and programs of the aforementioned taxing districts, associated with the Project Area, can be adequately handled by the existing services and programs maintained by these taxing districts. However, \$3.5 million

has been allocated within the Project Budget to "taxing district capital costs" to address potential demands associated with implementing the Plan.

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

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

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (by December 31, 2026).

## **9. HOUSING IMPACT STUDY**

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on area residents. As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study as part of the separate feasibility report required by subsection (a) of Section 11-74.4-5 (sic) [Section 11-74.4-4.1] and in the redevelopment project plan. The Project Area contains 713 inhabited residential units. The Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur, and therefore, a housing impact study is required. This Housing Impact Study, which is part of the 119th Street/I-57 Redevelopment Plan, fulfills this requirement. It is also integral to the formulation of the goals, objectives, and policies of the Plan.

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

### **Part I - Housing Survey**

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

### **Part II - Potential Housing Impact**

- i. The number and location of those units that will be or may be removed.
- ii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residencies are to be removed.

- iii. The availability of replacement housing for those residents whose residences are to be removed, and the identification of the type, location and cost of the replacement housing.
- iv. The type and extent of relocation assistance to be provided.

**PART I - HOUSING SURVEY**

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

**Number and Type of Residential Units**

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed on April 10, 2002, revealed that the Project Area contains 607 residential or mixed-use residential buildings containing a total of 713 units. The number of residential units by building type is outlined in Table 3, Number and Type of Residential Units.

**Table 3**  
**NUMBER AND TYPE OF RESIDENTIAL UNITS**

<b>Building Type</b>	<b>Total Number of Buildings</b>	<b>Total Number of Units</b>
Single-Family	521	521
Multi-Family	75	179
Mixed-Use (Residential Above)	11	13
<b>Total</b>	<b>607</b>	<b>713</b>

Source: Camiros, Ltd.

**Number and Type of Rooms in Residential Units**

The distribution of the 713 residential units within the Project Area by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

*Methodology*

In order to describe the distribution of residential units by number and type of rooms within the Project Area, Camiros, Ltd. analyzed 1990 United States Census data by Block Group for those Block Groups encompassed by the Project Area. A Block Group, as defined by the U.S. Census, is a combination of census blocks (a census block is the smallest entity for which the Census Bureau collects and tabulates 100% data). The Block Group is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 1990 federal census sample data because it is the best available information regarding the housing units within the Project Area; detailed information on housing characteristics from the 2000 Census has not yet been released. The Block Group data available for the Project Area are based on a sampling of residential units. Based on this data, a proportional projection was made of the distribution of units by the number of rooms and the number of bedrooms in each unit. The results of this survey are outlined in Table 4, Units By Number of Rooms, and in Table 5, Units By Number of Bedrooms.

**Table 4**  
**UNITS BY NUMBER OF ROOMS <sup>1</sup>**

Number of Rooms	Percentage (1990)	Current Estimate for Project Area
1 Room	0.1%	1
2 Rooms	0.5%	4
3 Rooms	4.7%	34
4 Rooms	7.6%	54
5 Rooms	26.0%	185
6 Rooms	32.5%	231
7 Rooms	13.5%	96
8 Rooms	9.5%	68
9+ Rooms	5.6%	40
<b>Total</b>	<b>100.0%</b>	<b>713</b>

Source: U.S. Census Bureau

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

**Table 5**  
**UNITS BY NUMBER OF BEDROOMS <sup>2</sup>**

Number of Bedrooms	Percentage (1990)	Current Estimate For Project Area
Studio	0.1%	1
1 Bedroom	6.0%	43
2 Bedrooms	19.9%	142
3 Bedrooms	52.3%	372
4 Bedrooms	18.2%	130
5+ Bedrooms	3.5%	25
<b>Total</b>	<b>100.0%</b>	<b>713</b>

Source: U.S. Census Bureau

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

### Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by Camiros, Ltd. This survey identified 713 residential units, of which 19 (2.7%) were identified as vacant. Therefore, there are approximately 694 total inhabited units within the Project Area. As required by the Act, this information was ascertained as of April 10, 2002, which is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11- 74.4-5 of the Act is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

## Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in Table 6, Race and Ethnicity Characteristics, within this section. The methodology to determine this information is described below.

### *Methodology*

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

The total population for the Project Area was estimated by multiplying the number of households within the Project Area (713) by the average household size (3.1). Based on the estimated total population, a proportional projection was then made of the race and ethnicity characteristics of the residents. Multiplying these numbers, there are an estimated 2,210 residents living within the Project Area. The race and ethnic composition of these residents is indicated in Table 6, Race and Ethnicity Characteristics.

**Table 6**  
**RACE AND ETHNICITY CHARACTERISTICS**

<b>Race</b>	<b>Percentage (2000)</b>	<b>Estimated Residents</b>
White	11.4%	252
Black or African-American	86.7%	1,916
American Indian and Alaska Native	0.6%	13
Asian	0.3%	7
Native Hawaiian and Other Pacific Islander	0.0%	0
Some Other Race	1.0%	22
<b>Total</b>	<b>100.0%</b>	<b>2,210</b>

<b>Hispanic Origin</b>	<b>Percentage (2000)</b>	<b>Estimated Residents</b>
Hispanic	1.8%	40
Non-Hispanic	98.2%	2,170
<b>Total</b>	<b>100.0%</b>	<b>2,210</b>

Source: U.S. Census Bureau



## PART II - POTENTIAL HOUSING IMPACT

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

### Number and Location of Units That May Be Removed

The primary objectives of the Plan are to redevelop vacant land, correct obsolete land use patterns through redevelopment, and conserve existing housing units. While the Plan does not propose redevelopment of current residential use areas, some displacement of residential units may occur in the process of redeveloping obsolete commercial (mixed-use) buildings and through the consolidation of vacant lots.

There is a possibility that over the 23-year life of the Project Area, some inhabited residential units may be removed as a result of implementing the Plan. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

#### *Methodology*

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

1. Step one counts all inhabited residential units proposed for acquisition. For this purpose, the prior acquisition maps from the two existing Redevelopment Area Designations, the Vincennes Corridor Redevelopment Area Designation (adopted in 1999) and the 119th and I-57 Redevelopment Area Designation (adopted in 2001), were reviewed and it was determined that there are 27 inhabited residential units on current acquisition maps. The Plan's acquisition map identifies no additional properties to be acquired. Therefore, the total number of inhabited residential units that may be removed due to identified acquisition is 27.
2. Step two counts the number of inhabited residential units contained on parcels that are dilapidated as defined by the Act. From the survey conducted by Camiros, Ltd., a total of six buildings containing occupied residential units have been identified within the Project Area that can be classified as dilapidated. Each of these buildings was identified as having one occupied dwelling unit. Therefore, the number of inhabited residential units that may be removed due to demolition or rehabilitation of dilapidated buildings is six.
3. Step three counts the number of inhabited residential units that exist where the future land use indicated by the Plan will not include residential uses. After reviewing the Land Use Plan for the Project Area, we determined that none of the inhabited residential units would be impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

Figure 6, Housing Impact Study Map (see Appendix A), identifies the 33 inhabited residential units, which is the sum of Steps 1, 2 and 3 that could potentially be removed during the 23-year life of the 119th Street/I-57 Redevelopment Project Area.

## Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. To promote the development of affordable housing, the Plan requires developers receiving TIF assistance for market-rate housing to set aside at least 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income. If, during the 23-year life of the 119th Street/I-57 Redevelopment Project Area, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Project Area or the surrounding Community Areas of Beverly, Morgan Park, Roseland and Washington Heights.

The location, type and cost of a sample of possible replacement housing units located within the surrounding Community Areas were determined through classified advertisements from the *Chicago Sun-Times*, *Chicago Tribune* and *Daily Southtown*, and from Internet listings on Apartments.com and HomeStore.com during the first part of the month of May 2002. The results of this research are presented in Table 7, Survey of Available Housing Units. It is important to note that Chicago has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These times would likely reflect a wider variety of rental rates, unit sizes and locations than those available at other times throughout the year.

Since one of the key goals of the Plan is to develop infill housing on currently vacant lots and rehabilitate existing deteriorated buildings, it is assumed that displacement, if any, caused by activities as part of the Plan, will occur concurrently with the development of new housing. As a result, it is anticipated that there will be no net loss of units within the Project Area. Furthermore, there is a likelihood that any displacement of the 33 potential units would occur incrementally over the 23-year life of the Project Area as individual development projects occur. Therefore, it is not anticipated that there would be a need to relocate more than a few households, if any, in any given year during the full life of the Project Area.

**Table 7**  
**SURVEY OF AVAILABLE HOUSING UNITS**

	Location	# of Bedrooms	Rental Price	Amenities	Section 8 Accepted	Community Area
1	11923 S. Western	studio - 2	\$495 - \$860			Beverly
2	901 E. 104th St.	1	30% of income		Yes (100%)	Roseland
3	108th St. & King Dr.	1	\$500			Roseland
4	97th & Vincennes	1	\$525			Washington Hts.
5	112th St. & Vernon	1	\$550			Roseland
6	11201 S. King Dr.	1	\$575	Includes heat	Yes	Roseland
7		1	\$600	Includes utilities		Beverly
8	232 E. 121st Pl.	1 - 2	\$515 - \$625			Roseland
9	10523 S. Artesian	1 - 2	\$650 - \$800			Beverly
10	105th St. & Artesian	1 - 2	\$700 - \$850	Includes heat		Beverly
11	111th St. & Western	2	\$690			Morgan Park
12	11110 S. Homewood	2	\$710	Includes heat, & gas stove		Morgan Park
13	109th St. & Vernon	2	\$750		Yes	Roseland
14	107th St. & State	2	\$800	Includes heat	Yes	Roseland
15	103rd St. & Hale	2	\$800	Includes heat		Beverly
16	111th & Western	2	\$860			Morgan Park
17	11153 S. Vernon	2 - 3	\$850 - \$950		Yes	Roseland
18		3	\$600		Yes	Roseland
19	111th St. & Halsted	3	\$800			Roseland
20	10931 S. Wabash	3	\$1,000	House	Yes	Roseland

Source: Chicago Sun-Times, Chicago Tribune, Daily Southtown, Apartments.com and HomeStore.com

### **Relocation Assistance**

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

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

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

In order to estimate the number of moderate-, low-, very low- and very, very low-income households within the Project Area, Camiros, Ltd. used data available from Claritas, Inc., a national demographic data provider. Claritas, Inc. produced income projections, expressed in "current" dollars for the year 2001, for those Census Tracts encompassed by the Project Area. These projections are based on data from the 1990 United States Census; detailed information on income characteristics from the 2000 Census has not yet been released. We have relied on this data because it is the best available information regarding the income characteristics of the Project Area.

Based on the Claritas data, It is estimated that 13% of the households within the Project Area may be classified as very, very low-income; 12% may be classified as very low-income; 15% may be classified as low-income; and 19% may be classified as moderate-income. Applying these percentages to the 713 inhabited residential units (equivalent to households) identified during the survey completed by Camiros, Ltd. reveals that 91 households within the Project Area may be classified as very, very low-income; 84 households may be classified as very low-income; 107 households may be classified as low-income; and 139 households may be classified as moderate-income. This information is summarized in Table 8, Household Income.

**Table 8**  
**HOUSEHOLD INCOME**

<b>Income Category</b>	<b>Annual Income Range (2001 estimate)</b>	<b>Percentage of Households</b>	<b>Number of Households</b>
Very, Very Low- Income	\$0 - \$17,647	12.7%	91
Very Low- Income	\$17,648 - \$29,412	11.8%	84
Low-Income	\$29,413 - \$47,060	15.0%	107
Moderate-Income	\$47,061 - \$70,590	19.5%	139
Above Moderate- Income	\$70,591 or more	41.0%	292
<b>Total</b>		<b>100.0%</b>	<b>713</b>

Source: Claritas, Inc.

As described above, the estimates of the total number of moderate-, low-, very low- and very, very low-income households within the Project Area collectively represent 59% of the total inhabited units, and the number of households in the low-income categories collectively represent 40% of the total inhabited units. Therefore, replacement housing for any displaced households over the course of the 23-year life of the 119th Street/I-57 Redevelopment Project Area should be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

## **10. PROVISIONS FOR AMENDING THE PLAN**

The Plan may be amended pursuant to the provisions of the Act.

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

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

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, 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 of Chicago's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees. The city shall have the right in its sole discretion to exempt certain small business and residential property owners and developers from the above.
5. The City requires that developers who receive TIF assistance for market-rate housing set aside at least 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% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

**APPENDIX A**  
**119TH STREET/I-57**  
**REDEVELOPMENT PROJECT AREA**  
**FIGURES 1-6 and TABLE 9**



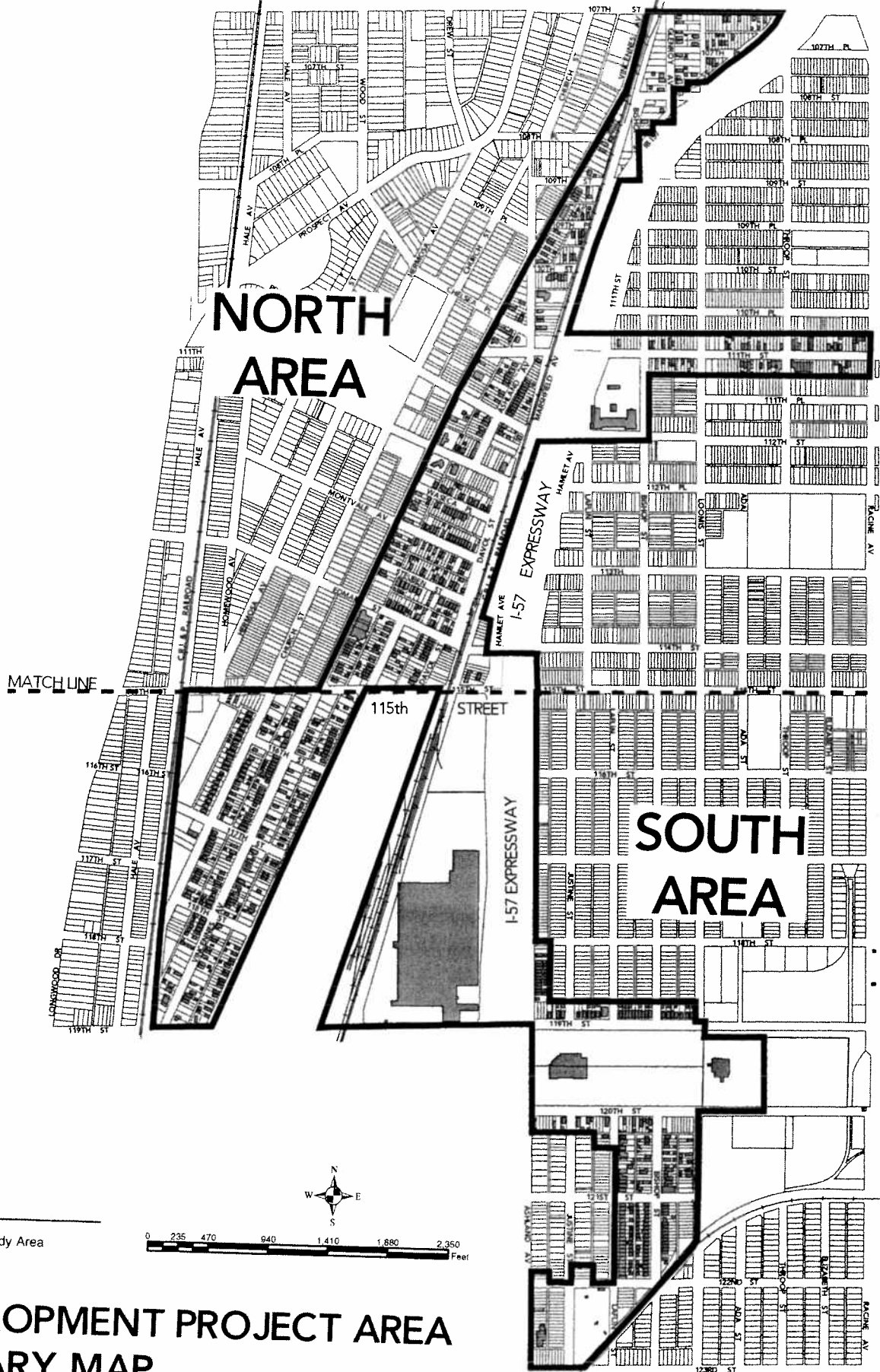


FIGURE 1  
**REDEVELOPMENT PROJECT AREA  
 BOUNDARY MAP**

119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS

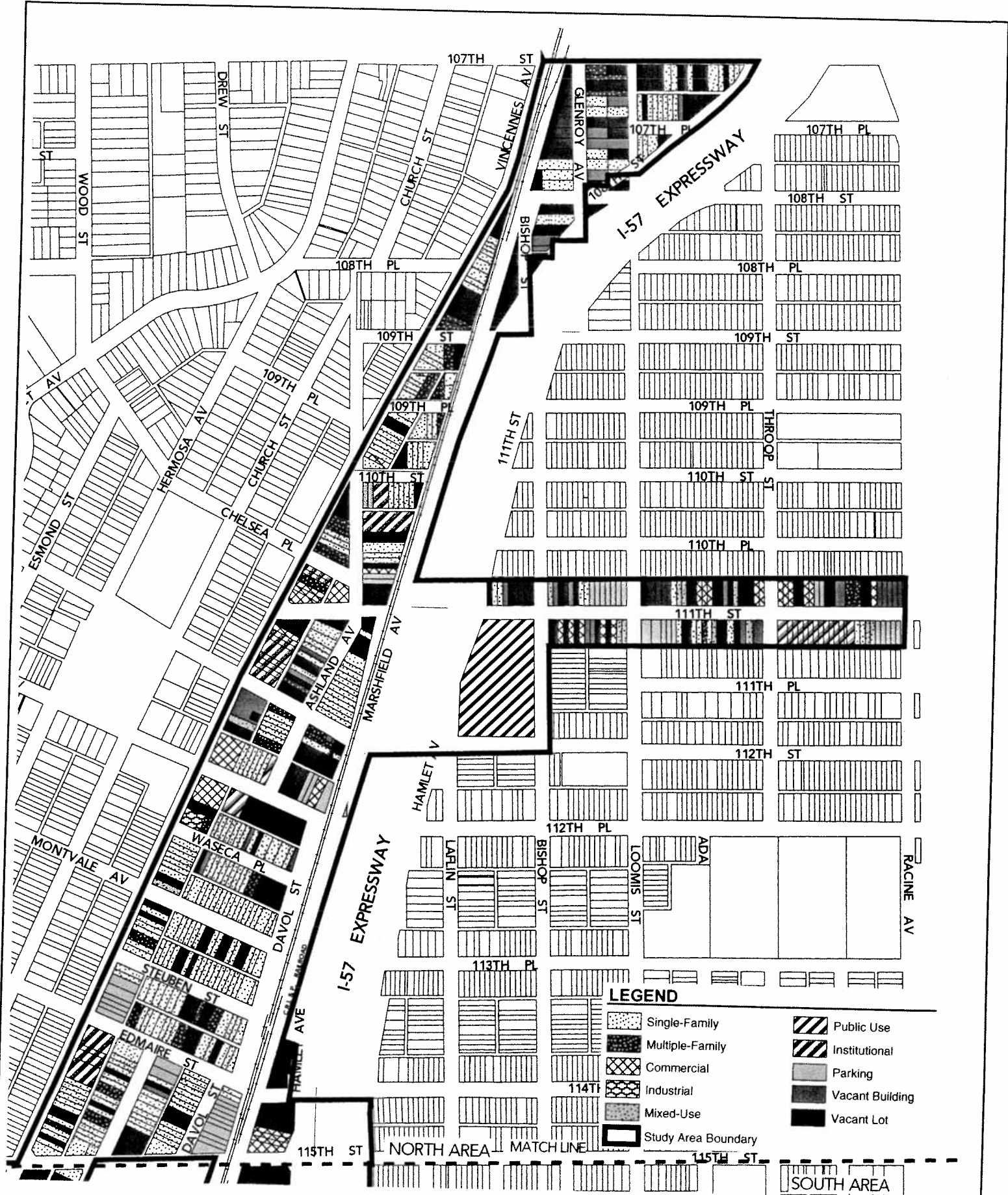
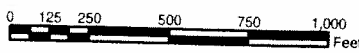
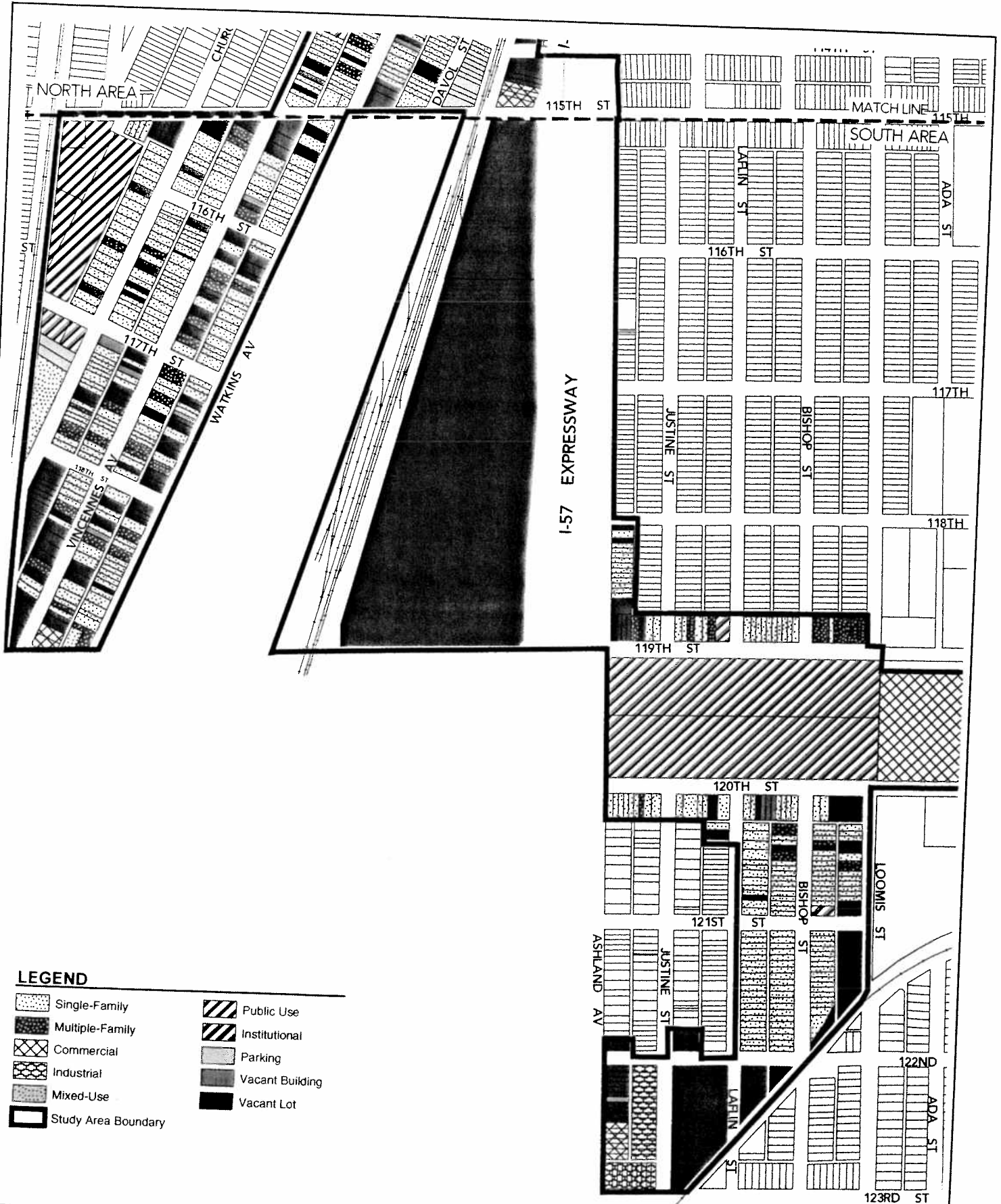













FIGURE 2  
**EXISTING LAND USE - NORTH AREA**

19TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS



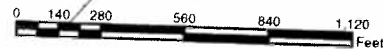


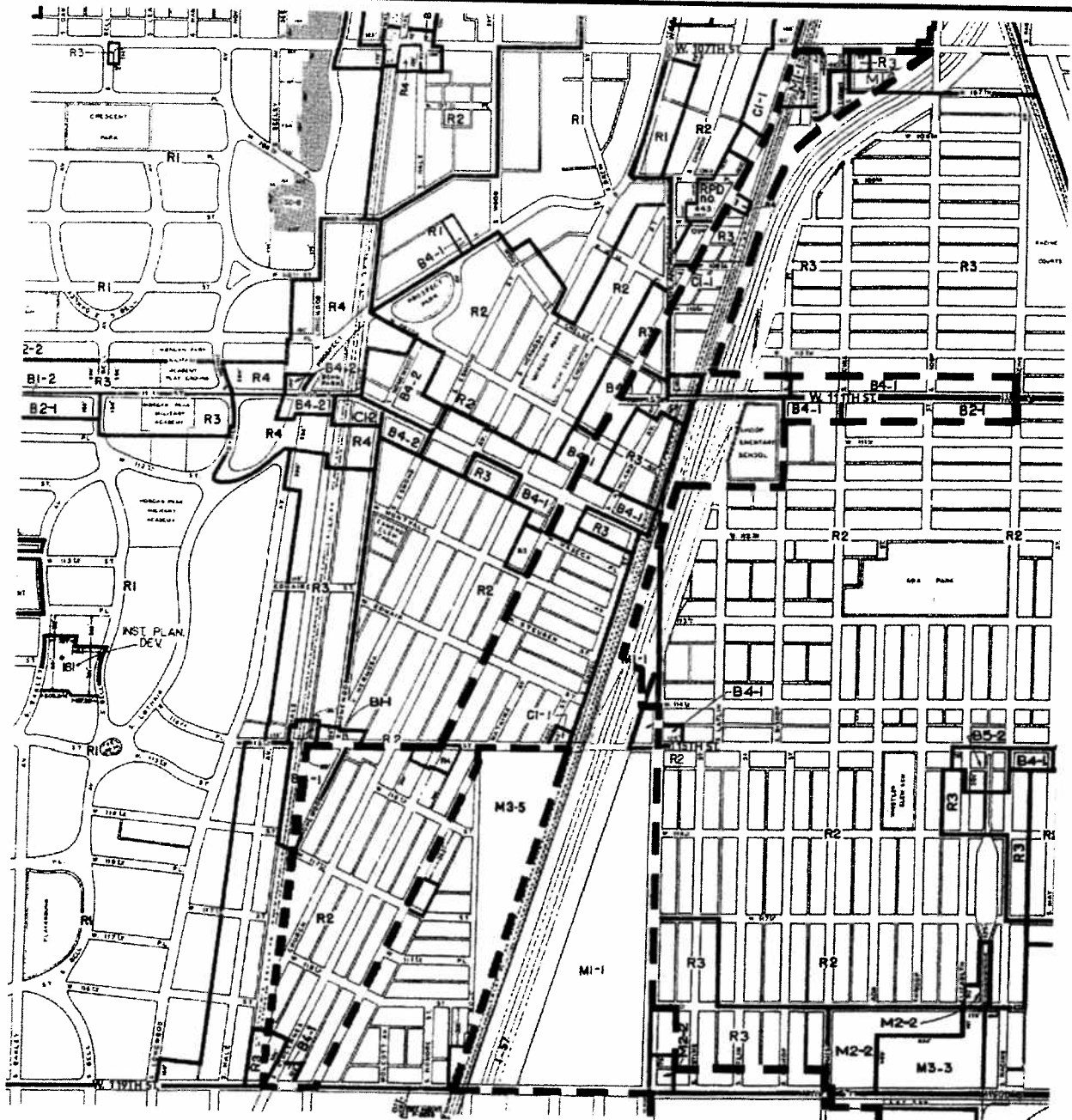
**LEGEND**

-  Single-Family
-  Multiple-Family
-  Commercial
-  Industrial
-  Mixed-Use
-  Study Area Boundary
-  Public Use
-  Institutional
-  Parking
-  Vacant Building
-  Vacant Lot

**FIGURE 2**  
**EXISTING LAND USE - SOUTH AREA**

119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS





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

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

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

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



FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7.  
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8.  
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9.  
 FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10.

