

**LITTLE VILLAGE EAST
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 (TIF) 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 Little Village East Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area is irregularly shaped. The Project Area is bounded on the north by 25th Street, on the east by Rockwell Avenue, by Spaulding on the west and by the C & I Railroad on the south. A *Project Area Boundary Map* is shown on page A-1 of Appendix A.

The Plan summarizes the analyses and findings of Ernest R. Sawyer Enterprises, Inc. (hereinafter referred to as "The Consultant") which, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the "Act". The Consultant has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

The Plan presents certain