FIGURE 3

# EXISTING ZONING

119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS

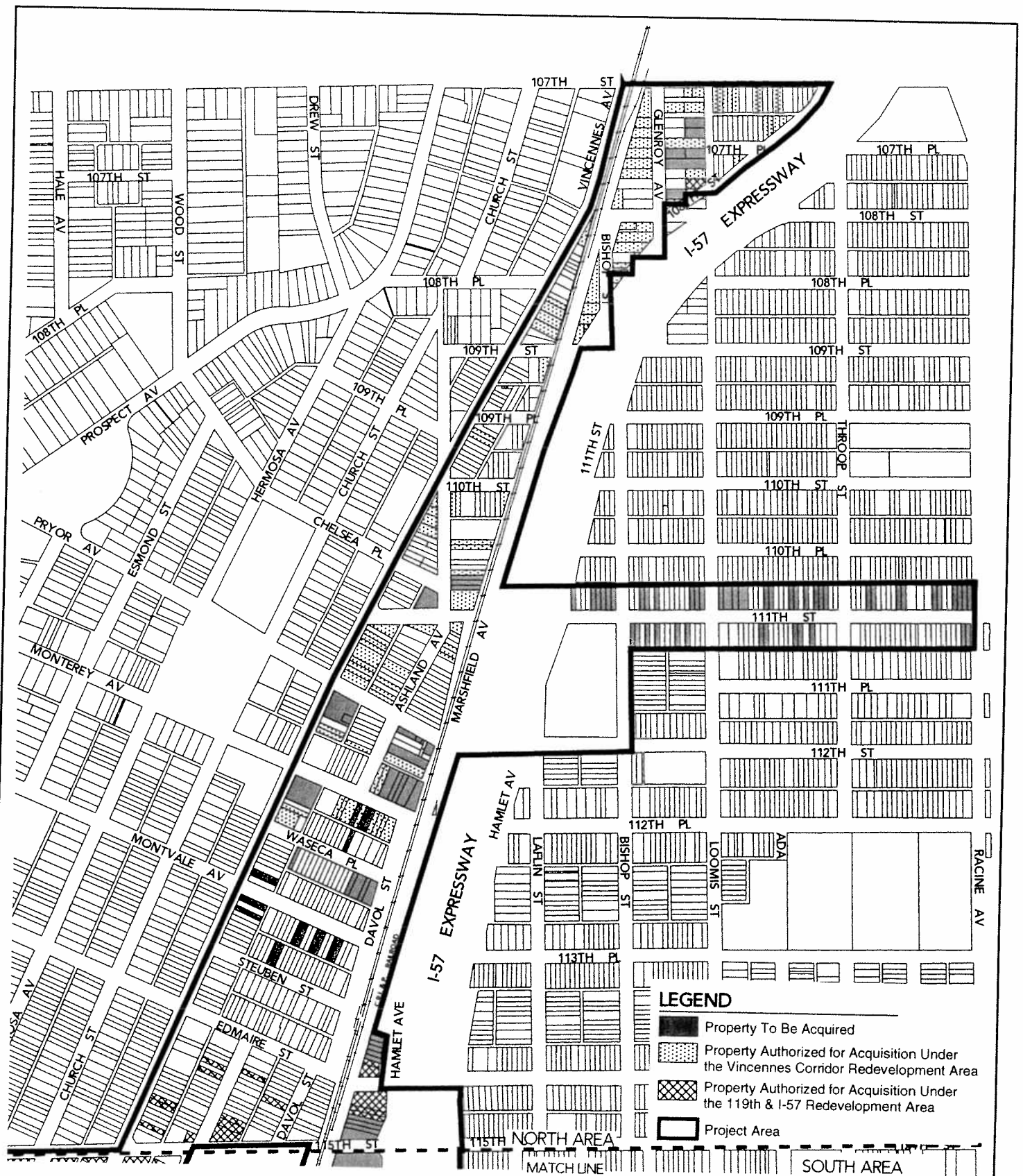
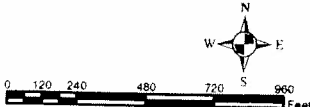


FIGURE 4

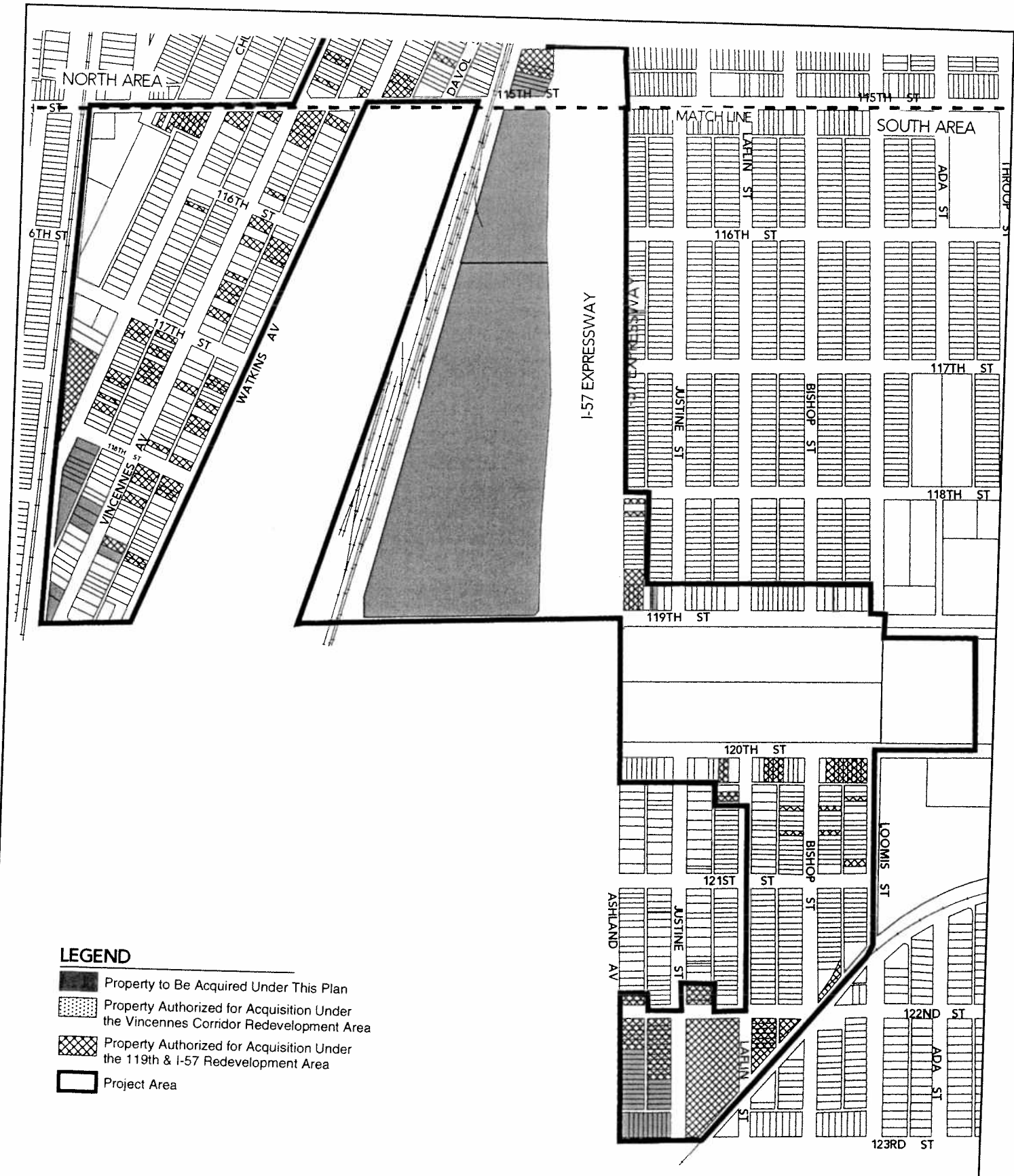
# ACQUISITION MAP - NORTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA  
CITY OF CHICAGO, ILLINOIS



CAMIROS

AUGUST 28, 2002



**LEGEND**





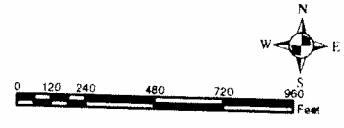
-  Property to Be Acquired Under This Plan
-  Property Authorized for Acquisition Under the Vincennes Corridor Redevelopment Area
-  Property Authorized for Acquisition Under the 119th & I-57 Redevelopment Area
-  Project Area

FIGURE 4

# ACQUISITION MAP - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA  
CITY OF CHICAGO, ILLINOIS



**CAMIROS**

AUGUST 28, 2002

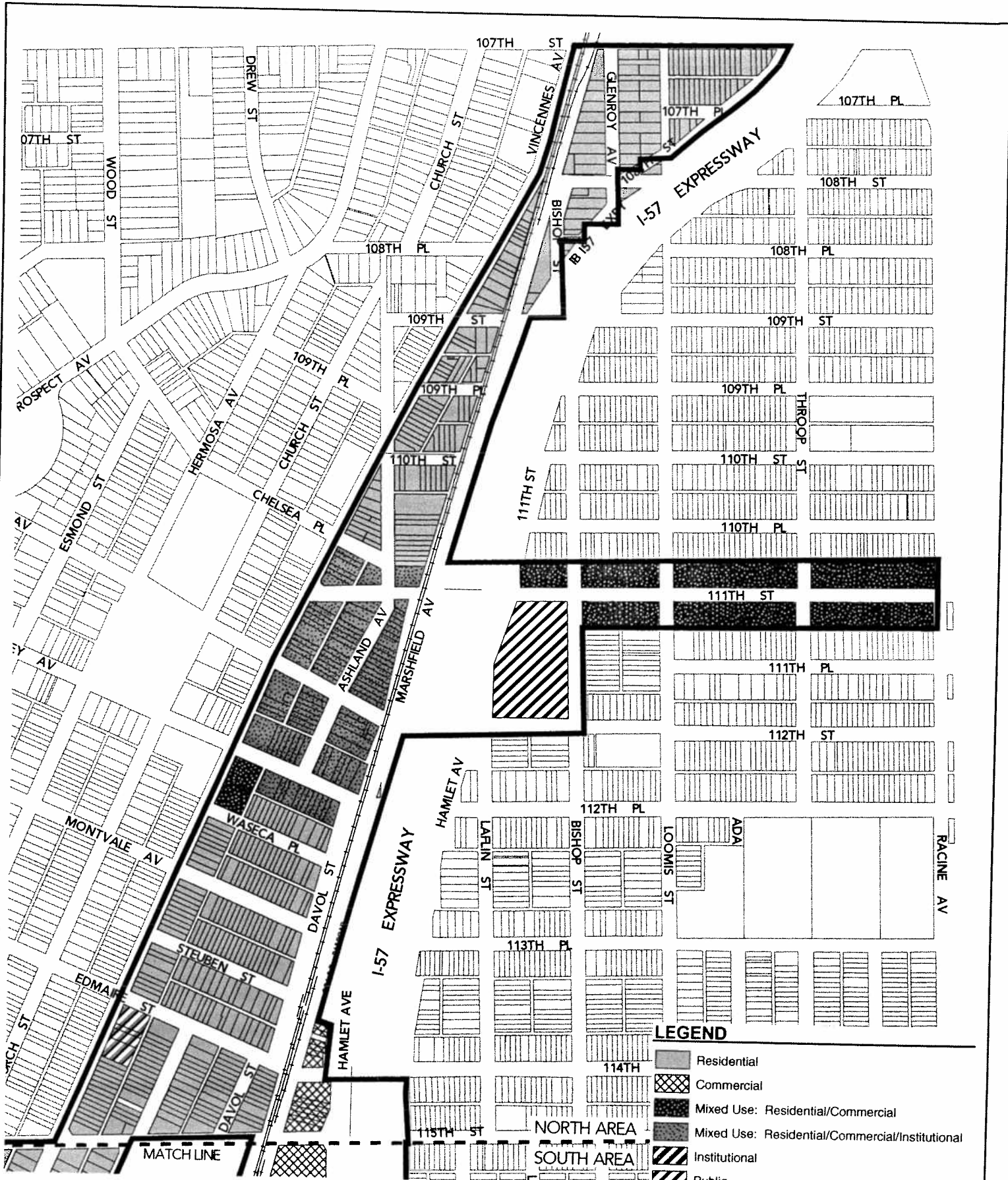
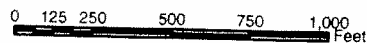
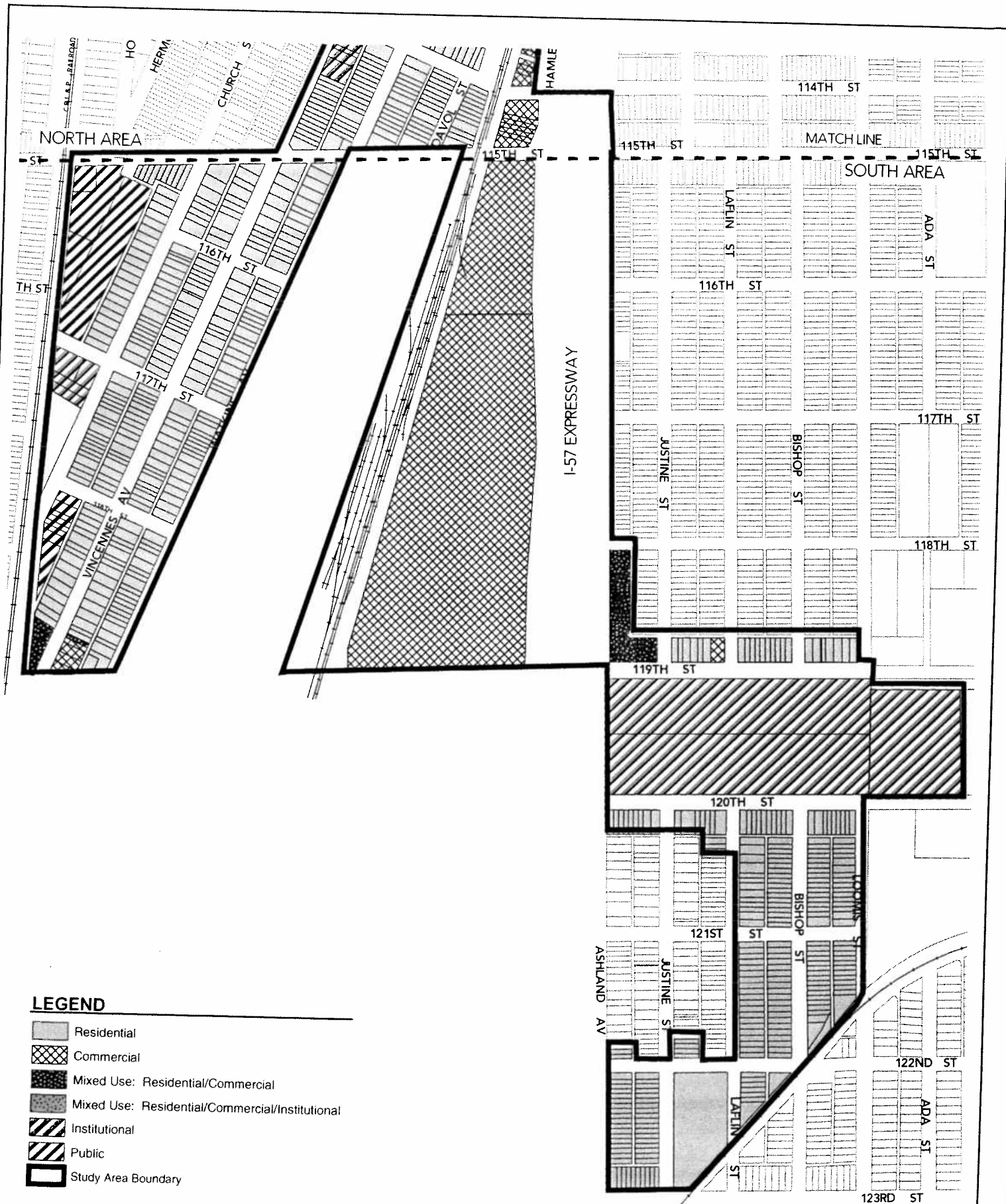


FIGURE 5  
**LAND USE PLAN - NORTH AREA**

119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS



CAMIROS



**LEGEND**








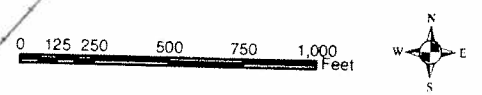
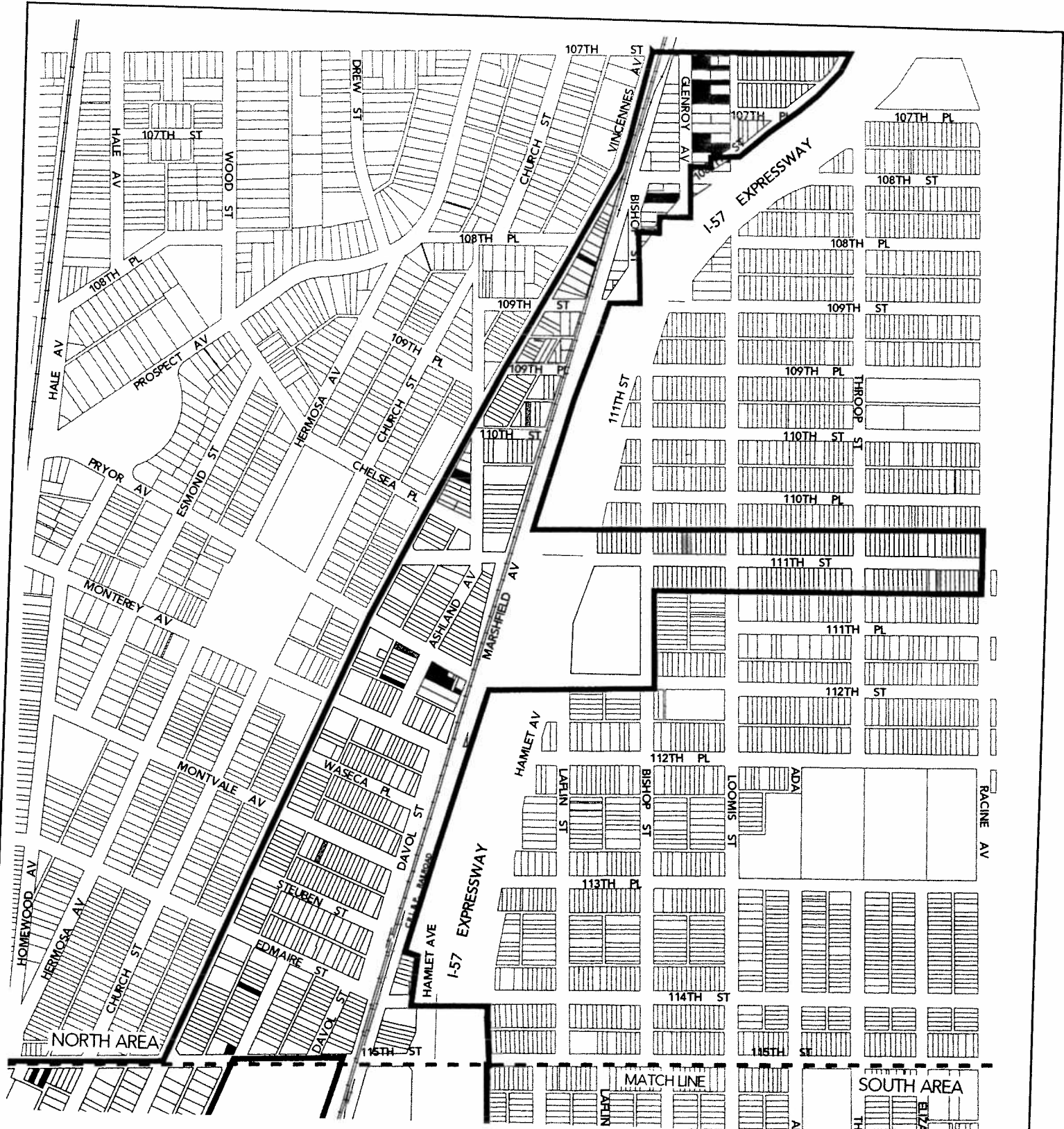
-  Residential
-  Commercial
-  Mixed Use: Residential/Commercial
-  Mixed Use: Residential/Commercial/Institutional
-  Institutional
-  Public
-  Study Area Boundary

FIGURE 5  
**LAND USE PLAN - SOUTH AREA**  
 119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS

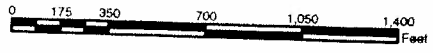






**LEGEND**

- Inhabited Residential Units To Be Acquired
- Inhabited Residential Units in Dilapidated Buildings
- Study Area



**FIGURE 6**  
**HOUSING IMPACT STUDY MAP - NORTH AREA**  
 119TH & I-57 REDEVELOPMENT PROJECT AREA

CITY OF CHICAGO, ILLINOIS

CAMIRCS

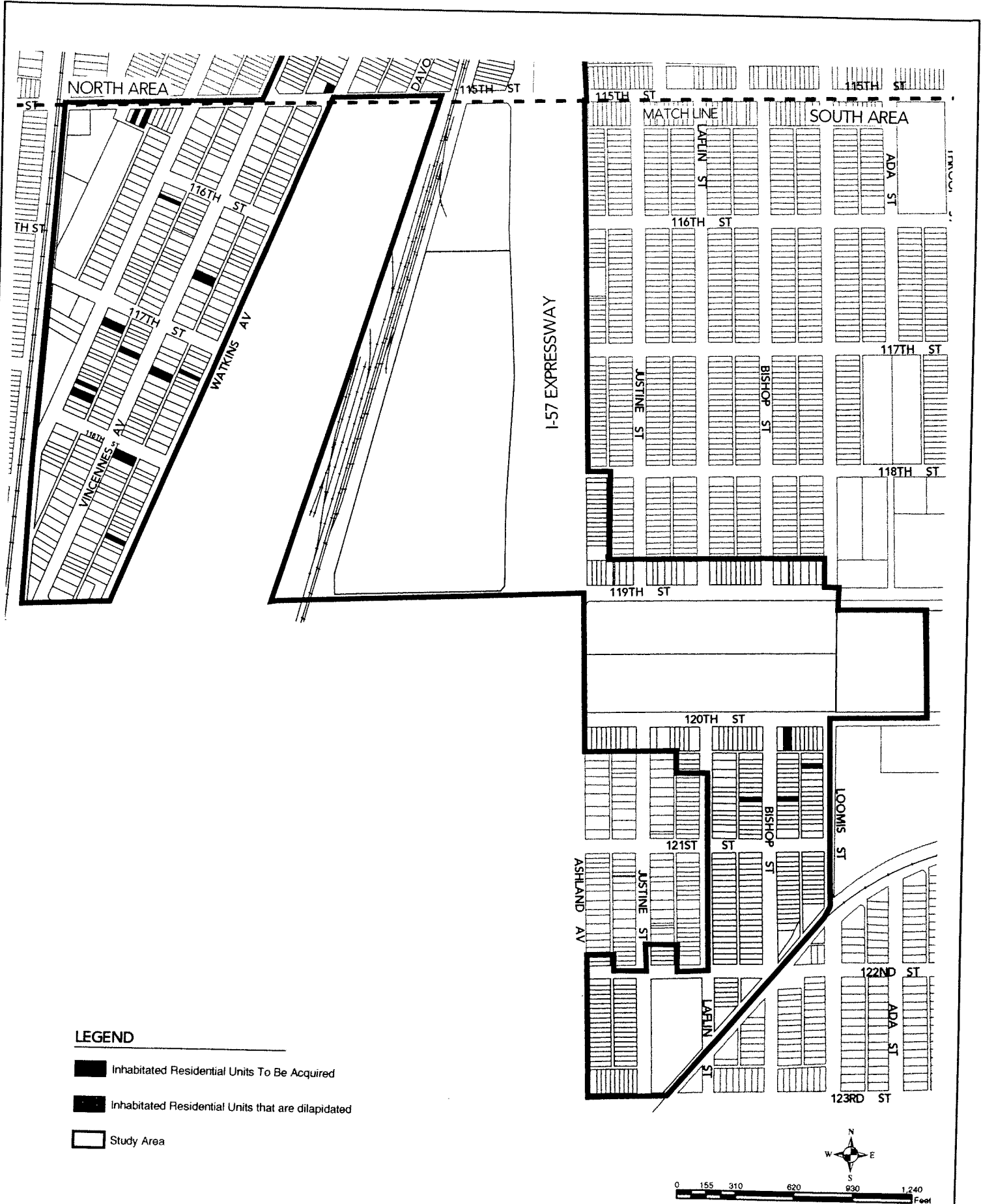


FIGURE 6

# HOUSING IMPACT STUDY MAP - SOUTH AREA

119TH & I-57 REDEVELOPMENT PROJECT AREA  
CITY OF CHICAGO, ILLINOIS

**Table 9****LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER AND ADDRESS**

The following list of parcels represents those parcels that were identified on prior acquisition maps and those parcels being added to the Acquisition Map of this Plan.

**Properties Authorized for Acquisition under the Vincennes Corridor Redevelopment Plan**

25-17-302-001-0000	10706 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-002-0000	10724 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-003-0000	10718 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-004-0000	10728 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-005-0000	10728 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-006-0000	10734 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-007-0000	10740 S GLENROY AVE	CHICAGO	IL	60643
25-17-302-009-0000	10757 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-002-0000	1409 W 107TH ST	CHICAGO	IL	60643
25-17-303-003-0000	1403 W 107TH ST	CHICAGO	IL	60643
25-17-303-005-0000	10713 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-006-0000	10726 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-011-0000	10725 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-017-0000	10746 S. LOOMIS	CHICAGO	IL	60643
25-17-303-018-0000	10755 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-021-0000	10734 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-023-0000	10746 S LOOMIS ST	CHICAGO	IL	60643
25-17-304-001-0000	1301 W 107TH ST	CHICAGO	IL	60643
25-17-304-002-0000	1303 W 107TH ST	CHICAGO	IL	60643
25-17-304-003-0000	1350 W 107TH ST	CHICAGO	IL	60643
25-17-304-004-0000	1351 W 107TH ST	CHICAGO	IL	60643
25-17-304-005-0000	1349 W 107TH ST	CHICAGO	IL	60643
25-17-304-008-0000	1339 W 107TH ST	CHICAGO	IL	60643
25-17-304-009-0000	1335 W 107TH ST	CHICAGO	IL	60643
25-17-304-012-0000	1327 W 107TH ST	CHICAGO	IL	60643
25-17-304-013-0000	1325 W 107TH ST	CHICAGO	IL	60643
25-17-304-033-0000	1330 W 107TH PL	CHICAGO	IL	60643
25-17-304-034-0000	1330 W 107TH PL	CHICAGO	IL	60643
25-17-304-035-0000	1328 W 107TH PL	CHICAGO	IL	60643
25-17-304-036-0000	1326 W 107TH PL	CHICAGO	IL	60643
25-17-305-005-0000	1351 W 107TH PL	CHICAGO	IL	60643
25-17-305-006-0000	1347 W 107TH PL	CHICAGO	IL	60643
25-17-309-007-0000	10849 S. VINCENNES	CHICAGO	IL	60643
25-17-309-008-0000	10845 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-009-0000	10851 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-010-0000	10853 S VINCENNES AVE	CHICAGO	IL	60643
25-17-309-012-0000	10826 S BISHOP ST	CHICAGO	IL	60643
25-17-309-013-0000	10840 S BISHOP ST	CHICAGO	IL	60643
25-17-309-014-0000	10846 S BISHOP ST	CHICAGO	IL	60643
25-17-309-015-0000	1508 W 109TH ST	CHICAGO	IL	60643
25-17-309-019-0000	1504 W 109TH ST	CHICAGO	IL	60643
25-17-309-020-0000	1504 W 109TH ST	CHICAGO	IL	60643

25-17-309-029-0000	10827 S VINCENNES AVE	CHICAGO	IL	60643
25-17-310-001-0000	10801 S BISHOP ST	CHICAGO	IL	60643
25-17-310-002-0000	10800 S GLENROY AVE	CHICAGO	IL	60643
25-17-310-003-0000	10806 S. GLENROY	CHICAGO	IL	60643
25-17-310-004-0000	10821 S BISHOP ST	CHICAGO	IL	60643
25-17-310-008-0000	10817 S. BISHOP	CHICAGO	IL	60643
25-17-310-010-0000	10825 S BISHOP ST	CHICAGO	IL	60643
25-17-310-011-0000	10827 S BISHOP ST	CHICAGO	IL	60643
25-17-317-010-0000	1507 W 109TH ST	CHICAGO	IL	60643
25-17-322-003-0000	10941 S VINCENNES AVE	CHICAGO	IL	60643
25-17-322-004-0000	10943 S VINCENNES AVE	CHICAGO	IL	60643
25-17-326-001-0000	1543 W. 110TH ST.	CHICAGO	IL	60643
25-17-326-002-0000	1543 W. 110TH ST.	CHICAGO	IL	60643
25-17-326-009-0000	1529 W 110TH ST	CHICAGO	IL	60643
25-17-326-014-0000	1527 W 110TH ST	CHICAGO	IL	60643
25-17-326-015-0000	11027 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-020-0000	11041 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-059-0000	11051 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-001-0000	11002 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-002-0000	11008 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-003-0000	11014 S ASHLAND AVE	CHICAGO	IL	60643
25-18-416-004-0000	11030 S. ASHLAND	CHICAGO	IL	60643
25-19-203-004-0000	11103-11105 S. VINCENNES	CHICAGO	IL	60643
25-19-203-005-0000	11106 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-006-0000	11108 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-010-0000	11116 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-011-0000	11118 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-012-0000	11125 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-013-0000	11127 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-014-0000	1601 W 111TH ST	CHICAGO	IL	60643
25-19-203-022-0000	11134 W MONTEREY AVE	CHICAGO	IL	60643
25-19-203-025-0000	11140 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-027-0000	11144 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-028-0000	11141 S ASHLAND AVE	CHICAGO	IL	60643
25-19-203-029-0000	11113 S VINCENNES AVE	CHICAGO	IL	60643
25-19-203-030-0000	1611 W 111TH ST	CHICAGO	IL	60643
25-19-204-001-0000	11101 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-004-0000	11111 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-005-0000	11113 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-006-0000	11118 S ASHLAND AVE	CHICAGO	IL	60643
25-19-204-019-0000	11103 S ASHLAND AVE	CHICAGO	IL	60643
25-19-205-008-0000	11155 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-009-0000	11157 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-017-0000	11172 S. ASHLAND	CHICAGO	IL	60643
25-19-206-004-0000	1605 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-007-0000	11173 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-008-0000	1620 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-009-0000	1616 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-007-0000	11215 S. VINCENNES	CHICAGO	IL	60643
25-19-212-008-0000	11221 S VINCENNES AVE	CHICAGO	IL	60643

25-19-212-014-0000	1649 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-018-0000	1639 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-021-0000	1631 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-041-0000	1645 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-042-0000	1643 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-043-0000	1627 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-047-0000	1625 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-048-0000	1621 W MONTEREY AVE	CHICAGO	IL	60643

**Properties Authorized for Acquisition under the 119th St. and I-57 Redevelopment Plan**

25-19-220-022-0000	11434 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-023-0000	11423 S HAMLET AVE	CHICAGO	IL	60643
25-19-226-017-0000	11443 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-018-0000	11445 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-023-0000	11455 S VINCENNES AVE	CHICAGO	IL	60643
25-19-226-030-0000	11416 S WATKINS AVE	CHICAGO	IL	60643
25-19-226-032-0000	11418 S. WATKINS	CHICAGO	IL	60643
25-19-226-045-0000	11454 S. WATKINS	CHICAGO	IL	60643
25-19-227-004-0000	11415 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-013-0000	11437 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-025-0000	11452 S DAVOL ST	CHICAGO	IL	60643
25-19-227-032-0000	11445 S WATKINS AVE	CHICAGO	IL	60643
25-19-227-033-0000	11447 S WATKINS AVE	CHICAGO	IL	60643
25-19-229-004-0000	11458 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-005-0000	11460 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-010-0000	11454 S HAMLET AVE	CHICAGO	IL	60643
25-19-401-002-0000	1925 W. 115TH ST.	CHICAGO	IL	60643
25-19-401-004-0000	1919 W. 115TH ST.	CHICAGO	IL	60643
25-19-401-005-0000	1909 W 115TH ST	CHICAGO	IL	60643
25-19-401-006-0000	1907 W 115TH ST	CHICAGO	IL	60643
25-19-401-007-0000	1905 W 115TH ST	CHICAGO	IL	60643
25-19-401-008-0000	1903 W 115TH ST	CHICAGO	IL	60643
25-19-401-009-0000	1901 W 115TH ST	CHICAGO	IL	60643
25-19-402-001-0000	11503 S CHURCH ST	CHICAGO	IL	60643
25-19-402-008-0000	11500? S. VINCENNES	CHICAGO	IL	60643
25-19-403-001-0000	11534 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-002-0000	11530 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-003-0000	11525 S VINCENNES AVE	CHICAGO	IL	60643
25-19-403-011-0000	11506 S WATKINS AVE	CHICAGO	IL	60643
25-19-403-029-0000	11535 S VINCENNES AVE	CHICAGO	IL	60643
25-19-405-003-0000	11539 S. CHURCH	CHICAGO	IL	60643
25-19-406-001-0000	11605 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-003-0000	11613 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-008-0000	11635 S. VINCENNES	CHICAGO	IL	60643
25-19-406-009-0000	11643 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-011-0000	11655 S VINCENNES AVE	CHICAGO	IL	60643
25-19-406-015-0000	11608 S WATKINS AVE	CHICAGO	IL	60643
25-19-406-016-0000	11612 S WATKINS AVE	CHICAGO	IL	60643
25-19-406-017-0000	11616 S WATKINS AVE	CHICAGO	IL	60643

25-19-406-031-0000	11633 S VINCENNES AVE	CHICAGO	IL	60643
25-19-408-016-0000	11706 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-001-0000	11643 S. CHURCH	CHICAGO	IL	60643
25-19-409-002-0000	11665 S. CHURCH	CHICAGO	IL	60643
25-19-409-007-0000	11737 S CHURCH ST	CHICAGO	IL	60643
25-19-409-011-0000	11715 S. CHURCH	CHICAGO	IL	60643
25-19-409-013-0000	11753 S CHURCH ST	CHICAGO	IL	60643
25-19-409-017-0000	11702 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-020-0000	11708 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-021-0000	11712 S. VINCENNES	CHICAGO	IL	60643
25-19-409-023-0000	11718 S. VINCENNES	CHICAGO	IL	60643
25-19-409-024-0000	11720 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-025-0000	11724 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-026-0000	11728 S VINCENNES AVE	CHICAGO	IL	60643
25-19-409-043-0000	11739 S CHURCH ST	CHICAGO	IL	60643
25-19-410-005-0000	11723 S. VINCENNES	CHICAGO	IL	60643
25-19-410-017-0000	11712 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-018-0000	11714 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-019-0000	11718 S. WATKINS	CHICAGO	IL	60643
25-19-410-023-0000	11726 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-025-0000	11736 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-026-0000	11740 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-030-0000	11754 S WATKINS AVE	CHICAGO	IL	60643
25-19-410-037-0000	11761 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-001-0000	11801 S. VINCENNES	CHICAGO	IL	60643
25-19-414-002-0000	11809 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-004-0000	11817 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-010-0000	11841 S VINCENNES AVE	CHICAGO	IL	60643
25-19-414-020-0000	11804 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-021-0000	11806 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-022-0000	11808 S WATKINS AVE	CHICAGO	IL	60643
25-19-414-033-0000	11842/44 S. WATKINS	CHICAGO	IL	60643
25-19-414-034-0000	11846 S WATKINS AVE	CHICAGO	IL	60643
25-20-321-003-0000	11807 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-032-0000	11855 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-033-0000	11855 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-034-0000	1550 W 119TH ST	CHICAGO	IL	60643
25-20-321-035-0000	1548 W 119TH ST	CHICAGO	IL	60643
25-20-321-046-0000	11801 S ASHLAND AVE	CHICAGO	IL	60643
25-20-321-053-0000	11841 S ASHLAND AVE	CHICAGO	IL	60643
25-29-103-007-0000	1509 W 120TH ST	CHICAGO	IL	60643
25-29-103-008-0000	1507 W 120TH ST	CHICAGO	IL	60643
25-29-103-028-0000	12018 S. LAFLIN	CHICAGO	IL	60643
25-29-103-029-0000	12020 S. LAFLIN	CHICAGO	IL	60643
25-29-104-003-0000	1451 W 120TH ST	CHICAGO	IL	60643
25-29-104-004-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-005-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-006-0000	1447 W. 120TH ST.	CHICAGO	IL	60643
25-29-104-033-0000	12026 S. BISHOP	CHICAGO	IL	60643
25-29-104-038-0000	12040 S. BISHOP	CHICAGO	IL	60643

25-29-105-004-0000	1417 W 120TH ST	CHICAGO	IL	60643
25-29-105-005-0000	1415 W 120TH ST	CHICAGO	IL	60643
25-29-105-006-0000	1413 W 120TH ST	CHICAGO	IL	60643
25-29-105-007-0000	1409 W 120TH ST	CHICAGO	IL	60643
25-29-105-008-0000	1407 W 120TH ST	CHICAGO	IL	60643
25-29-105-009-0000	1405 W 120TH ST	CHICAGO	IL	60643
25-29-105-010-0000	1401 W 120TH ST	CHICAGO	IL	60643
25-29-105-015-0000	12027 S BISHOP ST	CHICAGO	IL	60643
25-29-105-020-0000	12037 S. BISHOP	CHICAGO	IL	60643
25-29-105-031-0000	12018 S. LOOMIS	CHICAGO	IL	60643
25-29-105-043-0000	12054 S LOOMIS ST	CHICAGO	IL	60643
25-29-105-049-0000	1425 W. 120TH ST.	CHICAGO	IL	60643
25-29-106-023-0000	12155 S ASHLAND AVE	CHICAGO	IL	60643
25-29-106-024-0000	12159 S ASHLAND AVE	CHICAGO	IL	60643
25-29-107-021-0000	12151 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-022-0000	12153 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-023-0000	12155 S JUSTINE ST	CHICAGO	IL	60643
25-29-107-024-0000	12157 S JUSTINE ST	CHICAGO	IL	60643
25-29-109-043-0000	12153 S BISHOP ST	CHICAGO	IL	60643
25-29-110-001-0000	12201 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-002-0000	12203 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-003-0000	12205 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-004-0000	12209 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-005-0000	12211 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-006-0000	12213 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-019-0000	12200 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-020-0000	12202 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-021-0000	12204 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-022-0000	12208 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-023-0000	12210 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-024-0000	12212 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-025-0000	12214 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-026-0000	12218 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-027-0000	12220 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-028-0000	12222 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-029-0000	12224 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-030-0000	12228 S JUSTINE ST	CHICAGO	IL	60643
25-29-111-001-0000	12201 S JUSTINE ST	CHICAGO	IL	60643
25-29-112-001-0000	12201 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-002-0000	12203 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-003-0000	12207 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-004-0000	12209 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-005-0000	12211 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-006-0000	12213 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-007-0000	12219 S LAFLIN ST	CHICAGO	IL	60643
25-29-112-011-0000	1441 W 122ND ST	CHICAGO	IL	60643





**Properties to be Acquired under this Plan**

25-17-303-009-0000	10716 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-013-0000	10735 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-016-0000	10751 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-024-0000	10731 S GLENROY AVE	CHICAGO	IL	60643
25-17-303-025-0000	10730 S LOOMIS ST	CHICAGO	IL	60643
25-17-303-027-0000	10722 S LOOMIS ST	CHICAGO	IL	60643
25-17-326-021-0000	11043 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-022-0000	11045 S ASHLAND AVE	CHICAGO	IL	60643
25-17-326-023-0000	11047 S ASHLAND AVE	CHICAGO	IL	60643
25-17-331-026-0000	1454 W 111TH ST	CHICAGO	IL	60643
25-17-331-027-0000	1452 W 111TH ST	CHICAGO	IL	60643
25-17-331-028-0000	1448 W 111TH ST	CHICAGO	IL	60643
25-17-331-029-0000	1446 W 111TH ST	CHICAGO	IL	60643
25-17-331-030-0000	1444 W 111TH ST	CHICAGO	IL	60643
25-17-331-032-0000	1464 W 111TH ST	CHICAGO	IL	60643
25-17-332-016-0000	1426 W 111TH ST	CHICAGO	IL	60643
25-17-332-017-0000	1424 W 111TH ST	CHICAGO	IL	60643
25-17-332-019-0000	1426 W. 111TH ST.	CHICAGO	IL	60643
25-17-332-026-0000	1406 W 111TH ST	CHICAGO	IL	60643
25-17-332-027-0000	1402 W 111TH ST	CHICAGO	IL	60643
25-17-332-028-0000	1400 W 111TH ST	CHICAGO	IL	60643
25-17-333-024-0000	1356 W 111TH ST	CHICAGO	IL	60643
25-17-333-025-0000	1352 W 111TH ST	CHICAGO	IL	60643
25-17-333-026-0000	1348 W 111TH ST	CHICAGO	IL	60643
25-17-333-027-0000	1348 W 111TH ST	CHICAGO	IL	60643
25-17-333-031-0000	1334 W 111TH ST	CHICAGO	IL	60643
25-17-333-032-0000	1332 W 111TH ST	CHICAGO	IL	60643
25-17-333-036-0000	1322 W 111TH ST	CHICAGO	IL	60643
25-17-333-037-0000	1318 W 111TH ST	CHICAGO	IL	60643
25-17-333-039-0000	1314 W 111TH ST	CHICAGO	IL	60643
25-17-333-041-0000	1308 W 111TH ST	CHICAGO	IL	60643
25-17-333-042-0000	1306 W 111TH ST	CHICAGO	IL	60643
25-17-333-043-0000	1304 W 111TH ST	CHICAGO	IL	60643
25-17-334-027-0000	1250 W 111TH ST	CHICAGO	IL	60643
25-17-334-028-0000	1246 W 111TH ST	CHICAGO	IL	60643
25-17-334-033-0000	1234 W 111TH ST	CHICAGO	IL	60643
25-17-334-034-0000	1232 W 111TH ST	CHICAGO	IL	60643
25-17-334-038-0000	1216 W 111TH ST	CHICAGO	IL	60643
25-17-334-039-0000	1214 W 111TH ST	CHICAGO	IL	60643
25-17-334-042-0000	1206 W 111TH ST	CHICAGO	IL	60643
25-17-334-043-0000	1204 W 111TH ST	CHICAGO	IL	60643
25-17-334-044-0000	1202 W 111TH ST	CHICAGO	IL	60643
25-17-334-045-0000	1200 W 111TH ST	CHICAGO	IL	60643
25-18-422-010-0000	1607 W CHELSEA PL	CHICAGO	IL	60643
25-19-205-036-0000	11145 S VINCENNES AVE	CHICAGO	IL	60643
25-19-205-037-0000	11147 S VINCENNES AVE	CHICAGO	IL	60643
25-19-206-006-0000	11169 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-010-0000	1614 W MONTEREY AVE	CHICAGO	IL	60643

25-19-206-011-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-012-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-015-0000	1600 W MONTEREY AVE	CHICAGO	IL	60643
25-19-206-017-0000	1601 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-019-0000	1612 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-020-0000	11159 S ASHLAND AVE	CHICAGO	IL	60643
25-19-206-021-0000	1606 W PRYOR AVE	CHICAGO	IL	60643
25-19-206-022-0000	1622 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-017-0000	1641 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-019-0000	1635 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-020-0000	1633 W MONTEREY AVE	CHICAGO	IL	60643
25-19-212-035-0000	1648 W WASECA PL	CHICAGO	IL	60643
25-19-212-045-0000	11201-11205, 11207 S. VINCENNES	CHICAGO	IL	60643
25-19-213-011-0000	1705 W WASECA PL	CHICAGO	IL	60643
25-19-213-024-0000	1641 W WASECA PL	CHICAGO	IL	60643
25-19-213-025-0000	1639 W WASECA PL	CHICAGO	IL	60643
25-19-213-026-0000	1631 W WASECA PL	CHICAGO	IL	60643
25-19-213-027-0000	1633 W WASECA PL	CHICAGO	IL	60643
25-19-213-049-0000	11257 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-001-0000	11301 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-003-0000	11307 S VINCENNES AVE	CHICAGO	IL	60643
25-19-218-017-0000	1703 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-018-0000	1701 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-021-0000	1659 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-022-0000	1657 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-025-0000	1649 W MONTVALE AVE	CHICAGO	IL	60643
25-19-218-033-0000	1744 W STEUBEN ST	CHICAGO	IL	60643
25-19-218-034-0000	1742 W STEUBEN ST	CHICAGO	IL	60643
25-19-220-017-0000	11413 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-018-0000	11415 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-019-0000	11417 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-020-0000	11419 S HAMLET AVE	CHICAGO	IL	60643
25-19-220-021-0000	11421 S HAMLET AVE	CHICAGO	IL	60643
25-19-229-006-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-007-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-008-0000	1640 W 115TH ST	CHICAGO	IL	60643
25-19-229-009-0000	11470 S HAMLET AVE	CHICAGO	IL	60643
25-19-413-001-0000	11805 S CHURCH ST	CHICAGO	IL	60643
25-19-413-002-0000	11809 S CHURCH ST	CHICAGO	IL	60643
25-19-413-003-0000	11813 S CHURCH ST	CHICAGO	IL	60643
25-19-413-004-0000	11815 S CHURCH ST	CHICAGO	IL	60643
25-19-413-005-0000	11817 S CHURCH ST	CHICAGO	IL	60643
25-19-413-006-0000	11819 S CHURCH ST	CHICAGO	IL	60643
25-19-413-007-0000	11827 S CHURCH ST	CHICAGO	IL	60643
25-19-413-008-0000	11835 S CHURCH ST	CHICAGO	IL	60643
25-19-413-014-0000	11826 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-015-0000	11832 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-016-0000	11828 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-038-0000	11874 S VINCENNES AVE	CHICAGO	IL	60643
25-19-413-039-0000	11876 S VINCENNES AVE	CHICAGO	IL	60643

25-19-414-011-0000	11849 S VINCENNES AVE	CHICAGO	IL	60643
25-19-417-015-0000	1700 W 119TH ST	CHICAGO	IL	60643
25-19-417-016-0000	1700 W 119TH ST	CHICAGO	IL	60643
25-20-102-001-0000	1421 W 111TH ST	CHICAGO	IL	60643
25-20-102-002-0000	1433 W 111TH ST	CHICAGO	IL	60643
25-20-102-004-0000	1429 W 111TH ST	CHICAGO	IL	60643
25-20-102-006-0000	1425 W 111TH ST	CHICAGO	IL	60643
25-20-102-010-0000	1413 W 111TH ST	CHICAGO	IL	60643
25-20-102-012-0000	1409 W 111TH ST	CHICAGO	IL	60643
25-20-103-009-0000	1339 W 111TH ST	CHICAGO	IL	60643
25-20-103-010-0000	1335 W 111TH ST	CHICAGO	IL	60643
25-20-103-016-0000	1321 W 111TH ST	CHICAGO	IL	60643
25-20-103-017-0000	1319 W 111TH ST	CHICAGO	IL	60643
25-20-103-019-0000	1313 W 111TH ST	CHICAGO	IL	60643
25-20-105-022-0000	1205 W 111TH ST	CHICAGO	IL	60643
25-20-105-023-0000	1201 W 111TH ST	CHICAGO	IL	60643
25-20-321-038-0000	1542 W 119TH ST	CHICAGO	IL	60643
25-29-110-007-0000	12215 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-008-0000	12219 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-009-0000	12221 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-010-0000	12223 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-011-0000	12225 S ASHLAND AVE	CHICAGO	IL	60643
25-29-110-012-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-013-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-014-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-015-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-016-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-017-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-018-0000	12235 S. ASHLAND	CHICAGO	IL	60643
25-29-110-031-0000	12230 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-032-0000	12232 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-033-0000	12234 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-034-0000	12238 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-035-0000	12240 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-036-0000	12242 S JUSTINE ST	CHICAGO	IL	60643
25-29-110-037-0000	1556 W 123RD ST	CHICAGO	IL	60643
25-29-110-038-0000	1552 W 123RD ST	CHICAGO	IL	60643
25-29-110-039-0000	1550 W 123RD ST	CHICAGO	IL	60643
25-29-110-040-0000	1548 W 123RD ST	CHICAGO	IL	60643
25-29-110-041-0000	1544 W 123RD ST	CHICAGO	IL	60643
25-29-110-042-0000	1542 W 123RD ST	CHICAGO	IL	60643
25-29-110-043-0000	1540 W 123RD ST	CHICAGO	IL	60643
25-29-110-044-0000	1538 W 123RD ST	CHICAGO	IL	60643
25-29-110-045-0000	1536 W 123RD ST	CHICAGO	IL	60643
25-29-110-046-0000	1534 W 123RD ST	CHICAGO	IL	60643

**APPENDIX B**  
**119TH STREET/I-57**  
**REDEVELOPMENT PROJECT AREA**  
**LEGAL DESCRIPTION**

ALL THAT PART OF SECTIONS 17, 18, 19, 20 AND 29 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF SOUTH ASHLAND AVENUE AND THE LIMITS OF THE CITY CHICAGO, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN BLOCK 12 OF WILLIAM R. KERR'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 27 IN BLOCK 12 OF WILLIAM R. KERR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 27, SAID EAST LINE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF WEST 122<sup>ND</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 122<sup>ND</sup> STREET TO THE WEST LINE OF SOUTH JUSTINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH JUSTINE STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 28 IN BLOCK 11 OF AFORESAID WILLIAM R. KERR'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 28 IN BLOCK 11 OF WILLIAM R. KERR'S SUBDIVISION TO THE EAST LINE OF SAID LOT 28, SAID EAST LINE OF LOT 28 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET TO THE NORTH LINE OF WEST 122<sup>ND</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 122<sup>ND</sup> STREET TO THE WEST LINE OF SOUTH LAFLIN STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH LAFLIN STREET TO THE SOUTH LINE OF LOT 43 IN BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 43 IN BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 14 AND 15 IN SAID BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID EAST LINE OF LOTS 14 AND 15 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH JUSTINE STREET TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 6 OF WILLIAM R. KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 120TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 120TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF SOUTH ASHLAND AVENUE AND THE LIMITS OF THE CITY OF CHICAGO;

THENCE NORTH ALONG SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 119<sup>TH</sup> STREET AND A LIMIT OF THE CITY OF CHICAGO, TO THE WESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST HALF AND THE EAST HALF OF THE SOUTHEAST

QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTH LINE OF WEST 115<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 115<sup>TH</sup> STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SOUTH WATKINS AVENUE, AS SAID WATKINS AVENUE IS OPENED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF SOUTH WATKINS AVENUE AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF WEST 119<sup>TH</sup> ST AND A LIMIT OF THE CITY OF CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RIGHT OF WAY IS LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RIGHT OF WAY IS LYING IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF WEST 115<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF WEST 115<sup>TH</sup> STREET TO THE NORTHWESTERLY LINE OF SOUTH VINCENNES AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SOUTH VINCENNES AVENUE TO THE SOUTH LINE OF WEST 107TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 107TH STREET TO THE EAST LINE OF LOT 5 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION OF BLOCKS 2 AND 3 OF STREET'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 5 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOTS 44 AND 45 IN SAID BLOCK 2 OF HILDEBRAND'S

SUBDIVISION, SAID NORTH LINE OF LOTS 44 AND 45 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 107<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST 107<sup>TH</sup> STREET TO THE WEST LINE OF LOT 37 IN SAID BLOCK 2 OF HILDEBRAND'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 37 IN BLOCK 2 OF HILDEBRAND'S SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST 107<sup>TH</sup> PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 107<sup>TH</sup> PLACE TO THE WEST LINE OF LOT 20 IN BLOCK 3 IN SAID HILDEBRAND'S SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 20 IN BLOCK 3 IN HILDEBRAND'S SUBDIVISION, A DISTANCE OF 75 FEET, MORE OR LESS TO A NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NATIONAL SYSTEM OF INTERSTATE HIGHWAYS ROUTE 57 EXPRESSWAY, SAID RIGHT OF WAY LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-17-305-002 AND 25-17-305-051;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE NATIONAL SYSTEM OF INTERSTATE HIGHWAYS ROUTE 57 EXPRESSWAY TO THE NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 24, BOTH INCLUSIVE, IN SAID BLOCK 3 IN HILDEBRAND'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 24, BOTH INCLUSIVE, IN BLOCK 3 IN HILDEBRAND'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 24 IN SAID BLOCK 3 IN HILDEBRAND'S SUBDIVISION, SAID SOUTHWEST CORNER BEING ALSO A POINT ON THE EAST LINE OF SOUTH LOOMIS STREET;

THENCE WEST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 10 IN WILLIS M. HITT'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE SOUTHEAST QUARTER OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 22 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 10 AS MEASURED ALONG THE EAST LINE OF SAID LOT 10;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 10 IN WILLIS M. HITT'S SUBDIVISION, SAID POINT BEING 36.00 FEET, MORE OR LESS, WEST OF THE SOUTHEAST CORNER OF SAID LOT 10, SAID STRAIGHT LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-17-303-023;



THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 IN WILLIS M. HITT'S SUBDIVISION TO A LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE SOUTH ALONG SAID LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN WILLIS M. HITT'S SUBDIVISION TO THE SOUTH LINE OF LOT 11 IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 11 IN WILLIS M. HITT'S SUBDIVISION TO THE EAST LINE OF SOUTH GLENROY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH GLENROY AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 33 IN SAID WILLIS M. HITT'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 33 IN WILLIS M. HITT'S SUBDIVISION TO A LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 33;

THENCE SOUTH ALONG SAID LINE 100 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 33 IN WILLIS M. HITT'S SUBDIVISION TO A POINT 12.5 FEET, MORE OR LESS, NORTH OF THE SOUTH LINE OF SAID LOT 33;

THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 29 IN WOODARD'S RESUBDIVISION OF LOTS 25 TO 32, BOTH INCLUSIVE, IN AFORESAID WILLIS M. HITT'S SUBDIVISION, SAID POINT BEING 67 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 29, AS MEASURED ALONG THE SOUTH LINE THEREOF, SAID STRAIGHT LINE BEING ALSO THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-17-310-005 AND ITS SOUTHWESTERLY EXTENSION;

THENCE CONTINUING SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE LAST DESCRIBED LINE TO THE NORTH LINE OF LOT 28 IN SAID WOODARD'S RESUBDIVISION OF LOTS 25 TO 32, BOTH INCLUSIVE, IN AFORESAID WILLIS M. HITT'S SUBDIVISION, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST 109<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST 109<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BISHOP STREET TO THE NORTH LINE OF WEST 109<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 109<sup>TH</sup> STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT

OF WAY AS SAID RIGHT OF WAY IS LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY TO THE SOUTH LINE OF LOT 17 IN BLOCK 11 OF WEAGE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 IN BLOCK 11 OF WEAGE'S SUBDIVISION TO THE WESTERLY LINE OF SOUTH LAFLIN STREET;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SOUTH LAFLIN STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 13 OF SAID WEAGE'S SUBDIVISION, SAID SOUTH LINE OF LOT 14 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF WEST 111<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH RACINE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH RACINE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 48 IN BLOCK 1 OF GRIFFIN'S SUBDIVISION OF BLOCK 1, 2, 3 AND 4 OF STREET'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 111<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF WEST 111<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH BISHOP STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH BISHOP STREET TO THE SOUTH LINE OF WEST 112TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WEST 112TH STREET TO THE EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY, AS SAID RAILROAD RIGHT OF WAY IS LYING IN THE WEST OF THE NORTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST HALF OF THE

SOUTHEAST QUARTER OF SECTION 19 AND A RESUBDIVISION OF BLOCK 79 AND 80 IN WASHINGTON HEIGHTS IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WASHINGTON HEIGHTS BEING A RESUBDIVISION OF SUNDRY LOTS AND BLOCKS AND ALIQUOT PARTS IN SECTIONS 18 , 19 AND 20, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO A POINT ON THE SOUTH LINE OF SAID LOT 16, 87 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 16;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF LOT 19 IN SAID BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, SAID POINT BEING 77 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID LOT 19, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 19, SAID STRAIGHT LINE BEING ALSO THE EAST LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-19-220-017 AND 25-19-220-018;

THENCE EASTERLY ALONG THE NORTH LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO THE EAST LINE THEREOF;

THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS TO THE SOUTH LINE THEREOF;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 19 IN BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS A DISTANCE OF 70 FEET;

THENCE SOUTHERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 21 IN SAID BLOCK 2 OF BELLE VIEW ADDITION TO WASHINGTON HEIGHTS, SAID POINT BEING 57 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 21 AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 21, SAID STRAIGHT LINE BEING ALSO THE EAST LINE OF THE PARCELS OF PROPERTY BEARING PINS 25-19-220-020 AND 25-19-220-021;

THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 21 TO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-022;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-022 AND ALONG THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-19-220-023 AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST 114<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 114<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ASHLAND AVENUE TO THE NORTH LINE OF 118<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF 118<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 41 IN BLOCK 22 OF FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 41 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF SOUTH ASHLAND AVENUE TO THE SOUTH LINE OF LOT 28 IN SAID BLOCK 22 OF FREDERICK H. BARTLETT'S GREATER CALUMET SUBDIVISION OF CHICAGO, SAID SOUTH LINE OF LOT 28 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF 119<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF 119<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH LOOMIS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH LOOMIS AVENUE TO THE SOUTH LINE OF WEST 119<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF WEST 119<sup>TH</sup> STREET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO A LINE 55 FEET, MORE OR LESS, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID 119<sup>TH</sup> STREET, SAID LINE BEING ALSO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-29-101-016;

THENCE EAST ALONG SAID LINE 55 FEET, MORE OR LESS, SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 119<sup>TH</sup> STREET TO A LINE 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-29-101-021;

THENCE SOUTH ALONG SAID LINE 400 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE NORTH LINE OF WEST 120<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF WEST 120<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BLOCK 8 OF WILLIAM R.

KERR'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH LOOMIS STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SOUTH LOOMIS STREET TO THE NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29, SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 BEING ALSO THE CENTER LINE OF WEST 123<sup>RD</sup> STREET AND A LIMIT OF THE CITY OF CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

## **APPENDIX C**

### **119TH STREET/I-57 REDEVELOPMENT PROJECT AREA**

#### **ELIGIBILITY STUDY**

The purpose of this study is to determine whether a portion of the City of Chicago identified as the 119th Street/I-57 Redevelopment Project Area qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4 contained in the “Tax Increment Allocation Redevelopment Act” (65 ILCS 5/11-74.1 et seq.), as amended. This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the 119th Street/I-57 Redevelopment Project Area, hereinafter referred to as the “Study Area,” is shown in Figure A, Study Area Boundary Map. The Study Area is approximately 315 acres in size and includes 1,232 tax parcels, all of which are considered improved, with 672 parcels containing buildings. There are 321 vacant parcels within the Study Area. It should be noted that although a significant amount of vacant land exists within the Study Area, it is scattered and under diverse ownership.

This study summarizes the analyses and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. Camiros, Ltd. has prepared this report with the understanding that the City would rely 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 the fact that Camiros, Ltd. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

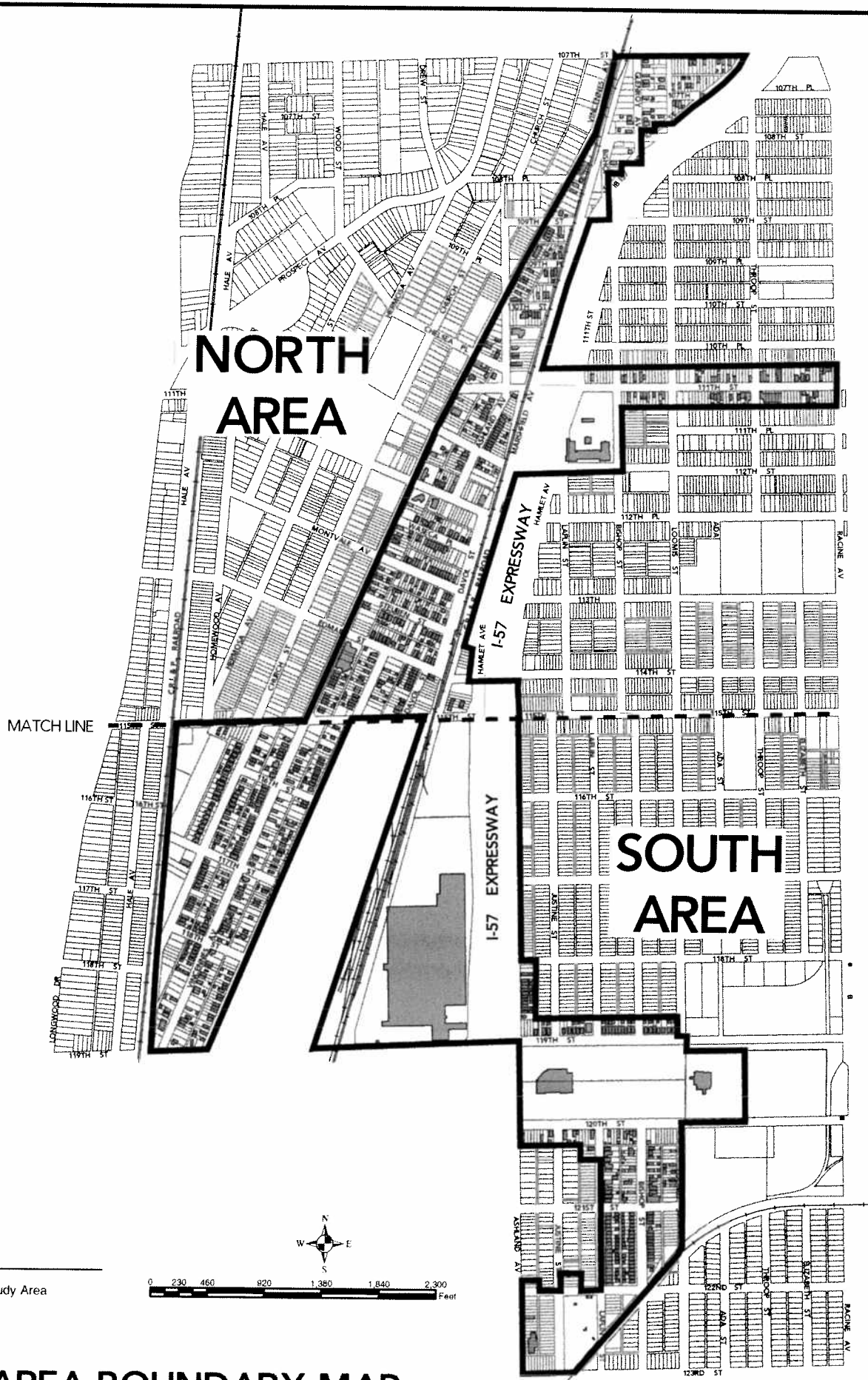


FIGURE A  
**STUDY AREA BOUNDARY MAP**

119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS

## 1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. Under 65 ILCS 5/11-74.3(p), the Act defines a "redevelopment project area" as:

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

In adopting the Act, the Illinois State Legislature found that:

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

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

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



## **Blighted Areas**

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

- Obsolescence
- Dilapidation
- 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
- Lack of community planning
- Deleterious land use or layout
- Environmental clean-up requirements
- Stagnant or declining equalized assessed value

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

- Obsolete platting of vacant land
- Diversity of ownership of vacant land
- Tax or special assessment delinquencies on such land.
- Environmental clean-up requirements
- Declining or stagnant equalized assessed value
- Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land

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

- The area consists of an unused quarry or quarries
- The area consists of unused railyards, tracks or rights-of-way
- The area is subject to flooding
- The area consists of an unused disposal site containing debris from construction demolition, etc.
- The area is between 50 to 100 acres, 75 percent vacant, shows deleterious qualities and was designated as a town center before 1982, but not developed for that purpose.
- The area qualified as blighted immediately before it became vacant

The Act defines blighted areas and recent amendments to the Act also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors defined in the Act are found to be present in the Study Area, they must be: 1) documented to be present to a meaningful extent so that the municipality may reasonably find that the factor is clearly present within the intent of the Act; and 2) reasonably distributed throughout the Study Area.

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

## 2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

In order to accomplish this evaluation the following tasks were undertaken:

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

The exterior building condition survey and site conditions survey of the Study Area were undertaken in April 2002. The analysis of site conditions was organized by tax block as shown in Figure B, Tax Blocks, with the corresponding existing land use shown in Figure C, Existing Land Use.

Where a factor is described as being present to a *major* extent, the factor is present throughout significant portions of the Study Area. The presence of such conditions has a major adverse impact or influence on adjacent and nearby property. A factor described as being present to a *minor* extent indicates that the factor is present, but that the distribution of impact of the condition is more limited. A statement that the factor is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

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

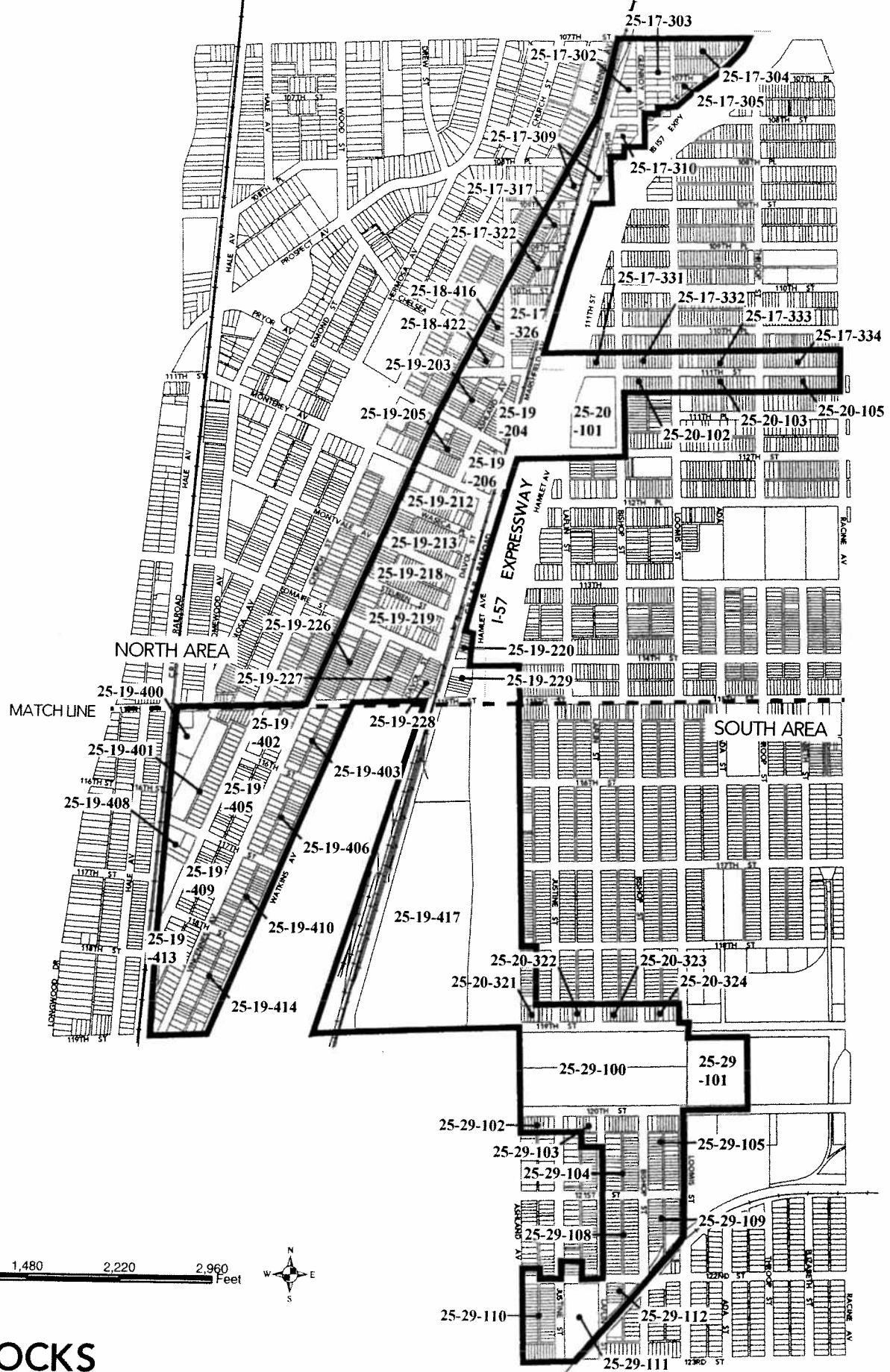


FIGURE B  
**TAX BLOCKS**  
 119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS

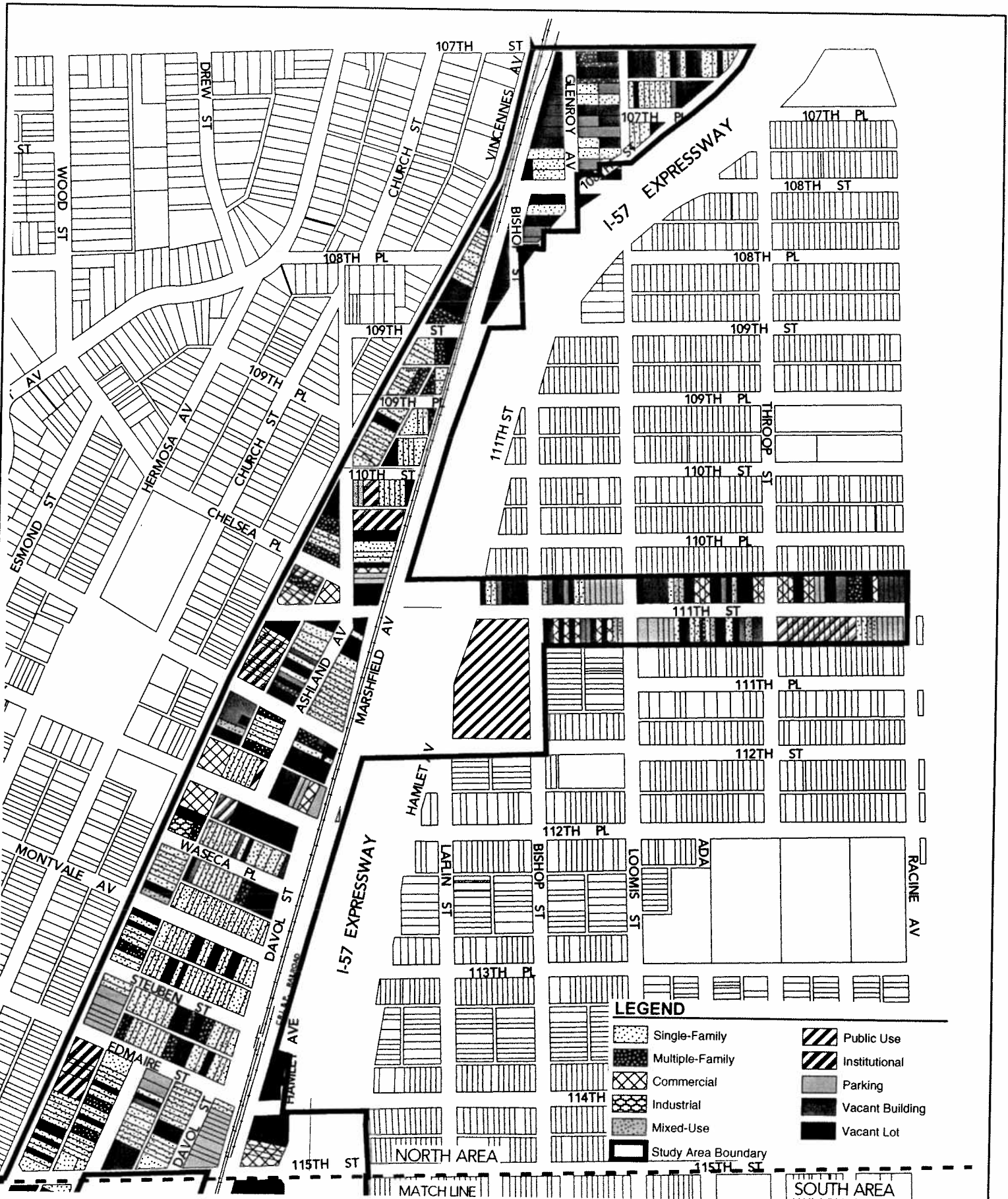
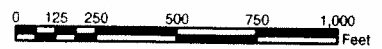


FIGURE C  
**EXISTING LAND USE - NORTH AREA**

119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS



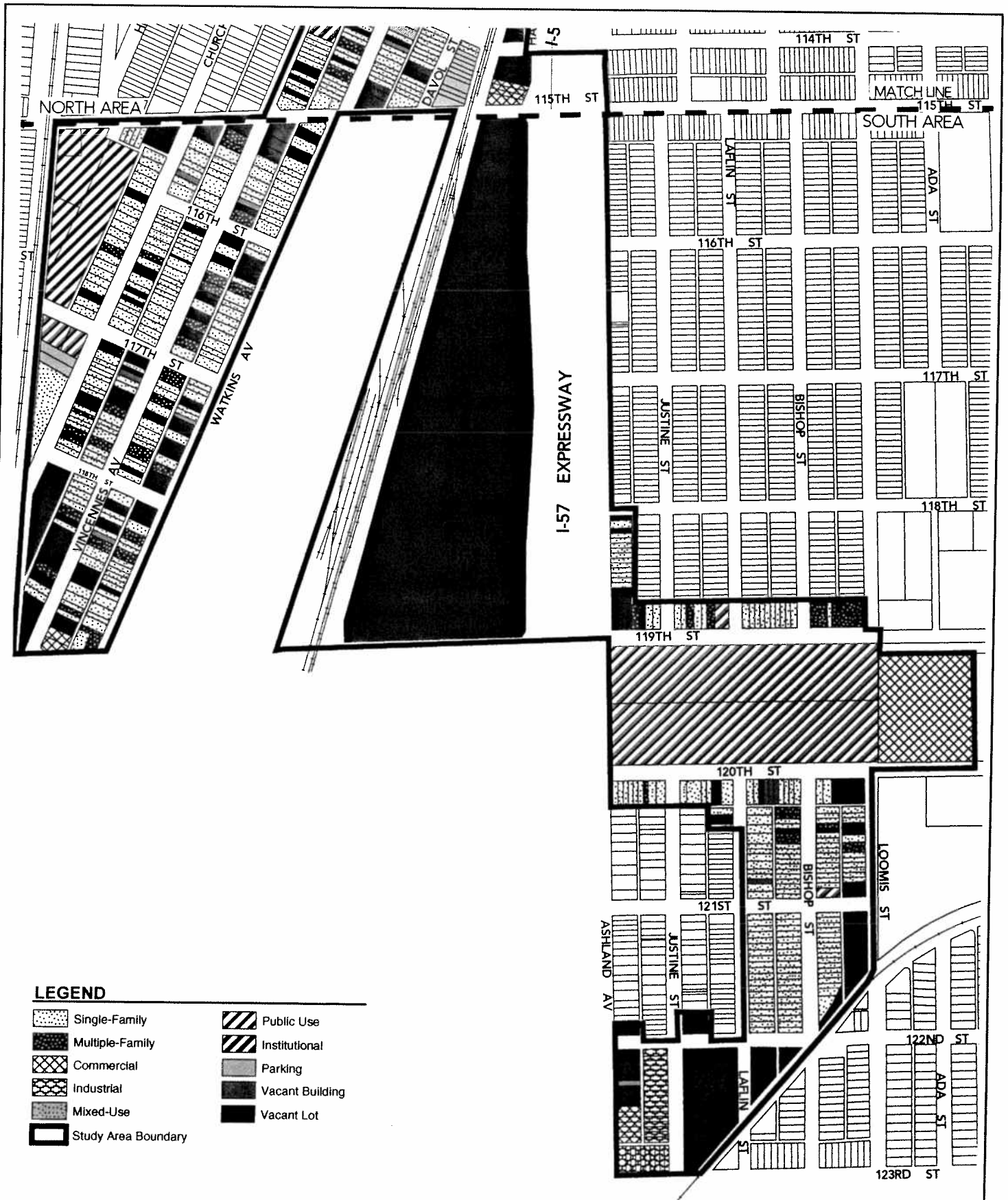
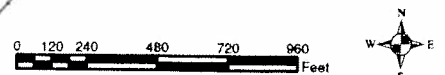


FIGURE C  
**EXISTING LAND USE - SOUTH AREA**  
 119TH & I-57 REDEVELOPMENT PROJECT AREA  
 CITY OF CHICAGO, ILLINOIS



### 3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists primarily of developed property. Consequently, the character of property within the Study Area is predominantly improved. For this reason, the analysis of eligibility was based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building (primary use).

In order to establish the eligibility of the improved property of a redevelopment project area under the blighted criteria established in the Act, at least five of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area. This Study finds that the improved property within the Study Area meets the qualifications for designation as blighted. Eight of the conditions cited in the Act are meaningfully present within the Study Area. The six conditions present to a *major* extent are: deterioration, presence of structures below minimum code standards, excessive vacancies, lack of community planning, deleterious land use or layout, and stagnant or declining equalized assessed value. The two conditions present to a *minor* extent are: obsolescence and dilapidation. All of these factors are well distributed throughout the Study Area, as indicated in Table B, Distribution of Blighting Factors.

### **Improved Property**

Of the 61 tax blocks within the Study Area, all were characterized as improved property. While a significant number of vacant lots exist within these blocks, the vacant lots are scattered among the improved property, and the overall character of these blocks is of improved property.

### **Factors Present To A Major Extent**

#### ***Deterioration***

This condition is present when there are physical deficiencies in buildings or surface improvements requiring treatment or repair. Any deficiency beyond normal maintenance qualifies as deterioration. Moderate levels of deterioration may be present in basically sound buildings having defects that can be corrected. More advanced deterioration that is not easily correctable may also be evident. Advanced deterioration is clearly a greater blighting influence. Consequently, advanced deterioration need not be widespread to qualify as being present to a major extent. Examples that indicate deterioration are buildings that are not weather-tight, loose or missing materials, defects in exterior walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls and roofs) or major defects in secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). In terms of surface improvements, including sidewalks, off-street parking and surface storage areas, deterioration may take the form of surface cracking, loose paving material, depressions, streets with pitted pavement/potholes, crumbling curbs, crumbled or heaved sidewalks and pavement, and weeds protruding through paved surfaces. Building deterioration is considered to be present to a major extent if deteriorated buildings account for at least 20% of the total number of buildings on the block.

*Deterioration was found to be present within the Study Area to a major extent.* Of the 672 buildings within the Study Area, 148 buildings were found to be in deteriorated condition. Evidence of deterioration included major cracks in masonry walls, deteriorated window frames, damaged doors and door frames requiring major repair or replacement, missing mortar requiring tuckpointing, and rusted gutters and downspouts. Of the 61 tax blocks of improved property within the Study Area, deterioration was present to a major extent on 27 blocks and to a minor extent on 17 blocks. Deterioration to a major extent can also exist among a smaller number of deteriorated buildings if combined with deteriorated site conditions and/or a preponderance of buildings requiring maintenance. Extensive deterioration of surface improvements and deferred building maintenance is also present in the Study Area. The 44 blocks affected by deterioration are evenly distributed within the Study Area.

#### ***Presence of Structures Below Minimum Code Standards***

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



To determine the presence of structures below minimum code in the Study Area, building code violations issued over the course of the previous five-year period were compiled, based on data from the City of Chicago. This factor was determined to be present to a major extent when the number of violations equaled 25% or more of the buildings on the block.

*Presence of structures below minimum code standards was found to be present within the Study Area to a major extent.* There were 164 code violations issued to property owners within the Study Area from 1997 to 2001. Of the 61 tax blocks of improved property within the Study Area, this factor was present to major extent on 26 blocks and to a minor extent on 19 blocks.

### ***Excessive Vacancies***

This condition is present when buildings are vacant, or partially vacant, and they are underutilized and have an adverse influence on the Study Area because of the frequency, extent or duration of the vacancies. Vacant lots can also indicate excessive vacancies. The presence of buildings or sites which are unoccupied or underutilized generally signifies a lack of economic viability of the property and, by extension, of the surrounding area. Excessive vacancies include abandoned properties which show no sign of occupancy or utilization. A relatively small amount of vacant property can affect the value and perceived viability of the surrounding area. Consequently, the presence of this condition would represent a significant blighting influence. This condition was considered to be present to a major extent if the number of vacant properties represented 25% or more of the total parcels on the block.

*Excessive vacancies were found to be present within the Study Area to a major extent.* Thirty-nine buildings and 321 parcels were identified as vacant, partially vacant or underutilized, accounting for 29% of the total number of parcels. Of the 61 tax blocks of improved property within the Study Area, this factor was present to major extent on 33 blocks and to a minor extent on 15 blocks.

### ***Lack of Community Planning***

This factor is present if the proposed redevelopment project area was developed prior to the institution of, or without the benefit and guidance of, a community plan. This means that the area was developed prior to the adoption of a comprehensive or other community plan by the municipality or that the plan was not followed at the time of the area's development. The presence of this condition must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet modern development standards, or other indicators demonstrating an absence of effective community planning.

In addition, this factor is present when public utilities, or plans for utility improvements, are inadequate to keep pace with the development and use identified in the municipality's comprehensive plan or zoning ordinance, or other economic development plans for the area. This factor is also present if public improvements serving the site, including streets, streetlights and other utility systems, do not meet current municipal standards. Similarly, there is a lack of community planning if private improvements, including parking lots, screening and organization of buildings within the site, do not meet accepted community development standards.

*Lack of community planning was found to be present within the Study Area to a major extent.* Most of the Project Area lies within the Morgan Park community. It was incorporated as the Village of Morgan Park in 1882 and later annexed into the City of Chicago in 1914. Much of the area was developed prior to annexation to the City of Chicago. No comprehensive plan, or other community plan, was identified during the research and analysis of the Study Area. Furthermore, the construction of Interstate 57 in the 1960's negatively impacted the original pattern of development. In the area from 107th Street to 111th Street, the development of Interstate 57 disrupted the local street system and severed blocks and individual lots, creating a pattern of circulation that is discontinuous and inadequate to meet current traffic patterns. It also created a pattern of land division that inhibits the rational and harmonious development of property. In addition, the development of interchanges at 111th Street and 119th Street created traffic congestion in the surrounding area. This congestion negatively impacted the original residential uses on the streets surrounding these interchanges, causing deterioration, disinvestments, and increasing land and building vacancies. Significant portions of the Study Area have not recovered from the lack of community planning and the denial of infrastructure improvements needed to address the impact of Interstate 57. Lack of community planning was found to be present to a major extent on 28 of the 61 tax blocks of improved property within the Study Area,.

#### ***Deleterious Land Use and Layout***

This factor is characterized by inappropriate or incompatible land use relationships, inappropriate mixed uses within buildings, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

*Deleterious land use or layout was found to be present within the Study Area to a major extent.* Of the 61 tax blocks of improved property within the Study Area, 34 contained deleterious land use or layout. The high proportion of vacant and/or abandoned lots within these tax blocks is an indicator of deleterious land use or layout, in addition to being an indicator of another eligibility factor (excessive vacancies). Vacant property that is secured and maintained in a responsible manner might not necessarily negatively impact adjacent property or the community at large; however, the vacant lots within the Study Area clearly represents a noxious and offensive use of property when there is: 1) a general lack of maintenance; 2) the presence of litter, debris and periodic ad hoc dumping; 3) overgrown vegetation; 4) an increased threat of crime; and 5) loitering and other unauthorized uses of property. The high proportion of vacant lots within the Study Area magnifies the blighting influence of this condition. In addition to vacant property, this factor is also represented by deleterious land uses such as: 1) a poorly operated liquor store; 2) an outdoor material storage operation located in a residentially zoned area; and 3) an automobile repair facility located in residentially zoned area.

#### ***Stagnant or Declining Equalized Assessed Value***

This factor is present when the Study Area can be described by one of the following three conditions: 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

*Stagnant or declining EAV was found to be present within the Study Area to a major extent. A stagnant or declining EAV is indicative of economic and functional obsolescence. This condition relates to the lack of growth and private investment in an area resulting in economic and physical decline. Table A, Comparative Increase in Equalized Assessed Value, shows that the EAV for the Study Area has either declined or grown at a lesser rate than the City as a whole in all of the last five years.*

**Table A**  
**COMPARATIVE INCREASE IN EQUALIZED ASSESSED VALUE**

	2001	2000*	1999	1998	1997*
Property within the Study Area	\$15,932,584	\$16,073,242	\$14,899,253	\$14,483,415	\$14,521,649
	-8.75%	7.88%	2.87%	-0.26%	4.40%
City of Chicago	3.71%	14.50%	4.20%	1.70%	8.40%

\*Reassessment years

Source: Cook County Tax Extension Office

### **Factors Present to a Minor Extent**

#### ***Obsolescence***

Obsolescence refers to the condition, or process, of a structure falling into disuse after it has become ill-suited for its original use. Obsolescence can be found in buildings limited by design to a single, or specific, purpose or use, buildings of a size that is inadequate to accommodate alternative uses, or buildings using a type of construction that limits long-term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, and height or other factors that detract from the overall usefulness or desirability of the property. Inherently, functional obsolescence results in a loss of property value.

*Obsolescence was found to be present within the Study Area to a minor extent. Obsolescence is considered present to a major extent when more than 25% of the buildings on a block meet the definitions described in the preceding paragraph. Of the 61 tax blocks of improved property within the Study Area, this factor was present on seven tax blocks. This condition is represented by obsolete commercial development near Monterey Avenue and Vincennes Avenue, commercial and industrial uses in residentially zoned areas, and outdated industrial development.*

#### ***Dilapidation***

Dilapidation exists when buildings are in an advanced state of disrepair and go without necessary repairs to the primary structural components of buildings. Either major repairs or demolition are needed to correct this condition.

*Dilapidation was found to be present within the Study Area to a minor extent. Due to the blighting nature of dilapidation, this factor would be considered present to a major extent if it represents 10% or more of the buildings on a block. Of the 61 tax blocks of improved property*

within the Study Area, this factor was present to a major extent on eight tax blocks and to a minor extent on seven tax blocks.

### **Factors Found Not To Be Present**

#### ***Excessive Land Coverage and Overcrowding of Structures and Community Facilities***

This factor refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. This condition is present when buildings occupy all, or most, of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel, the presence of multiple buildings on a single parcel, or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development for health or safety. Excessive land coverage is present if parcels exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

*This factor was found not to be present within the Study Area.* The presence of a high proportion of vacant land within the Study Area reduces the land coverage of the area as a whole. In addition, the high proportion of single-family land use minimizes the potential for excessive land coverage. Therefore, this factor is not present in the Study Area.

#### ***Illegal Use of Structures***

*This factor was found not to be present within the Study Area.* There is an illegal use of a structure when structures are used in violation of federal, state or local laws. Based on the surveys conducted, no structures in the Study Area are used illegally.

### **Factors Whose Presence Could Not Be Determined**

#### ***Lack of Ventilation, Light or Sanitary Facilities***

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

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

The presence of this factor could not be assessed to a sufficient degree through the exterior building condition survey and other available information that would warrant its inclusion as a blighting factor present within the Study Area.

### ***Inadequate Utilities***

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

This factor does not appear to be present within the Study Area since all property is presently served by the appropriate utilities. As it could not be determined with certainty, it is not considered to be a blighting factor present within the Study Area.

### ***Environmental Clean-Up Requirements***

This factor is considered present when property has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for such clean-up. In order for this factor to apply, the remediation costs must constitute a material impediment to the development, or redevelopment, of the redevelopment project area.

No existing environmental surveys were found that identify sites within the Study Area as environmentally contaminated, nor were any such surveys conducted as part of this Study. Therefore, the presence of environmental contamination could not be determined.

**Table B:  
DISTRIBUTION OF BLIGHTING FACTORS**

Tax Block	Eligibility Factors												
	("X": factor present to major extent; ".": factor present to minor extent)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-17-302			X			X				X		X	X
25-17-303	.		X	X		X				X		X	X
25-17-304	.		X	.		X				X		X	X
25-17-305						X				X		X	X
25-17-309				.		X				X		X	X
25-17-310	X		X	X		X				X		X	X
25-17-317			.			.						X	X
25-17-322	.		X	.		.						X	X
25-17-326			.	.		X				X		X	X
25-17-331	X		X	X		X				X		X	X
25-17-332	X		X	X		X				X		X	X
25-17-333			X	X		X				X		X	X
25-17-334	X		X	.		X				X		X	X
25-18-416			X	X		.				X		X	X
25-18-422			X	X						X		X	X
25-19-203		X	.	.		X				X		X	X
25-19-204			.	X		X				X		X	X
25-19-205	.	X	X	.		.						X	X
25-19-206	X	X	X	X		X				X		X	X
25-19-212			X	X		X				X		X	X
25-19-213			.	.		.							X
25-19-218	.		.	.		.				X			X
25-19-219			X	X		.							X
25-19-220						X				X			X
25-19-226			.	.		.				X			X
25-19-227			X	.		.				X			X
25-19-228				X						X			X
25-19-229			X			X							X
25-19-400													X
25-19-401			X	X		.				X			X
25-19-402			.	X		.							X
25-19-403			.	.		X				X			X
25-19-405			.	.		.				X			X
25-19-406			.	X		X				X			X
25-19-408						.				X			X
25-19-409	.		X	X		X				X			X
25-19-410			X	.		X							X
25-19-413			.	X		X							X
25-19-414			X	X		X							X
25-19-417		X		X						X			X
25-20-101										X			X
25-20-102	X		X	X		X					X		X
25-20-103	X		X	X		X					X		X

**Table B cont.**

Tax Block	Eligibility Factors												
	("X": factor present to major extent; ".": factor present to minor extent)												
	1	2	3	4	5	6	7	8	9	10	11	12	13
25-20-105	X		X	X								X	X
25-20-321			•	•		X						X	X
25-20-322				X								X	X
25-20-323			•	•								X	X
25-20-324				•						X		X	X
25-29-100				X									X
25-29-101													X
25-29-102													X
25-29-103			X			X							X
25-29-104	•		•	•		•							X
25-29-105			X	X		X							X
25-29-106						X							X
25-29-107						X							X
25-29-108			•										X
25-29-109			•	•		X							X
25-29-110		X	X	X		•				X			X
25-29-111		X				X				X			X
25-29-112		X				X				X			X

<b>Total: Major Presence</b>	8	7	27	26	0	33	-	-	0	35	-	28	61
<b>Total: Minor Presence</b>	7	0	17	19	0	15	-	-	0	0	-	0	0

	<i>Legend of Eligibility Factors</i>
1	Dilapidation
2	Obsolescence
3	Deterioration
4	Presence of structures below code standards
5	Illegal use of structures
6	Excessive vacancies
7	Lack of ventilation, light or sanitary facilities
8	Inadequate utilities
9	Excessive land coverage or overcrowding of community facilities
10	Deleterious land use or layout
11	Environmental contamination
12	Lack of community planning
13	Stagnant or declining EAV

**APPENDIX D**

**119TH STREET/I-57  
REDEVELOPMENT PROJECT AREA**

**INITIAL EQUALIZED ASSESSED VALUE (EAV)**



Parcel Identification Number	Parcel Address	2001 EAV
25-17-302-001-0000	10706 S GLENROY AVE	9,893
25-17-302-002-0000	10724 S GLENROY AVE	2,571
25-17-302-003-0000	10718 S GLENROY AVE	3,049
25-17-302-004-0000	10728 S GLENROY AVE	34,354
25-17-302-005-0000	10728 S GLENROY AVE	4,001
25-17-302-006-0000	10734 S GLENROY AVE	4,476
25-17-302-007-0000	10740 S GLENROY AVE	4,955
25-17-302-008-0000	10746 S GLENROY AVE	15,281
25-17-302-009-0000	10757 S GLENROY AVE	3,596
25-17-302-010-0000	10750 S GLENROY AVE	6,127
25-17-302-011-0000	10758 S GLENROY AVE	6,468
25-17-303-001-0000	1415 W 107TH ST	18,439
25-17-303-002-0000	1409 W 107TH ST	2,104
25-17-303-003-0000	1403 W 107TH ST	2,765
25-17-303-004-0000	10707 S GLENROY AVE	15,760
25-17-303-005-0000	10713 S GLENROY AVE	4,329
25-17-303-006-0000	10726 S LOOMIS ST	exempt
25-17-303-007-0000	10713 S GLENROY AVE	15,289
25-17-303-008-0000	10717 S GLENROY AVE	10,579
25-17-303-009-0000	10716 S LOOMIS ST	10,454
25-17-303-011-0000	10725 S GLENROY AVE	5,888
25-17-303-013-0000	10735 S GLENROY AVE	14,914
25-17-303-016-0000	10751 S GLENROY AVE	12,648
25-17-303-020-0000	10741 S GLENROY AVE	10,812
25-17-303-021-0000	10734 S LOOMIS ST	exempt
25-17-303-022-0000	10747 S GLENROY AVE	8,255
25-17-303-023-0000	10746 S LOOMIS ST	4,014
25-17-303-024-0000	10731 S GLENROY AVE	27,367
25-17-303-025-0000	10730 S LOOMIS ST	11,367
25-17-303-026-0000	10723 S GLENROY AVE	5,299
25-17-303-027-0000	10722 S LOOMIS ST	9,068
25-17-304-001-0000	1301 W 107TH ST	exempt
25-17-304-002-0000	1303 W 107TH ST	exempt
25-17-304-003-0000	1350 W 107TH ST	exempt
25-17-304-004-0000	1351 W 107TH ST	exempt
25-17-304-005-0000	1349 W 107TH ST	3,386
25-17-304-006-0000	1345 W 107TH ST	6,485
25-17-304-007-0000	1341 W 107TH ST	1,935
25-17-304-008-0000	1339 W 107TH ST	2,541
25-17-304-009-0000	1335 W 107TH ST	2,541
25-17-304-010-0000	1333 W 107TH ST	5,388
25-17-304-011-0000	1331 W 107TH ST	2,541
25-17-304-012-0000	1327 W 107TH ST	2,541
25-17-304-013-0000	1325 W 107TH ST	2,541
25-17-304-014-0000	1321 W 107TH ST	13,683
25-17-304-015-0000	1319 W 107TH ST	14,635
25-17-304-016-0000	1315 W 107TH ST	2,257
25-17-304-017-0000	1313 W 107TH ST	1,444

Parcel Identification Number	Parcel Address	2001 EAV
25-17-304-018-0000	1311 W 107TH ST	14,866
25-17-304-023-0000	1356 W 107TH PL	10,327
25-17-304-024-0000	1354 W 107TH PL	2,541
25-17-304-025-0000	1352 W 107TH PL	9,595
25-17-304-026-0000	1350 W 107TH PL	1,848
25-17-304-027-0000	1348 W 107TH PL	11,618
25-17-304-028-0000	1346 W 107TH PL	6,994
25-17-304-029-0000	1346 W 107TH PL	6,088
25-17-304-030-0000	1336 W 107TH PL	2,541
25-17-304-031-0000	1300 E 97TH PL	3,404
25-17-304-032-0000	1300 W 97TH PL	2,541
25-17-304-033-0000	1330 W 107TH PL	2,365
25-17-304-034-0000	1330 W 107TH PL	9,084
25-17-305-001-0000	1359 W 107TH PL	11,301
25-17-305-002-0000	1357 W 107TH PL	12,775
25-17-305-051-0000	1353 W 107TH PL	9,142
25-17-309-004-0000	10829 S VINCENNES AVE	5,158
25-17-309-005-0000	10843 S VINCENNES AVE	7,948
25-17-309-006-0000	10835 S VINCENNES AVE	1,619
25-17-309-007-0000	10837 S VINCENNES AVE	22,724
25-17-309-008-0000	10845 S VINCENNES AVE	4,878
25-17-309-009-0000	10851 S VINCENNES AVE	5,132
25-17-309-010-0000	10853 S VINCENNES AVE	5,259
25-17-309-012-0000	10826 S BISHOP ST	10,503
25-17-309-013-0000	10840 S BISHOP ST	4,139
25-17-309-014-0000	10846 S BISHOP ST	3,317
25-17-309-015-0000	1508 W 109TH ST	exempt
25-17-309-017-0000	1502 W 109TH ST	exempt
25-17-309-018-0000	1500 W 109TH ST	exempt
25-17-309-019-0000	1504 W 109TH ST	exempt
25-17-309-020-0000	1504 W 109TH ST	exempt
25-17-309-021-0000	10869 S VINCENNES AVE	18,562
25-17-309-022-0000	10873 S VINCENNES AVE	14,096
25-17-309-023-0000	10833 S VINCENNES AVE	15,032
25-17-309-024-0000	10831 S VINCENNES AVE	19,580
25-17-309-025-0000	10829 S VINCENNES AVE	14,900
25-17-309-026-0000	10827 S VINCENNES AVE	12,585
25-17-309-027-0000	10825 S VINCENNES AVE	19,294
25-17-309-028-0000	10825 S VINCENNES AVE	2,374
25-17-309-029-0000	10827 S VINCENNES AVE	4,446
25-17-310-001-0000	10801 S BISHOP ST	2,446
25-17-310-002-0000	10800 S GLENROY AVE	4,809
25-17-310-003-0000	10806 S GLENROY AVE	20,099
25-17-310-004-0000	10821 S BISHOP ST	5,465
25-17-310-005-0000	10817 S BISHOP ST	16,236
25-17-317-001-0000	10903 S VINCENNES AVE	16,174
25-17-317-002-0000	10905 S VINCENNES AVE	19,229
25-17-317-003-0000	10907 S VINCENNES AVE	17,399

Parcel Identification Number	Parcel Address	2001 EAV
25-17-317-004-0000	10911 S VINCENNES AVE	4,308
25-17-317-009-0000	1511 W 109TH ST	16,211
25-17-317-010-0000	1507 W 109TH ST	4,001
25-17-317-020-0000	1506 W 109TH PL	21,490
25-17-317-021-0000	1504 W 109TH PL	2,194
25-17-317-022-0000	1502 W 109TH PL	1,760
25-17-317-023-0000	1500 W 109TH PL	17,552
25-17-317-041-0000	1108 W 109TH PL	15,457
25-17-317-042-0000	1512 W 109TH PL	15,441
25-17-317-043-0000	10925 S VINCENNES AVE	10,916
25-17-317-044-0000	10923 S VINCENNES AVE	10,793
25-17-317-045-0000	10921 S VINCENNES AVE	10,793
25-17-317-046-0000	10919 S VINCENNES AVE	15,323
25-17-317-047-0000	10915 S VINCENNES AVE	10,687
25-17-322-001-0000	10939 S VINCENNES AVE	2,358
25-17-322-002-0000	10939 S VINCENNES AVE	16,469
25-17-322-003-0000	10941 S VINCENNES AVE	2,541
25-17-322-004-0000	10943 S VINCENNES AVE	2,541
25-17-322-005-0000	10945 S VINCENNES AVE	12,893
25-17-322-006-0000	10947 S VINCENNES AVE	6,387
25-17-322-007-0000	10947 S VINCENNES AVE	6,387
25-17-322-008-0000	10951 S VINCENNES AVE	12,893
25-17-322-009-0000	10955 S VINCENNES AVE	1,848
25-17-322-010-0000	10959 S VINCENNES AVE	12,459
25-17-322-011-0000	10963 S VINCENNES AVE	3,354
25-17-322-012-0000	10963 S VINCENNES AVE	4,863
25-17-322-013-0000	1511 W 109TH PL	9,834
25-17-322-014-0000	1509 W 109TH PL	2,541
25-17-322-015-0000	1507 W 109TH PL	6,585
25-17-322-016-0000	1505 W 109TH PL	15,963
25-17-322-029-0000	1534 W 110TH ST	2,215
25-17-322-030-0000	1532 W 110TH ST	2,629
25-17-322-031-0000	1530 W 110TH ST	6,012
25-17-322-032-0000	1528 W 110TH ST	2,541
25-17-322-033-0000	1526 W 110TH ST	12,997
25-17-322-034-0000	1524 W 110TH ST	13,436
25-17-326-001-0000	1553 W 110TH ST	2,541
25-17-326-002-0000	1551 W 110TH ST	2,541
25-17-326-003-0000	1547 W 110TH ST	exempt
25-17-326-004-0000	1541 W 110TH ST	13,343
25-17-326-005-0000	1537 W 110TH ST	5,968
25-17-326-006-0000	1535 W 110TH ST	13,556
25-17-326-007-0000	1533 W 110TH ST	17,393
25-17-326-008-0000	1527 W 110TH ST	17,178
25-17-326-009-0000	1529 W 110TH ST	exempt
25-17-326-014-0000	11025 S ASHLAND	3,042
25-17-326-015-0000	11027 S ASHLAND AVE	3,005
25-17-326-016-0000		not found

Parcel Identification Number	Parcel Address	2001 EAV
25-17-326-017-0000		not found
25-17-326-018-0000	11035 S ASHLAND AVE	14,156
25-17-326-019-0000	11037 S ASHLAND AVE	11,942
25-17-326-020-0000	11041 S ASHLAND AVE	2,825
25-17-326-021-0000	11043 S ASHLAND AVE	30,850
25-17-326-022-0000	11045 S ASHLAND AVE	13,025
25-17-326-023-0000	11047 S ASHLAND AVE	4,054
25-17-326-056-0000	11034 S LAFLIN ST	exempt
25-17-326-058-0000	11015 S ASHLAND AVE	exempt
25-17-326-059-0000	11051 S ASHLAND AVE	17,002
25-17-326-060-0000	11029 S ASHLAND AVE	17,325
25-17-331-018-0000	1466 W 111TH ST	exempt
25-17-331-023-0000	1462 W 111TH ST	3,460
25-17-331-024-0000	1460 W 111TH ST	16,362
25-17-331-025-0000	1456 W 111TH ST	15,633
25-17-331-026-0000	1454 W 111TH ST	2,541
25-17-331-027-0000	1452 W 111TH ST	3,446
25-17-331-028-0000	1448 W 111TH ST	2,541
25-17-331-029-0000	1446 W 111TH ST	2,541
25-17-331-030-0000	1444 W 111TH ST	2,541
25-17-331-032-0000	1464 W 111TH ST	exempt
25-17-331-033-0000	1468 W 111TH ST	exempt
25-17-332-014-0000	1436 W 111TH ST	22,425
25-17-332-015-0000	1434 W 111TH ST	22,023
25-17-332-016-0000	1426 W 111TH ST	3,811
25-17-332-017-0000	1424 W 111TH ST	3,811
25-17-332-018-0000	1426 W 111TH ST	11,706
25-17-332-019-0000	1426 W 111TH ST	2,772
25-17-332-020-0000	1420 W 111TH ST	4,126
25-17-332-021-0000	1416 W 111TH ST	10,283
25-17-332-022-0000	1414 W 111TH ST	3,811
25-17-332-023-0000	1412 W 111TH ST	3,811
25-17-332-024-0000	1410 W 111TH ST	7,091
25-17-332-025-0000	1408 W 111TH ST	exempt
25-17-332-026-0000	1406 W 111TH ST	exempt
25-17-332-027-0000	1402 W 111TH ST	exempt
25-17-332-028-0000	1400 W 111TH ST	exempt
25-17-333-024-0000	1356 W 111TH ST	exempt
25-17-333-025-0000	1352 W 111TH ST	exempt
25-17-333-026-0000	1348 W 111TH ST	12,103
25-17-333-027-0000	1348 W 111TH ST	13,154
25-17-333-028-0000	1342 W 111TH ST	2,958
25-17-333-029-0000	1340 W 111TH ST	7,516
25-17-333-030-0000	1338 W 111TH ST	3,811
25-17-333-031-0000	1334 W 111TH ST	3,811
25-17-333-032-0000	1332 W 111TH ST	3,811
25-17-333-033-0000	1330 W 111TH ST	10,304
25-17-333-034-0000	1326 W 111TH ST	6,978

Parcel Identification Number	Parcel Address	2001 EAV
25-17-333-035-0000	1324 W 111TH ST	31,335
25-17-333-036-0000	1322 W 111TH ST	3,811
25-17-333-037-0000	1318 W 111TH ST	3,811
25-17-333-038-0000	1316 W 111TH ST	31,642
25-17-333-039-0000	1314 W 111TH ST	3,811
25-17-333-040-0000	1310 W 111TH ST	28,108
25-17-333-041-0000	1308 W 111TH ST	3,811
25-17-333-042-0000	1306 W 111TH ST	3,811
25-17-333-043-0000	1304 W 111TH ST	3,811
25-17-333-044-0000	1302 W 111TH ST	3,811
25-17-333-045-0000	1300 W 111TH ST	28,547
25-17-334-024-0000	1256 W 111TH ST	46,298
25-17-334-025-0000	1254 W 111TH ST	46,607
25-17-334-026-0000	1252 W 111TH ST	25,930
25-17-334-027-0000	1250 W 111TH ST	3,811
25-17-334-028-0000	1246 W 111TH ST	7,692
25-17-334-029-0000	1244 W 111TH ST	25,011
25-17-334-030-0000	1242 W 111TH ST	71,098
25-17-334-031-0000	1240 W 111TH ST	8,052
25-17-334-032-0000	1236 W 111TH ST	3,811
25-17-334-033-0000	1234 W 111TH ST	3,811
25-17-334-034-0000	1232 W 111TH ST	3,811
25-17-334-035-0000	1226 W 111TH ST	17,113
25-17-334-036-0000	1224 W 111TH ST	11,308
25-17-334-037-0000	1220 W 111TH ST	10,586
25-17-334-038-0000	1216 W 111TH ST	3,811
25-17-334-039-0000	1214 W 111TH ST	3,811
25-17-334-040-0000	1210 W 111TH ST	33,742
25-17-334-041-0000	1208 W 111TH ST	6,405
25-17-334-042-0000	1206 W 111TH ST	9,387
25-17-334-043-0000	1204 W 111TH ST	9,387
25-17-334-044-0000	1202 W 111TH ST	9,387
25-17-334-045-0000	1200 W 111TH ST	9,387
25-17-500-002-0000	(RR)	exempt
25-18-416-001-0000	11002 S ASHLAND AVE	2,970
25-18-416-002-0000	11008 S ASHLAND AVE	5,560
25-18-416-003-0000	11014 S ASHLAND AVE	exempt
25-18-416-004-0000	11016 S ASHLAND AVE	exempt
25-18-416-005-0000	11024 S ASHLAND AVE	5,398
25-18-416-006-0000	11028 S ASHLAND AVE	18,208
25-18-416-007-0000	11030 S ASHLAND AVE	16,582
25-18-416-008-0000	11027 S VINCENNES AVE	15,838
25-18-416-009-0000	11029 S VINCENNES AVE	24,511
25-18-416-012-0000	11031 S VINCENNES AVE	12,056
25-18-416-013-0000	11033 S VINCENNES AVE	11,617
25-18-416-014-0000	11038 S ASHLAND AVE	15,351
25-18-416-015-0000	11040 S ASHLAND AVE	10,775
25-18-422-001-0000	11043 S VINCENNES AVE	17,668

Parcel Identification Number	Parcel Address	2001 EAV
25-18-422-002-0000	11045 S VINCENNES AVE	19,534
25-18-422-003-0000	11051 S VINCENNES AVE	34,933
25-18-422-004-0000	11053 S VINCENNES AVE	5,370
25-18-422-005-0000	11055 S VINCENNES AVE	25,149
25-18-422-006-0000	11055 S VINCENNES AVE	16,594
25-18-422-010-0000	1607 W CHELSEA PL	72,581
25-19-203-003-0000	11101 S VINCENNES AVE	4,698
25-19-203-004-0000	11103 S VINCENNES AVE	34,148
25-19-203-005-0000	11106 S VINCENNES AVE	4,698
25-19-203-006-0000	11108 S VINCENNES AVE	4,698
25-19-203-010-0000	11116 S VINCENNES AVE	4,698
25-19-203-011-0000	11118 S VINCENNES AVE	4,698
25-19-203-012-0000	11125 S VINCENNES AVE	4,698
25-19-203-013-0000	11127 S VINCENNES AVE	9,399
25-19-203-014-0000	1601 W 111TH ST	exempt
25-19-203-017-0000	11114 S ASHLAND AVE	14,850
25-19-203-018-0000	11120 S ASHLAND AVE	12,733
25-19-203-019-0000	11122 S ASHLAND AVE	13,306
25-19-203-020-0000	11124 S ASHLAND AVE	19,252
25-19-203-021-0000	11126 S ASHLAND AVE	8,139
25-19-203-022-0000	11134 W MONTEREY AVE	exempt
25-19-203-023-0000	11136 S ASHLAND AVE	0
25-19-203-024-0000	11138 S ASHLAND AVE	10,685
25-19-203-025-0000	11140 S ASHLAND AVE	2,684
25-19-203-026-0000	11142 S ASHLAND AVE	0
25-19-203-027-0000	11144 S ASHLAND AVE	2,684
25-19-203-028-0000	11141 S ASHLAND AVE	10,064
25-19-203-029-0000	11113 S VINCENNES AVE	14,099
25-19-203-030-0000	1611 W 111TH ST	3,756
25-19-203-031-0000	11109 S ASHLAND AVE	10,662
25-19-204-001-0000	11101 S ASHLAND AVE	6,285
25-19-204-003-0000	11107 S ASHLAND AVE	1,952
25-19-204-004-0000	11111 S ASHLAND AVE	2,035
25-19-204-005-0000	11113 S ASHLAND AVE	2,116
25-19-204-006-0000	11118 S ASHLAND AVE	exempt
25-19-204-007-0000	11119 S ASHLAND AVE	9,489
25-19-204-008-0000	11126 S ASHLAND AVE	4,504
25-19-204-009-0000	11125 S ASHLAND AVE	13,389
25-19-204-010-0000	11127 S ASHLAND AVE	17,284
25-19-204-011-0000	11131 S ASHLAND AVE	9,359
25-19-204-012-0000	11133 S ASHLAND AVE	10,402
25-19-204-013-0000	11135 S ASHLAND AVE	19,243
25-19-204-014-0000	11137 S ASHLAND AVE	14,493
25-19-204-015-0000	11141 S ASHLAND AVE	17,612
25-19-204-016-0000	11143 S ASHLAND AVE	13,073
25-19-204-017-0000	11145 S ASHLAND AVE	13,251
25-19-204-018-0000	11149 S ASHLAND AVE	13,731
25-19-204-019-0000	11103 S ASHLAND AVE	1,397

Parcel Identification Number	Parcel Address	2001 EAV
25-19-204-020-0000	11105 S ASHLAND AVE	9,627
25-19-205-008-0000	11155 S VINCENNES AVE	4,698
25-19-205-009-0000	11157 S VINCENNES AVE	4,698
25-19-205-010-0000	11156 S ASHLAND AVE	9,707
25-19-205-011-0000	11160 S ASHLAND AVE	7,109
25-19-205-012-0000	11162 S ASHLAND AVE	17,324
25-19-205-013-0000	11162 S ASHLAND AVE	2,684
25-19-205-014-0000	11166 S ASHLAND AVE	9,747
25-19-205-015-0000	11170 S ASHLAND AVE	10,459
25-19-205-016-0000	11172 S ASHLAND AVE	3,191
25-19-205-017-0000	11174 S ASHLAND AVE	1,952
25-19-205-023-0000	1662 W MONTEREY AVE	17,044
25-19-205-024-0000	1662 W MONTEREY AVE	2,906
25-19-205-025-0000	1656 W MONTEREY AVE	5,667
25-19-205-026-0000	1656 W MONTEREY AVE	3,984
25-19-205-027-0000	1654 W MONTEREY AVE	3,984
25-19-205-028-0000	1652 W MONTEREY AVE	3,977
25-19-205-029-0000	1650 W MONTEREY AVE	13,595
25-19-205-033-0000	11153 S VINCENNES AVE	35,610
25-19-205-035-0000	1670 W MONTEREY AVE	227,638
25-19-205-036-0000	11145 S VINCENNES AVE	78,653
25-19-205-037-0000	11147 S VINCENNES AVE	31,478
25-19-206-002-0000	11161 S ASHLAND AVE	10,115
25-19-206-003-0000	11165 S ASHLAND AVE	20,042
25-19-206-004-0000	1605 W PRYOR AVE	8,950
25-19-206-006-0000	11169 S ASHLAND AVE	5,964
25-19-206-007-0000	11173 S ASHLAND AVE	6,040
25-19-206-008-0000	1620 W MONTEREY AVE	4,698
25-19-206-009-0000	1616 W MONTEREY AVE	4,689
25-19-206-010-0000	1614 W MONTEREY AVE	9,362
25-19-206-011-0000	1622 W MONTEREY AVE	37,770
25-19-206-012-0000	1622 W MONTEREY AVE	4,668
25-19-206-015-0000	1600 W MONTEREY AVE	8,659
25-19-206-017-0000	1601 W PRYOR AVE	2,365
25-19-206-018-0000	1601 W PRYOR AVE	120
25-19-206-019-0000	1612 W PRYOR AVE	2,654
25-19-206-020-0000	11159 S ASHLAND AVE	1,334
25-19-206-021-0000	1606 W PRYOR AVE	416
25-19-206-022-0000	1622 W MONTEREY AVE	94,970
25-19-212-006-0000	11213 S VINCENNES AVE	41,897
25-19-212-007-0000	11215 S VINCENNES AVE	2,804
25-19-212-008-0000	11221 S VINCENNES AVE	13,559
25-19-212-009-0000	1710 W WASECA PL	17,330
25-19-212-014-0000	1649 W MONTEREY AVE	2,545
25-19-212-017-0000	1641 W MONTEREY AVE	2,545
25-19-212-018-0000	1639 W MONTEREY AVE	2,545
25-19-212-019-0000	1635 W MONTEREY AVE	2,545
25-19-212-020-0000	1633 W MONTEREY AVE	2,545

Parcel Identification Number	Parcel Address	2001 EAV
25-19-212-021-0000	1631 W MONTEREY AVE	2,545
25-19-212-026-0000	1704 W WASECA PL	7,463
25-19-212-027-0000	1704 W WASECA PL	7,463
25-19-212-028-0000	1704 W WASECA PL	1,850
25-19-212-029-0000	1666 W WASECA PL	18,589
25-19-212-030-0000	1664 W WASECA PL	6,700
25-19-212-031-0000	1660 W WASECA PL	1,850
25-19-212-032-0000	1658 W WASECA PL	1,803
25-19-212-033-0000	1652 W WASECA PL	10,886
25-19-212-034-0000	1654 W WASECA PL	5,335
25-19-212-035-0000	1648 W WASECA PL	10,237
25-19-212-036-0000	1646 W WASECA PL	1,211
25-19-212-037-0000	1642 W WASECA PL	14,325
25-19-212-038-0000	1636 W WASECA PL	11,459
25-19-212-039-0000	1632 W WASECA PL	5,356
25-19-212-040-0000	1630 W WASECA PL	9,537
25-19-212-041-0000	1645 W MONTEREY AVE	2,040
25-19-212-042-0000	1643 W MONTEREY AVE	5,594
25-19-212-043-0000	1627 W MONTEREY AVE	2,933
25-19-212-045-0000	11201 S VINCENNES AVE	177,691
25-19-212-046-0000	1621 S VINCENNES AVE	exempt
25-19-212-047-0000	1625 W MONTEREY AVE	2,545
25-19-212-048-0000	1621 W MONTEREY AVE	4,751
25-19-213-001-0000	11235 S VINCENNES AVE	18,746
25-19-213-002-0000	11241 S VINCENNES AVE	2,077
25-19-213-003-0000	11245 S VINCENNES AVE	11,052
25-19-213-004-0000	11243 S VINCENNES AVE	17,769
25-19-213-005-0000	11247 S VINCENNES AVE	7,781
25-19-213-006-0000	11251 S VINCENNES AVE	7,781
25-19-213-010-0000	11259 S VINCENNES AVE	41,493
25-19-213-011-0000	1705 W WASECA PL	8,140
25-19-213-012-0000	1703 W WASECA PL	2,545
25-19-213-013-0000	1701 W WASECA PL	12,152
25-19-213-014-0000	1667 W WASECA PL	2,545
25-19-213-015-0000	1718 W MONTVALE	14,986
25-19-213-016-0000	1661 W WASECA PL	11,955
25-19-213-017-0000	1659 W WASECA PL	17,441
25-19-213-018-0000	1657 W WASECA PL	17,451
25-19-213-019-0000	1653 W WASECA PL	4,968
25-19-213-020-0000	1651 W WASECA PL	9,842
25-19-213-021-0000	1649 W WASECA PL	6,062
25-19-213-022-0000	1647 W WASECA PL	7,994
25-19-213-023-0000	1643 W WASECA PL	2,545
25-19-213-024-0000	1641 W WASECA PL	2,545
25-19-213-025-0000	1639 W WASECA PL	5,091
25-19-213-026-0000	1631 W WASECA PL	exempt
25-19-213-027-0000	1633 W WASECA PL	4,541
25-19-213-028-0000	1720 W MONTVALE AVE	10,055



Parcel Identification Number	Parcel Address	2001 EAV
25-19-213-031-0000	1712 W MONTVALE AVE	9,989
25-19-213-032-0000	1710 W MONTVALE AVE	8,358
25-19-213-033-0000	1708 W MONTVALE AVE	7,335
25-19-213-034-0000	1706 W MONTVALE AVE	1,850
25-19-213-035-0000	1704 W MONTVALE AVE	18,178
25-19-213-036-0000	1700 W MONTVALE AVE	2,545
25-19-213-037-0000	1664 W MONTVALE AVE	2,464
25-19-213-038-0000	1662 W MONTVALE AVE	13,843
25-19-213-039-0000	1660 W MONTVALE AVE	10,188
25-19-213-040-0000	1656 W MONTVALE AVE	5,705
25-19-213-041-0000	1654 W MONTVALE AVE	1,625
25-19-213-042-0000	1652 W MONTVALE AVE	17,136
25-19-213-043-0000	1648 W MONTVALE AVE	12,407
25-19-213-044-0000	1644 W MONTVALE AVE	5,004
25-19-213-045-0000	1642 W MONTVALE AVE	10,243
25-19-213-046-0000	1640 W MONTVALE AVE	1,781
25-19-213-047-0000	1718 W MONTVALE AVE	16,515
25-19-213-048-0000	11255 S VINCENNES AVE	4,026
25-19-213-049-0000	11257 S VINCENNES AVE	4,026
25-19-218-001-0000	11301 S VINCENNES AVE	3,275
25-19-218-002-0000	11305 S VINCENNES AVE	9,597
25-19-218-003-0000	11307 S VINCENNES AVE	2,684
25-19-218-004-0000	11309 S VINCENNES AVE	6,441
25-19-218-005-0000	11313 S VINCENNES AVE	8,069
25-19-218-006-0000	11315 S VINCENNES AVE	2,684
25-19-218-007-0000	11317 S VINCENNES AVE	5,619
25-19-218-008-0000	11321 S VINCENNES AVE	2,684
25-19-218-009-0000	11323 S VINCENNES AVE	11,685
25-19-218-010-0000	11325 S VINCENNES AVE	11,583
25-19-218-011-0000	1721 W MONTVALE AVE	8,310
25-19-218-012-0000	1717 W MONTVALE AVE	12,258
25-19-218-013-0000	1713 W MONTVALE AVE	2,157
25-19-218-014-0000	1711 W MONTVALE AVE	3,960
25-19-218-015-0000	1709 W MONTVALE AVE	2,215
25-19-218-016-0000	1707 W MONTVALE AVE	2,581
25-19-218-017-0000	1703 W MONTVALE AVE	2,545
25-19-218-018-0000	1701 W MONTVALE AVE	2,545
25-19-218-019-0000	1665 W MONTVALE AVE	15,163
25-19-218-020-0000	1661 W MONTVALE AVE	2,545
25-19-218-021-0000	1659 W MONTVALE AVE	2,545
25-19-218-022-0000	1657 W MONTVALE AVE	2,545
25-19-218-023-0000	1655 W MONTVALE AVE	13,674
25-19-218-024-0000	1653 W MONTVALE AVE	11,580
25-19-218-025-0000	1649 W MONTVALE AVE	5,091
25-19-218-026-0000	1645 W MONTVALE AVE	18,804
25-19-218-027-0000	1643 W MONTVALE AVE	14,780
25-19-218-028-0000	1641 W MONTVALE AVE	14,066
25-19-218-029-0000	1752 W STEUBEN ST	2,545

Parcel Identification Number	Parcel Address	2001 EAV
25-19-218-030-0000	1750 W STEUBEN ST	9,909
25-19-218-031-0000	1748 W STEUBEN ST	10,202
25-19-218-032-0000	1746 W STEUBEN ST	1,850
25-19-218-033-0000	1744 W STEUBEN ST	16,688
25-19-218-034-0000	1742 W STEUBEN ST	2,545
25-19-218-035-0000	1738 W STEUBEN ST	11,186
25-19-218-036-0000	1736 W STEUBEN ST	9,295
25-19-218-037-0000	1732 W STEUBEN ST	2,545
25-19-218-038-0000	1730 W STEUBEN ST	2,545
25-19-218-039-0000	1728 W STEUBEN ST	18,832
25-19-218-040-0000	1726 W STEUBEN ST	16,501
25-19-218-041-0000	1724 W STEUBEN ST	2,545
25-19-218-042-0000	1720 W STEUBEN ST	17,220
25-19-218-043-0000	1718 W STEUBEN ST	6,552
25-19-218-044-0000	1716 W STEUBEN ST	2,545
25-19-218-045-0000	1712 W STEUBEN ST	12,618
25-19-218-046-0000	1710 W STEUBEN ST	13,036
25-19-218-049-0000	1708 W STEUBEN ST	7,360
25-19-218-050-0000	11328 S DAVOL ST	10,983
25-19-219-001-0000	11333 S VINCENNES AVE	8,173
25-19-219-002-0000	11335 S VINCENNES AVE	17,467
25-19-219-003-0000	11339 S VINCENNES AVE	exempt
25-19-219-004-0000	11345 S VINCENNES AVE	exempt
25-19-219-005-0000	11349 S VINCENNES AVE	exempt
25-19-219-006-0000	11353 S VINCENNES AVE	exempt
25-19-219-007-0000	11355 S VINCENNES AVE	exempt
25-19-219-008-0000	11357 S VINCENNES AVE	exempt
25-19-219-009-0000	1753 W STEUBEN ST	9,292
25-19-219-010-0000	1751 W STEUBEN ST	11,759
25-19-219-011-0000	1745 W STEUBEN ST	6,649
25-19-219-012-0000	1743 W STEUBEN ST	10,637
25-19-219-013-0000	1739 W STEUBEN ST	11,032
25-19-219-014-0000	1735 W STEUBEN ST	11,450
25-19-219-015-0000	1731 W STEUBEN ST	exempt
25-19-219-016-0000	1725 W STEUBEN ST	3,818
25-19-219-017-0000	1725 W STEUBEN ST	1,850
25-19-219-020-0000	1713 W STEUBEN ST	13,778
25-19-219-023-0000	1707 W STEUBEN ST	9,259
25-19-219-024-0000	1703 W STEUBEN ST	9,128
25-19-219-025-0000	1701 W STEUBEN ST	5,103
25-19-219-026-0000	1756 W EDMAIRE ST	2,607
25-19-219-027-0000	1756 W EDMAIRE ST	6,570
25-19-219-028-0000	1752 W EDMAIRE ST	10,241
25-19-219-029-0000	1750 W EDMAIRE ST	7,097
25-19-219-030-0000	1748 W EDMAIRE ST	13,868
25-19-219-031-0000	1742 W EDMAIRE ST	18,252
25-19-219-032-0000	1740 W EDMAIRE ST	4,481
25-19-219-033-0000	1740 W EDMAIRE ST	4,481

Parcel Identification Number	Parcel Address	2001 EAV
25-19-219-034-0000	1732 W EDMAIRE ST	9,052
25-19-219-037-0000	1722 W EDMAIRE ST	5,091
25-19-219-038-0000	1716 W EDMAIRE ST	14,660
25-19-219-039-0000	1714 W EDMAIRE ST	9,276
25-19-219-042-0000	1708 W EDMAIRE ST	12,323
25-19-219-044-0000	1711 W STEUBEN ST	10,010
25-19-219-045-0000	1737 W STEUBEN ST	exempt
25-19-219-046-0000	1730 W EDMAIRE ST	11,066
25-19-219-047-0000	1728 W EDMAIRE ST	17,779
25-19-219-048-0000	1704 W EDMAIRE ST	12,847
25-19-219-049-0000	1700 W EDMAIRE ST	7,122
25-19-219-050-0000	1721 W STEUBEN ST	9,781
25-19-220-017-0000	11413 S HAMLET AVE	exempt
25-19-220-018-0000	11415 S HAMLET AVE	exempt
25-19-220-019-0000	11417 S HAMLET AVE	exempt
25-19-220-020-0000	11419 S HAMLET AVE	exempt
25-19-220-021-0000	11421 S HAMLET AVE	exempt
25-19-220-022-0000	11434 S HAMLET AVE	1,284
25-19-220-023-0000	11423 S HAMLET AVE	3,465
25-19-226-005-0000	11411 S VINCENNES AVE	exempt
25-19-226-006-0000	11415 S VINCENNES AVE	exempt
25-19-226-011-0000	11429 S VINCENNES AVE	3,412
25-19-226-012-0000	11431 S VINCENNES AVE	14,626
25-19-226-013-0000	11433 S VINCENNES AVE	10,980
25-19-226-014-0000	11437 S VINCENNES AVE	11,349
25-19-226-015-0000	11437 S VINCENNES AVE	6,792
25-19-226-016-0000	11439 S VINCENNES AVE	17,529
25-19-226-017-0000	11443 S VINCENNES AVE	2,629
25-19-226-018-0000	11445 S VINCENNES AVE	2,629
25-19-226-019-0000	11449 S VINCENNES AVE	7,255
25-19-226-020-0000	11451 S VINCENNES AVE	7,892
25-19-226-021-0000	11453 S VINCENNES AVE	12,680
25-19-226-022-0000	11457 S VINCENNES AVE	11,982
25-19-226-023-0000	11455 S VINCENNES AVE	2,629
25-19-226-024-0000	11461 S VINCENNES AVE	10,529
25-19-226-025-0000	11465 S VINCENNES AVE	14,267
25-19-226-026-0000	11402 S WATKINS AVE	8,071
25-19-226-027-0000	11408 S WATKINS AVE	12,456
25-19-226-028-0000	11410 S WATKINS AVE	2,534
25-19-226-029-0000	11412 S WATKINS AVE	10,353
25-19-226-030-0000	11416 S WATKINS AVE	2,629
25-19-226-031-0000	11418 S WATKINS AVE	5,811
25-19-226-032-0000	11420 S WATKINS AVE	2,629
25-19-226-033-0000	11424 S WATKINS AVE	14,600
25-19-226-034-0000	11424 S WATKINS AVE	14,600
25-19-226-035-0000	11428 S WATKINS AVE	15,182
25-19-226-036-0000	11430 S WATKINS AVE	1,913
25-19-226-037-0000	11432 S WATKINS AVE	2,629

Parcel Identification Number	Parcel Address	2001 EAV
25-19-226-038-0000	11436 S WATKINS AVE	5,332
25-19-226-039-0000	11438 S WATKINS AVE	18,051
25-19-226-040-0000	11444 S WATKINS AVE	12,133
25-19-226-041-0000	11444 S WATKINS AVE	6,301
25-19-226-042-0000	11448 S WATKINS AVE	12,193
25-19-226-043-0000	11450 S WATKINS AVE	10,585
25-19-226-044-0000	11454 S WATKINS AVE	5,830
25-19-226-045-0000	11452 S WATKINS AVE	7,042
25-19-226-046-0000	11421 S VINCENNES AVE	exempt
25-19-226-047-0000	11405 S VINCENNES AVE	exempt
25-19-227-001-0000	11401 S WATKINS AVE	exempt
25-19-227-002-0000	11405 S WATKINS AVE	exempt
25-19-227-003-0000	11411 S WATKINS AVE	4,929
25-19-227-004-0000	11415 S WATKINS AVE	2,629
25-19-227-005-0000	11417 S WATKINS AVE	2,393
25-19-227-006-0000	11419 S WATKINS AVE	10,117
25-19-227-007-0000	11421 S WATKINS AVE	11,475
25-19-227-008-0000	11425 S WATKINS AVE	12,198
25-19-227-009-0000	11439 S WATKINS AVE	9,237
25-19-227-010-0000	11431 S WATKINS AVE	2,629
25-19-227-011-0000	11433 S WATKINS AVE	2,629
25-19-227-012-0000	11437 S WATKINS AVE	2,648
25-19-227-013-0000	11437 S WATKINS AVE	2,629
25-19-227-017-0000	11432 S DAVOL ST	13,978
25-19-227-018-0000	11434 S DAVOL ST	2,610
25-19-227-019-0000	11438 S DAVOL ST	17,751
25-19-227-020-0000	11440 S DAVOL ST	14,394
25-19-227-021-0000	11442 S DAVOL ST	14,500
25-19-227-022-0000	11444 S DAVOL ST	17,695
25-19-227-023-0000	11448 S DAVOL ST	19,430
25-19-227-024-0000	11450 S DAVOL ST	11,534
25-19-227-025-0000	11452 S DAVOL ST	3,943
25-19-227-026-0000	11451 S DAVOL ST	exempt
25-19-227-027-0000	11460 S DAVOL ST	13,355
25-19-227-028-0000	11462 S DAVOL ST	8,574
25-19-227-029-0000	11464 S DAVOL ST	1,913
25-19-227-030-0000	11468 S DAVOL ST	7,599
25-19-227-031-0000	11470 S DAVOL ST	8,134
25-19-227-032-0000	11445 S WATKINS AVE	3,943
25-19-227-033-0000	11447 S WATKINS AVE	7,068
25-19-228-001-0000	11435 S DAVOL ST	17,839
25-19-228-002-0000	11437 S DAVOL ST	16,922
25-19-228-003-0000	11439 S DAVOL ST	4,287
25-19-228-004-0000	11441 S DAVOL ST	4,412
25-19-228-005-0000	11443 S DAVOL ST	4,511
25-19-228-006-0000	11445 S DAVOL ST	4,663
25-19-228-007-0000	11447 S DAVOL ST	4,791
25-19-228-008-0000	11449 S DAVOL ST	4,858

Parcel Identification Number	Parcel Address	2001 EAV
25-19-228-011-0000	11455 S DAVOL ST	4,955
25-19-228-012-0000	11457 S DAVOL ST	4,918
25-19-228-013-0000	11459 S DAVOL ST	8,625
25-19-228-014-0000	11453 S DAVOL ST	9,764
25-19-229-004-0000	11458 S HAMLET AVE	2,381
25-19-229-005-0000	11460 S HAMLET AVE	2,381
25-19-229-006-0000	1640 W 115TH ST	31,434
25-19-229-007-0000	1640 W 115TH ST	31,434
25-19-229-008-0000	1640 W 115TH ST	31,434
25-19-229-009-0000	11470 S HAMLET AVE	13,219
25-19-229-010-0000	11454 S HAMLET AVE	8,361
25-19-230-006-0000	11400 S VINCENNES AVE	exempt
25-19-230-007-0000	11404 S VINCENNES AVE	exempt
25-19-230-008-0000	11406 S VINCENNES AVE	exempt
25-19-230-009-0000	11410 S VINCENNES AVE	exempt
25-19-230-016-0000	11414 S VINCENNES AVE	exempt
25-19-230-017-0000	11407 S HAMLET AVE	exempt
25-19-230-018-0000	11420 S VINCENNES AVE	exempt
25-19-400-015-0000	11701 W 115TH ST	exempt
25-19-400-016-0000	11703 W 115TH ST	exempt
25-19-400-017-0000	11750 S HOMEWOOD AVE	exempt
25-19-401-001-0000	1925 W 115TH ST	10,712
25-19-401-002-0000	1915 W 115TH ST	1,919
25-19-401-003-0000	1919 W 115TH ST	7,187
25-19-401-004-0000	1911 W 115TH ST	2,365
25-19-401-005-0000	1909 W 115TH ST	2,164
25-19-401-006-0000	1907 W 115TH ST	2,386
25-19-401-007-0000	1905 W 115TH ST	2,599
25-19-401-008-0000	1903 W 115TH ST	2,799
25-19-401-009-0000	1901 W 115TH ST	2,917
25-19-401-030-0000	11520 S CHURCH ST	8,075
25-19-401-031-0000	11524 S CHURCH ST	6,099
25-19-401-032-0000	11528 S CHURCH ST	13,129
25-19-401-033-0000	11532 S CHURCH ST	12,621
25-19-401-034-0000	11532 S CHURCH ST	7,929
25-19-401-035-0000	11540 S CHURCH ST	13,175
25-19-401-036-0000	11542 S CHURCH ST	3,853
25-19-401-037-0000	11610 S CHURCH ST	13,492
25-19-401-038-0000	11550 S CHURCH ST	18,056
25-19-401-039-0000	11554 S CHURCH ST	6,762
25-19-401-040-0000	11558 S CHURCH ST	17,894
25-19-401-041-0000	115662 S CHURCH ST	5,628
25-19-401-042-0000	11602 S CHURCH ST	13,440
25-19-401-043-0000	11604 S CHURCH ST	7,744
25-19-401-044-0000	11608 S CHURCH ST	17,552
25-19-401-045-0000	11612 S CHURCH ST	18,707
25-19-401-046-0000	11616 S CHURCH ST	11,775
25-19-401-047-0000	11620 S CHURCH ST	12,911

Parcel Identification Number	Parcel Address	2001 EAV
25-19-401-048-0000	11624 S CHURCH ST	19,054
25-19-401-049-0000	11628 S CHURCH ST	10,411
25-19-401-050-0000	11632 S CHURCH ST	11,775
25-19-401-081-0000	11515 S HOMEWOOD AVE	exempt
25-19-402-001-0000	11503 S CHURCH ST	5,712
25-19-402-002-0000	11509 S CHURCH ST	13,351
25-19-402-003-0000	11513 S CHURCH ST	3,696
25-19-402-004-0000	11515 S CHURCH ST	0
25-19-402-005-0000	11517 S CHURCH ST	6,155
25-19-402-007-0000	11525 S CHURCH ST	13,418
25-19-402-008-0000	11503 S VINCENNES AVE	3,973
25-19-402-009-0000	11514 S VINCENNES AVE	19,448
25-19-402-010-0000	11514 S VINCENNES AVE	7,712
25-19-402-011-0000	11518 S VINCENNES AVE	4,133
25-19-402-015-0000	11536 S VINCENNES AVE	14,566
25-19-402-016-0000	11542 S VINCENNES AVE	13,202
25-19-402-017-0000	11524 S VINCENNES AVE	9,231
25-19-402-018-0000	11526 S VINCENNES AVE	4,793
25-19-402-019-0000	11528 S VINCENNES AVE	11,955
25-19-402-020-0000	11534 S VINCENNES AVE	21,844
25-19-402-021-0000	11521 S CHURCH ST	10,694
25-19-402-022-0000	11523 S CHURCH ST	13,978
25-19-403-001-0000	11534 S VINCENNES AVE	6,225
25-19-403-002-0000	11530 S VINCENNES AVE	5,082
25-19-403-003-0000	11525 S VINCENNES AVE	5,082
25-19-403-004-0000	11519 S VINCENNES AVE	8,062
25-19-403-005-0000	11518 S VINCENNES AVE	10,738
25-19-403-006-0000	1007 S VINCENNES AVE	15,484
25-19-403-009-0000	11543 S VINCENNES AVE	12,422
25-19-403-010-0000	11500 S WATKINS AVE	14,794
25-19-403-011-0000	11506 S WATKINS AVE	5,082
25-19-403-012-0000	11514 S WATKINS AVE	13,643
25-19-403-013-0000	11518 S WATKINS AVE	5,082
25-19-403-014-0000	11522 S WATKINS AVE	9,954
25-19-403-015-0000	11528 S WATKINS AVE	4,705
25-19-403-016-0000	11530 S WATKINS AVE	10,227
25-19-403-017-0000	11532 S WATKINS AVE	exempt
25-19-403-020-0000	11548 S VINCENNES AVE	6,259
25-19-403-021-0000	11550 S WATKINS AVE	13,106
25-19-403-022-0000	11552 S WATKINS AVE	13,145
25-19-403-023-0000	11538 S WATKINS AVE	13,939
25-19-403-024-0000	11542 S WATKINS AVE	14,383
25-19-403-025-0000	11544 S WATKINS AVE	18,021
25-19-403-026-0000	11321 S VINCENNES AVE	12,579
25-19-403-027-0000	11533 S VINCENNES AVE	17,079
25-19-403-028-0000	11533 S VINCENNES AVE	9,363
25-19-403-029-0000	11535 S VINCENNES AVE	2,541
25-19-405-001-0000	11601 S CHURCH ST	10,242

Parcel Identification Number	Parcel Address	2001 EAV
25-19-405-002-0000	11605 S CHURCH ST	1,809
25-19-405-003-0000	11607 S CHURCH ST	2,338
25-19-405-004-0000	11547 S CHURCH ST	2,919
25-19-405-005-0000	11549 S CHURCH ST	7,018
25-19-405-006-0000	11553 S CHURCH ST	6,659
25-19-405-007-0000	11557 S CHURCH ST	10,512
25-19-405-008-0000	11561 S CHURCH ST	3,896
25-19-405-009-0000	11565 S CHURCH ST	4,634
25-19-405-010-0000	11601 S CHURCH ST	10,637
25-19-405-011-0000	11639 S CHURCH ST	10,814
25-19-405-013-0000	11649 S CHURCH ST	2,541
25-19-405-020-0000	11622 S VINCENNES AVE	9,942
25-19-405-021-0000	11626 S VINCENNES AVE	11,549
25-19-405-024-0000	11642 S VINCENNES AVE	7,763
25-19-405-025-0000	11644 S VINCENNES AVE	11,348
25-19-405-029-0000	11627 S CHURCH ST	12,156
25-19-405-030-0000	1958 W 117TH ST	12,884
25-19-405-031-0000	11614 S VINCENNES AVE	14,360
25-19-405-032-0000	11618 S VINCENNES AVE	1,199
25-19-405-033-0000	11602 S VINCENNES AVE	exempt
25-19-405-034-0000	11604 S VINCENNES AVE	15,746
25-19-405-035-0000	11610 S VINCENNES AVE	6,368
25-19-405-036-0000	11612 S VINCENNES AVE	10,098
25-19-405-037-0000	11634 S VINCENNES AVE	16,490
25-19-405-038-0000	11638 S VINCENNES AVE	17,439
25-19-405-039-0000	11630 S VINCENNES AVE	4,504
25-19-405-040-0000	11632 S VINCENNES AVE	10,098
25-19-405-041-0000	11606 S VINCENNES AVE	11,207
25-19-405-042-0000	11608 S VINCENNES AVE	8,707
25-19-405-043-0000	11652 S VINCENNES AVE	11,588
25-19-405-044-0000	11656 S VINCENNES AVE	12,694
25-19-405-045-0000	11660 S VINCENNES AVE	5,056
25-19-405-046-0000	11664 S VINCENNES AVE	18,120
25-19-405-047-0000	11643 S CHURCH ST	17,333
25-19-405-050-0000	11621 S CHURCH ST	6,347
25-19-405-051-0000	11623 S CHURCH ST	10,092
25-19-405-052-0000	11651 W 49TH PL	exempt
25-19-405-053-0000	11647 S CHURCH ST	13,221
25-19-406-001-0000	11605 S VINCENNES AVE	6,280
25-19-406-002-0000	11609 S VINCENNES AVE	18,010
25-19-406-003-0000	11613 S VINCENNES AVE	5,082
25-19-406-004-0000	11615 S VINCENNES AVE	17,400
25-19-406-005-0000	11623 S VINCENNES AVE	15,302
25-19-406-006-0000	11627 S VINCENNES AVE	5,319
25-19-406-008-0000	11637 S VINCENNES AVE	5,082
25-19-406-009-0000	11643 S VINCENNES AVE	5,082
25-19-406-010-0000	11647 S VINCENNES AVE	18,760
25-19-406-011-0000	11655 S VINCENNES AVE	5,082

Parcel Identification Number	Parcel Address	2001 EAV
25-19-406-012-0000	11659 S VINCENNES AVE	23,421
25-19-406-013-0000	11663 S VINCENNES AVE	17,986
25-19-406-015-0000	11608 S WATKINS AVE	5,082
25-19-406-016-0000	11612 S WATKINS AVE	5,082
25-19-406-017-0000	11616 S WATKINS AVE	2,541
25-19-406-018-0000	11618 S WATKINS AVE	0
25-19-406-019-0000	11622 S WATKINS AVE	4,330
25-19-406-020-0000	11624 S WATKINS AVE	2,541
25-19-406-021-0000	11626 S WATKINS AVE	3,571
25-19-406-022-0000	11630 S WATKINS AVE	1,792
25-19-406-026-0000	11650 S WATKINS AVE	7,608
25-19-406-027-0000	11652 S WATKINS AVE	15,501
25-19-406-028-0000	11654 S WATKINS AVE	2,541
25-19-406-029-0000	11658 S WATKINS AVE	17,333
25-19-406-030-0000	11664 S WATKINS AVE	15,387
25-19-406-031-0000	11633 S VINCENNES AVE	2,541
25-19-406-032-0000	11635 S VINCENNES AVE	10,079
25-19-406-033-0000	11600 S WATKINS AVE	10,735
25-19-406-034-0000	11604 S WATKINS AVE	13,653
25-19-406-035-0000	11636 S WATKINS AVE	15,635
25-19-406-036-0000	11640 S WATKINS AVE	11,765
25-19-406-037-0000	11642 S WATKINS AVE	14,493
25-19-408-004-0000	11707 E 117TH ST	exempt
25-19-408-005-0000	11702 S VINCENNES AVE	exempt
25-19-408-006-0000	11704 S VINCENNES AVE	exempt
25-19-408-015-0000	11652 S CHURCH ST	exempt
25-19-408-016-0000	11706 S VINCENNES AVE	exempt
25-19-409-001-0000	11705 S CHURCH ST	12,743
25-19-409-002-0000	11711 S CHURCH ST	5,082
25-19-409-005-0000	11665 S CHURCH ST	9,904
25-19-409-007-0000	11737 S CHURCH ST	5,082
25-19-409-009-0000	11711 S CHURCH ST	4,460
25-19-409-010-0000	11713 S CHURCH ST	12,726
25-19-409-011-0000	11715 S CHURCH ST	17,321
25-19-409-012-0000	11719 S CHURCH ST	18,113
25-19-409-013-0000	11753 S CHURCH ST	4,560
25-19-409-014-0000	11727 S CHURCH ST	6,058
25-19-409-015-0000	11729 S CHURCH ST	7,236
25-19-409-016-0000	11733 S CHURCH ST	7,065
25-19-409-017-0000	11702 S VINCENNES AVE	5,608
25-19-409-018-0000	11704 S VINCENNES AVE	2,541
25-19-409-019-0000	11706 S VINCENNES AVE	4,899
25-19-409-020-0000	11708 S VINCENNES AVE	2,541
25-19-409-021-0000	11712 S VINCENNES AVE	3,231
25-19-409-022-0000	11714 S VINCENNES AVE	4,239
25-19-409-023-0000	11718 S VINCENNES AVE	16,776
25-19-409-024-0000	11720 S VINCENNES AVE	3,386
25-19-409-025-0000	11724 S VINCENNES AVE	3,386



Parcel Identification Number	Parcel Address	2001 EAV
25-19-409-026-0000	11728 S VINCENNES AVE	3,386
25-19-409-027-0000	11730 S VINCENNES AVE	14,441
25-19-409-028-0000	11736 S VINCENNES AVE	2,934
25-19-409-030-0000	11748 S VINCENNES AVE	9,116
25-19-409-031-0000	11752 S VINCENNES AVE	14,661
25-19-409-034-0000	11742 S VINCENNES AVE	10,001
25-19-409-035-0000	11744 S VINCENNES AVE	16,487
25-19-409-036-0000	11756 S VINCENNES AVE	6,318
25-19-409-037-0000	11760 S VINCENNES AVE	14,748
25-19-409-038-0000	11764 S VINCENNES AVE	7,951
25-19-409-039-0000	11655 S CHURCH ST	12,519
25-19-409-040-0000	11657 S CHURCH ST	13,306
25-19-409-041-0000	11669 S CHURCH ST	19,123
25-19-409-042-0000	11673 S CHURCH ST	10,645
25-19-409-043-0000	11739 S CHURCH ST	2,541
25-19-409-044-0000	11709 S CHURCH ST	12,311
25-19-409-045-0000	11659 S CHURCH ST	18,107
25-19-409-046-0000	11661 S CHURCH ST	13,807
25-19-410-003-0000	11715 S VINCENNES AVE	8,153
25-19-410-004-0000	11717 S VINCENNES AVE	11,962
25-19-410-005-0000	11727 S VINCENNES AVE	11,230
25-19-410-006-0000	11727 S VINCENNES AVE	5,082
25-19-410-007-0000	11733 S VINCENNES AVE	11,983
25-19-410-008-0000	11745 S VINCENNES AVE	9,756
25-19-410-010-0000	11749 S VINCENNES AVE	9,294
25-19-410-014-0000	11702 S WATKINS AVE	3,231
25-19-410-015-0000	11704 S WATKINS AVE	5,580
25-19-410-016-0000	11708 S WATKINS AVE	8,496
25-19-410-017-0000	11712 S WATKINS AVE	2,541
25-19-410-018-0000	11714 S WATKINS AVE	2,541
25-19-410-019-0000	11716 S WATKINS AVE	2,541
25-19-410-020-0000	11718 S WATKINS AVE	18,395
25-19-410-021-0000	11720 S WATKINS AVE	12,726
25-19-410-022-0000	11724 S WATKINS AVE	13,251
25-19-410-023-0000	11726 S WATKINS AVE	5,082
25-19-410-024-0000	11732 S WATKINS AVE	5,792
25-19-410-025-0000	11736 S WATKINS AVE	5,082
25-19-410-026-0000	11740 S WATKINS AVE	5,082
25-19-410-027-0000	11744 S WATKINS AVE	12,459
25-19-410-028-0000	11752 S WATKINS AVE	12,669
25-19-410-029-0000	11756 S WATKINS AVE	exempt
25-19-410-030-0000	11754 S WATKINS AVE	5,082
25-19-410-031-0000	11753 S VINCENNES AVE	15,432
25-19-410-032-0000	11755 S VINCENNES AVE	7,102
25-19-410-034-0000	11709 S VINCENNES AVE	0
25-19-410-035-0000	11701 S VINCENNES AVE	13,119
25-19-410-036-0000	11759 S VINCENNES AVE	14,905
25-19-410-037-0000	11761 S VINCENNES AVE	3,030

Parcel Identification Number	Parcel Address	2001 EAV
25-19-410-038-0000	11765 S VINCENNES AVE	12,125
25-19-410-039-0000	11747 S VINCENNES AVE	2,541
25-19-410-040-0000	11741 S VINCENNES AVE	5,133
25-19-413-001-0000	11805 S CHURCH ST	4,666
25-19-413-002-0000	11809 S CHURCH ST	13,307
25-19-413-003-0000	11813 S CHURCH ST	2,541
25-19-413-004-0000	11815 S CHURCH ST	2,541
25-19-413-005-0000	11817 S CHURCH ST	2,541
25-19-413-006-0000	11819 S CHURCH ST	2,497
25-19-413-007-0000	11827 S CHURCH ST	4,638
25-19-413-008-0000	11835 S CHURCH ST	14,445
25-19-413-012-0000	11816 S VINCENNES AVE	14,470
25-19-413-014-0000	11826 S VINCENNES AVE	5,082
25-19-413-015-0000	11832 S VINCENNES AVE	5,082
25-19-413-016-0000	11828 S VINCENNES AVE	exempt
25-19-413-017-0000	11842 S VINCENNES AVE	5,082
25-19-413-018-0000	11848 S VINCENNES AVE	11,618
25-19-413-019-0000	11850 S VINCENNES AVE	5,082
25-19-413-027-0000	11820 S VINCENNES AVE	2,541
25-19-413-028-0000	11822 S VINCENNES AVE	14,415
25-19-413-029-0000	11800 S VINCENNES AVE	13,140
25-19-413-030-0000	11804 S VINCENNES AVE	9,557
25-19-413-031-0000	11806 S VINCENNES AVE	15,711
25-19-413-032-0000	11810 S VINCENNES AVE	8,640
25-19-413-033-0000	11812 S VINCENNES AVE	13,704
25-19-413-034-0000	11866 S VINCENNES AVE	21,155
25-19-413-035-0000	11860 S VINCENNES AVE	19,934
25-19-413-036-0000	11870 S VINCENNES AVE	5,234
25-19-413-037-0000	11872 S VINCENNES AVE	5,567
25-19-413-038-0000	11874 S VINCENNES AVE	6,179
25-19-413-039-0000	11876 S VINCENNES AVE	6,865
25-19-414-001-0000	11801 S VINCENNES AVE	4,841
25-19-414-002-0000	11809 S VINCENNES AVE	5,082
25-19-414-004-0000	11817 S VINCENNES AVE	4,250
25-19-414-005-0000	11821 S VINCENNES AVE	8,636
25-19-414-006-0000	11823 S VINCENNES AVE	9,916
25-19-414-007-0000	11827 S VINCENNES AVE	11,415
25-19-414-008-0000	11833 S VINCENNES AVE	5,702
25-19-414-009-0000	11835 S VINCENNES AVE	6,312
25-19-414-010-0000	11841 S VINCENNES AVE	5,082
25-19-414-011-0000	11849 S VINCENNES AVE	5,082
25-19-414-014-0000	11857 S VINCENNES AVE	14,364
25-19-414-017-0000	11873 S VINCENNES AVE	4,620
25-19-414-018-0000	11877 S VINCENNES AVE	6,352
25-19-414-019-0000	11879 S VINCENNES AVE	6,033
25-19-414-020-0000	11804 S WATKINS AVE	16,058
25-19-414-021-0000	11806 S WATKINS AVE	2,541
25-19-414-022-0000	11808 S WATKINS AVE	2,541

Parcel Identification Number	Parcel Address	2001 EAV
25-19-414-023-0000	11812 S WATKINS AVE	9,406
25-19-414-024-0000	11816 S WATKINS AVE	14,129
25-19-414-025-0000	11820 S WATKINS AVE	5,304
25-19-414-026-0000	11824 S WATKINS AVE	9,784
25-19-414-027-0000	11826 S WATKINS AVE	17,749
25-19-414-028-0000	11830 S WATKINS AVE	6,457
25-19-414-029-0000	11834 S WATKINS AVE	13,145
25-19-414-030-0000	11836 S WATKINS AVE	2,541
25-19-414-031-0000	11838 S WATKINS AVE	17,226
25-19-414-032-0000	11840 S WATKINS AVE	17,321
25-19-414-033-0000	11842 S WATKINS AVE	17,226
25-19-414-034-0000	11846 S WATKINS AVE	2,541
25-19-414-035-0000	11848 S WATKINS AVE	4,280
25-19-414-036-0000	11850 S WATKINS AVE	8,352
25-19-414-037-0000	11856 S WATKINS AVE	14,219
25-19-414-038-0000	11860 S WATKINS AVE	2,338
25-19-414-039-0000	11862 S WATKINS AVE	1,822
25-19-414-040-0000	11867 S VINCENNES AVE	18,629
25-19-414-041-0000	11868 S WATKINS AVE	11,912
25-19-414-042-0000	11871 S VINCENNES AVE	9,101
25-19-414-043-0000	11869 S VINCENNES AVE	13,632
25-19-414-044-0000	11861 S VINCENNES AVE	15,540
25-19-414-045-0000	11863 S VINCENNES AVE	8,688
25-19-414-046-0000	11811 S VINCENNES AVE	1,848
25-19-414-047-0000	11811 S VINCENNES AVE	18,326
25-19-414-048-0000	1201 W 111TH PL	13,267
25-19-417-015-0000	1700 W 119TH ST	296,583
25-19-417-016-0000	1700 W 119TH ST	3,331,353
25-19-500-001-0000	(RR)	exempt
25-20-100-001-0000	1541 W 111TH ST	exempt
25-20-100-002-0000	1539 W 111TH ST	exempt
25-20-100-005-0000	11112 S LAFLIN ST	exempt
25-20-100-006-0000	11113 S LAFLIN ST	exempt
25-20-100-010-0000	11121 S LAFLIN ST	exempt
25-20-100-011-0000	11123 S LAFLIN ST	exempt
25-20-100-012-0000	11125 S LAFLIN ST	exempt
25-20-100-013-0000	11129 S LAFLIN ST	exempt
25-20-100-014-0000	11131 S LAFLIN ST	exempt
25-20-100-016-0000	11135 S LAFLIN ST	exempt
25-20-100-018-0000	1550 W 112TH ST	exempt
25-20-100-019-0000	1546 W 112TH ST	exempt
25-20-100-022-0000	1536 W 112TH ST	exempt
25-20-100-023-0000	1532 W 112TH ST	exempt
25-20-100-029-0000	11133 S LAFLIN ST	exempt
25-20-100-034-0000	1535 W 111TH ST	exempt
25-20-100-035-0000	11117 S LAFLIN ST	exempt
25-20-100-036-0000	11141 S LAFLIN ST	exempt
25-20-100-037-0000	1540 W 112TH ST	exempt

Parcel Identification Number	Parcel Address	2001 EAV
25-20-101-001-0000	11101 S LAFLIN ST	exempt
25-20-102-001-0000	1421 W 111TH ST	3,176
25-20-102-002-0000	1433 W 111TH ST	3,176
25-20-102-003-0000	1431 W 111TH ST	53,980
25-20-102-004-0000	1429 W 111TH ST	3,176
25-20-102-005-0000	1427 W 111TH ST	32,716
25-20-102-006-0000	1425 W 111TH ST	3,176
25-20-102-007-0000	1417 W 111TH ST	48,654
25-20-102-008-0000	1419 W 111TH ST	29,806
25-20-102-009-0000	1421 W 111TH ST	14,164
25-20-102-010-0000	1413 W 111TH ST	3,176
25-20-102-011-0000	1411 W 111TH ST	17,809
25-20-102-012-0000	1409 W 111TH ST	3,176
25-20-102-013-0000	1407 W 111TH ST	3,811
25-20-102-014-0000	1403 W 111TH ST	3,916
25-20-102-015-0000	1403 W 111TH ST	3,405
25-20-103-005-0000	1349 W 111TH ST	exempt
25-20-103-006-0000	1345 W 111TH ST	3,176
25-20-103-007-0000	1343 W 111TH ST	3,176
25-20-103-008-0000	1341 W 111TH ST	5,534
25-20-103-009-0000	1339 W 111TH ST	3,176
25-20-103-010-0000	1335 W 111TH ST	exempt
25-20-103-011-0000	1333 W 111TH ST	3,176
25-20-103-012-0000	1331 W 111TH ST	5,154
25-20-103-013-0000	1329 W 111TH ST	19,811
25-20-103-014-0000	1327 W 111TH ST	9,498
25-20-103-015-0000	1323 W 111TH ST	11,569
25-20-103-016-0000	1321 W 111TH ST	3,176
25-20-103-017-0000	1319 W 111TH ST	3,176
25-20-103-018-0000	1315 W 111TH ST	7,292
25-20-103-019-0000	1313 W 111TH ST	exempt
25-20-103-020-0000	1311 W 111TH ST	9,888
25-20-103-021-0000	1307 W 111TH ST	22,668
25-20-103-043-0000	1353 W 111TH ST	exempt
25-20-103-044-0000	1301 W 111TH ST	91,237
25-20-103-045-0000	1351 W 111TH ST	exempt
25-20-105-001-0000	1257 W 119TH ST	exempt
25-20-105-002-0000	1253 W 111TH ST	exempt
25-20-105-003-0000	1251 W 111TH ST	exempt
25-20-105-004-0000	1249 W 111TH ST	exempt
25-20-105-005-0000	1245 W 111TH ST	exempt
25-20-105-006-0000	1244 W 111TH ST	exempt
25-20-105-007-0000	1241 W 111TH ST	exempt
25-20-105-008-0000	1239 W 111TH ST	exempt
25-20-105-009-0000	1237 W 111TH ST	exempt
25-20-105-010-0000	1235 W 111TH ST	exempt
25-20-105-011-0000	1231 W 111TH ST	exempt
25-20-105-012-0000	1229 W 111TH ST	exempt

Parcel Identification Number	Parcel Address	2001 EAV
25-20-105-015-0000	1221 W 111TH ST	9,011
25-20-105-016-0000	1219 W 111TH ST	2,626
25-20-105-017-0000	1217 W 111TH ST	24,784
25-20-105-018-0000	1213 W 111TH ST	45,722
25-20-105-019-0000	1211 W 111TH ST	exempt
25-20-105-020-0000	1209 W 119TH ST	exempt
25-20-105-021-0000	1207 W 111TH ST	exempt
25-20-105-022-0000	1205 W 111TH ST	exempt
25-20-105-023-0000	1201 W 111TH ST	exempt
25-20-105-045-0000	1225 W 111TH ST	exempt
25-20-105-046-0000	1223 W 111TH ST	4,763
25-20-321-003-0000	11807 S ASHLAND AVE	4,058
25-20-321-004-0000	11809 S ASHLAND AVE	not found
25-20-321-005-0000	11811 S ASHLAND AVE	14,161
25-20-321-006-0000	11813 S ASHLAND AVE	17,030
25-20-321-007-0000	11817 S ASHLAND AVE	21,714
25-20-321-008-0000	11819 S ASHLAND AVE	16,983
25-20-321-009-0000	11821 S ASHLAND AVE	13,870
25-20-321-010-0000	11825 S ASHLAND AVE	18,155
25-20-321-011-0000	11827 S ASHLAND AVE	13,655
25-20-321-014-0000	11835 S ASHLAND AVE	14,313
25-20-321-032-0000	11855 S ASHLAND AVE	3,673
25-20-321-033-0000	11855 S ASHLAND AVE	3,686
25-20-321-034-0000	1550 W 119TH ST	3,686
25-20-321-035-0000	1548 W 119TH ST	3,686
25-20-321-038-0000	1542 W 119TH ST	4,446
25-20-321-044-0000	1544 W 119TH ST	28,186
25-20-321-045-0000	1544 W 119TH ST	1,779
25-20-321-046-0000	11801 S ASHLAND AVE	4,058
25-20-321-048-0000	1538 W 119TH ST	19,354
25-20-321-049-0000	1534 W 119TH ST	14,847
25-20-321-050-0000	11829 S ASHLAND AVE	9,487
25-20-321-051-0000	11833 S ASHLAND AVE	14,420
25-20-321-052-0000	11805 S ASHLAND AVE	11,740
25-20-321-053-0000	11841 S ASHLAND AVE	10,671
25-20-322-029-0000	1524 W 119TH ST	43,846
25-20-322-030-0000	1522 W 119TH ST	4,446
25-20-322-034-0000	1512 W 119TH ST	12,782
25-20-322-039-0000	1508 W 119TH ST	23,945
25-20-322-041-0000	1504 W 119TH ST	130,499
25-20-322-042-0000	1518 W 119TH ST	36,315
25-20-322-043-0000	1514 W 119TH ST	16,727
25-20-323-029-0000	1458 W 119TH ST	15,343
25-20-323-030-0000	1454 W 119TH ST	10,298
25-20-323-031-0000	1452 W 119TH ST	12,393
25-20-323-032-0000	1450 W 119TH ST	10,270
25-20-323-033-0000	1446 W 119TH ST	12,789
25-20-323-034-0000	1442 W 119TH ST	17,848

Parcel Identification Number	Parcel Address	2001 EAV
25-20-323-035-0000	1440 W 119TH ST	13,819
25-20-323-036-0000	1438 W 119TH ST	12,953
25-20-323-037-0000	1436 W 119TH ST	9,671
25-20-323-038-0000	1434 W 119TH ST	8,735
25-20-324-039-0000	1424 W 119TH ST	29,771
25-20-324-041-0000	1420 W 119TH ST	25,077
25-20-324-042-0000	1420 W 119TH ST	388
25-20-324-044-0000	1408 W 119TH ST	29,893
25-20-324-045-0000	1404 W 119TH ST	32,864
25-20-324-046-0000	1400 W 119TH ST	26,698
25-20-324-047-0000	1416 W 119TH ST	13,149
25-20-324-048-0000	1414 W 119TH ST	28,050
25-20-500-001-0000	(RR)	exempt
25-29-100-002-0000	11901 S ASHLAND AVE	exempt
25-29-100-004-0000	11901 S ASHLAND AVE	exempt
25-29-101-021-0000	1249 W 119TH ST	exempt
25-29-102-001-0000	1555 W 120TH ST	19,424
25-29-102-002-0000	1555 W 120TH ST	3,234
25-29-102-003-0000	1551 W 120TH ST	11,459
25-29-102-004-0000	1551 W 120TH ST	11,459
25-29-102-005-0000	1547 W 120TH ST	12,433
25-29-102-006-0000	1545 W 120TH ST	12,433
25-29-102-007-0000	1543 W 120TH ST	14,510
25-29-102-051-0000	1539 W 120TH ST	22,014
25-29-102-052-0000	1535 W 120TH ST	21,894
25-29-103-001-0000	12005 S JUSTINE ST	24,292
25-29-103-005-0000	1515 W 120TH ST	7,342
25-29-103-006-0000	1513 W 120TH ST	3,234
25-29-103-007-0000	1509 W 120TH ST	4,446
25-29-103-008-0000	1507 W 120TH ST	4,446
25-29-103-009-0000	1503 W 120TH ST	25,382
25-29-103-027-0000	12014 S LAFLIN	9,728
25-29-103-028-0000	12018 S LAFLIN	3,737
25-29-103-029-0000	12020 S LAFLIN	4,453
25-29-103-030-0000	12022 S LAFLIN	4,390
25-29-103-055-0000	1517 W 127TH ST	25,633
25-29-104-001-0000	1457 W 120TH ST	4,998
25-29-104-002-0000	1445 W 120TH ST	14,524
25-29-104-003-0000	1451 W 120TH ST	4,446
25-29-104-004-0000	1449 W 120TH ST	4,091
25-29-104-005-0000	1447 W 120TH ST	25,775
25-29-104-006-0000	1443 W 120TH ST	4,446
25-29-104-007-0000	1441 W 120TH ST	13,021
25-29-104-008-0000	1439 W 120TH ST	11,242
25-29-104-009-0000	1437 W 120TH ST	12,318
25-29-104-010-0000	1435 W 120TH ST	14,434
25-29-104-018-0000	12033 S LAFLIN ST	9,698
25-29-104-019-0000	12035 S LAFLIN ST	4,453

Parcel Identification Number	Parcel Address	2001 EAV
25-29-104-023-0000	12049 S LAFLIN ST	10,183
25-29-104-024-0000	12047 S LAFLIN ST	10,183
25-29-104-025-0000	12051 S LAFLIN ST	16,360
25-29-104-029-0000	12014 S BISHOP ST	4,504
25-29-104-030-0000	12018 S BISHOP ST	16,750
25-29-104-031-0000	12020 S BISHOP ST	14,942
25-29-104-032-0000	12022 S BISHOP ST	4,453
25-29-104-033-0000	12024 S BISHOP	divided parcel, no bill
25-29-104-034-0000	12028 S BISHOP	divided parcel, no bill
25-29-104-035-0000	12030 S BISHOP	divided parcel, no bill
25-29-104-036-0000	12032 S BISHOP ST	9,659
25-29-104-037-0000	12034 S BISHOP ST	5,437
25-29-104-038-0000	12038 S BISHOP ST	4,453
25-29-104-039-0000	12040 S BISHOP ST	11,934
25-29-104-040-0000	12042 S BISHOP ST	11,934
25-29-104-041-0000	12044 S BISHOP ST	4,453
25-29-104-042-0000	12048 S BISHOP ST	4,453
25-29-104-043-0000	12050 S BISHOP ST	9,075
25-29-104-044-0000	12052 S BISHOP ST	4,453
25-29-104-045-0000	12054 S BISHOP ST	14,817
25-29-104-046-0000	12058 S BISHOP ST	7,098
25-29-104-047-0000	12001 S LAFLIN ST	20,275
25-29-104-048-0000	12021 S LAFLIN ST	24,021
25-29-104-049-0000	12025 S LAFLIN ST	22,134
25-29-104-050-0000	12029 S LAFLIN ST	23,645
25-29-104-051-0000	12053 S LAFLIN ST	21,848
25-29-104-052-0000	12057 S LAFLIN ST	20,497
25-29-104-053-0000	12043 S LAFLIN ST	23,083
25-29-104-054-0000	12039 S LAFLIN	4,355
25-29-104-055-0000	12030 S BISHOP	16,813
25-29-104-056-0000	12028 S BISHOP	7,128
25-29-105-004-0000	1417 W 120TH ST	4,446
25-29-105-005-0000	1415 W 120TH ST	4,446
25-29-105-006-0000	1413 W 120TH ST	4,446
25-29-105-007-0000	1409 W 120TH ST	4,446
25-29-105-008-0000	1407 W 120TH ST	3,781
25-29-105-009-0000	1405 W 120TH ST	3,234
25-29-105-010-0000	1401 W 120TH ST	5,936
25-29-105-011-0000	12015 S BISHOP ST	8,118
25-29-105-012-0000	12019 S BISHOP ST	18,427
25-29-105-013-0000	12019 S BISHOP ST	18,427
25-29-105-014-0000	12025 S BISHOP ST	19,151
25-29-105-015-0000	12027 S BISHOP ST	4,453
25-29-105-016-0000	12029 S BISHOP ST	12,806
25-29-105-017-0000	12031 S BISHOP ST	4,453
25-29-105-018-0000	12035 S BISHOP ST	10,925

Parcel Identification Number	Parcel Address	2001 EAV
25-29-105-019-0000	12035 S BISHOP ST	3,860
25-29-105-020-0000	12039 S BISHOP ST	3,883
25-29-105-021-0000	12041 S BISHOP ST	9,805
25-29-105-022-0000	12043 S BISHOP ST	22,943
25-29-105-023-0000	12047 S BISHOP ST	10,865
25-29-105-024-0000	12047 S BISHOP ST	10,865
25-29-105-025-0000	12051 S BISHOP ST	12,653
25-29-105-026-0000	12051 S BISHOP ST	12,653
25-29-105-029-0000	12014 S LOOMIS ST	6,169
25-29-105-030-0000	12018 S LOOMIS ST	12,113
25-29-105-031-0000	12020 S LOOMIS ST	3,407
25-29-105-032-0000	12022 S LOOMIS ST	4,453
25-29-105-033-0000	12026 S LOOMIS ST	6,682
25-29-105-034-0000	12030 S LOOMIS ST	9,867
25-29-105-035-0000	12032 S LOOMIS ST	6,740
25-29-105-036-0000	12034 S LOOMIS ST	5,490
25-29-105-037-0000	12038 S LOOMIS ST	3,238
25-29-105-038-0000	12040 S LOOMIS ST	3,238
25-29-105-039-0000	12042 S LOOMIS ST	484
25-29-105-040-0000	12044 S LOOMIS ST	13,889
25-29-105-041-0000	12050 S LOOMIS ST	4,453
25-29-105-042-0000	12052 S LOOMIS ST	4,453
25-29-105-043-0000	12054 S LOOMIS ST	exempt
25-29-105-044-0000	12058 S LOOMIS ST	exempt
25-29-105-047-0000	12057 S BISHOP ST	exempt
25-29-105-048-0000	1425 W 120TH ST	12,438
25-29-105-049-0000	1419 W 120TH ST	8,359
25-29-106-023-0000	12155 S ASHLAND AVE	11,618
25-29-106-024-0000	12159 S ASHLAND AVE	4,289
25-29-107-021-0000	12151 S JUSTINE ST	3,234
25-29-107-022-0000	12153 S JUSTINE ST	3,234
25-29-107-023-0000	12155 S JUSTINE ST	3,234
25-29-107-024-0000	12157 S JUSTINE ST	4,269
25-29-108-049-0000	12101 S LAFLIN ST	15,210
25-29-108-050-0000	12105 S LAFLIN ST	13,419
25-29-108-051-0000	12107 S LAFLIN ST	14,422
25-29-108-052-0000	12111 S LAFLIN ST	7,403
25-29-108-053-0000	12113 S LAFLIN ST	18,781
25-29-108-054-0000	12117 S LAFLIN ST	17,938
25-29-108-055-0000	12119 S LAFLIN ST	14,590
25-29-108-056-0000	12123 S LAFLIN ST	12,690
25-29-108-057-0000	12125 S LAFLIN ST	13,297
25-29-108-058-0000	12129 S LAFLIN ST	16,124
25-29-108-059-0000	12131 S LAFLIN ST	15,290
25-29-108-060-0000	12135 S LAFLIN ST	6,389
25-29-108-061-0000	12137 S LAFLIN ST	17,102
25-29-108-062-0000	12141 S LAFLIN ST	21,587
25-29-108-063-0000	12143 S LAFLIN ST	12,493



Parcel Identification Number	Parcel Address	2001 EAV
25-29-108-064-0000	12147 S LAFLIN ST	20,192
25-29-108-065-0000	12149 S LAFLIN ST	15,799
25-29-108-066-0000	12153 S LAFLIN ST	17,998
25-29-108-067-0000	12155 S LAFLIN ST	12,602
25-29-108-068-0000	12147 S LAFLIN ST	18,633
25-29-108-069-0000	12100 S BISHOP ST	16,787
25-29-108-070-0000	12104 S BISHOP ST	16,376
25-29-108-071-0000	12106 S BISHOP ST	16,577
25-29-108-072-0000	12110 S BISHOP ST	11,181
25-29-108-073-0000	12112 S BISHOP ST	10,622
25-29-108-074-0000	12114 S BISHOP ST	17,243
25-29-108-075-0000	12118 S BISHOP ST	18,506
25-29-108-076-0000	12122 S BISHOP ST	13,008
25-29-108-077-0000	12124 S BISHOP ST	16,023
25-29-108-078-0000	12128 S BISHOP ST	14,754
25-29-108-079-0000	12130 S BISHOP ST	11,523
25-29-108-080-0000	12134 S BISHOP ST	9,023
25-29-108-081-0000	12136 S BISHOP ST	not found
25-29-108-082-0000	12138 S BISHOP ST	14,108
25-29-108-083-0000	12140 S BISHOP ST	11,625
25-29-108-084-0000	12146 S BISHOP ST	11,625
25-29-108-085-0000	12148 S BISHOP ST	6,285
25-29-108-086-0000	12152 S BISHOP ST	18,157
25-29-108-087-0000	12154 S BISHOP ST	14,674
25-29-108-088-0000	12154 S BISHOP ST	3,719
25-29-109-001-0000	12101 S BISHOP ST	16,277
25-29-109-002-0000	12103 S BISHOP ST	16,277
25-29-109-003-0000	12105 S BISHOP ST	16,152
25-29-109-004-0000	12107 S BISHOP ST	13,416
25-29-109-005-0000	12111 S BISHOP ST	7,578
25-29-109-006-0000	12111 S BISHOP ST	10,212
25-29-109-007-0000	12113 S BISHOP ST	22,116
25-29-109-008-0000	12115 S BISHOP ST	13,777
25-29-109-009-0000	12121 S BISHOP ST	15,782
25-29-109-010-0000	12123 S BISHOP ST	15,585
25-29-109-011-0000	12125 S BISHOP ST	20,652
25-29-109-012-0000	12129 S BISHOP ST	17,616
25-29-109-013-0000	12131 S BISHOP ST	20,777
25-29-109-014-0000	12133 S BISHOP ST	20,185
25-29-109-020-0000	12100 S LOOMIS ST	3,185
25-29-109-021-0000	12102 S LOOMIS ST	3,185
25-29-109-022-0000	12106 S LOOMIS ST	6,017
25-29-109-023-0000	12108 S LOOMIS ST	6,017
25-29-109-024-0000	12110 S LOOMIS ST	6,343
25-29-109-025-0000	12112 S LOOMIS ST	6,343
25-29-109-026-0000	12114 S LOOMIS ST	6,343
25-29-109-027-0000	12118 S LOOMIS ST	6,948
25-29-109-028-0000	12120 S LOOMIS ST	6,343

Parcel Identification Number	Parcel Address	2001 EAV
25-29-109-029-0000	12122 S LOOMIS ST	6,343
25-29-109-030-0000	12124 S LOOMIS ST	6,343
25-29-109-031-0000	12100 S LOOMIS ST	18,374
25-29-109-039-0000	12143 S BISHOP ST	19,919
25-29-109-040-0000	12139 S BISHOP ST	21,890
25-29-109-041-0000	12135 S BISHOP ST	35
25-29-109-042-0000	12135 S BISHOP ST	19,467
25-29-109-043-0000	12153 S BISHOP ST	7,394
25-29-110-001-0000	12201 S ASHLAND AVE	5,740
25-29-110-002-0000	12203 S ASHLAND AVE	4,038
25-29-110-003-0000	12205 S ASHLAND AVE	4,038
25-29-110-004-0000	12209 S ASHLAND AVE	4,038
25-29-110-005-0000	12211 S ASHLAND AVE	4,038
25-29-110-006-0000	12213 S ASHLAND AVE	4,038
25-29-110-007-0000	12215 S ASHLAND AVE	8,197
25-29-110-008-0000	12219 S ASHLAND AVE	8,197
25-29-110-009-0000	12221 S ASHLAND AVE	6,869
25-29-110-010-0000	12223 S ASHLAND AVE	6,881
25-29-110-011-0000	12225 S ASHLAND AVE	7,043
25-29-110-012-0000	12229 S ASHLAND AVE	24,754
25-29-110-013-0000	12231 S ASHLAND AVE	25,177
25-29-110-014-0000	12233 S ASHLAND AVE	30,397
25-29-110-015-0000	12235 S ASHLAND AVE	30,757
25-29-110-016-0000	12239 S ASHLAND AVE	28,501
25-29-110-017-0000	12241 S ASHLAND AVE	25,114
25-29-110-018-0000	12243 S ASHLAND AVE	12,699
25-29-110-019-0000	12200 S JUSTINE ST	5,239
25-29-110-020-0000	12202 S JUSTINE ST	4,038
25-29-110-021-0000	12204 S JUSTINE ST	4,040
25-29-110-022-0000	12208 S JUSTINE ST	4,040
25-29-110-023-0000	12210 S JUSTINE ST	4,040
25-29-110-024-0000	12212 S JUSTINE ST	4,040
25-29-110-025-0000	12214 S JUSTINE ST	4,040
25-29-110-026-0000	12218 S JUSTINE ST	4,040
25-29-110-027-0000	12220 S JUSTINE ST	4,040
25-29-110-028-0000	12222 S JUSTINE ST	4,040
25-29-110-029-0000	12224 S JUSTINE ST	4,040
25-29-110-030-0000	12228 S JUSTINE ST	4,040
25-29-110-031-0000	12230 S JUSTINE ST	1,580
25-29-110-032-0000	12232 S JUSTINE ST	1,575
25-29-110-033-0000	12234 S JUSTINE ST	1,575
25-29-110-034-0000	12238 S JUSTINE ST	1,575
25-29-110-035-0000	12240 S JUSTINE ST	1,575
25-29-110-036-0000	12242 S JUSTINE ST	1,575
25-29-110-037-0000	1556 W 123RD ST	20,366
25-29-110-038-0000	1552 W 123RD ST	9,262
25-29-110-039-0000	1550 W 123RD ST	9,066
25-29-110-040-0000	1548 W 123RD ST	9,149

Parcel Identification Number	Parcel Address	2001 EAV
25-29-110-041-0000	1544 W 123RD ST	1,504
25-29-110-042-0000	1542 W 123RD ST	1,504
25-29-110-043-0000	1540 W 123RD ST	1,504
25-29-110-044-0000	1538 W 123RD ST	1,504
25-29-110-045-0000	1536 W 123RD ST	1,504
25-29-110-046-0000	1534 W 123RD ST	1,504
25-29-111-001-0000	12201 S JUSTINE ST	258,725
25-29-112-001-0000	12201 S LAFLIN ST	4,446
25-29-112-002-0000	12203 S LAFLIN ST	4,446
25-29-112-003-0000	12207 S LAFLIN ST	4,446
25-29-112-004-0000	12209 S LAFLIN ST	4,446
25-29-112-005-0000	12211 S LAFLIN ST	4,446
25-29-112-006-0000	12213 S LAFLIN ST	4,439
25-29-112-007-0000	12219 S LAFLIN ST	11,852
25-29-112-011-0000	1441 W 122ND ST	10,921
	<b>Total</b>	<b>\$15,932,584</b>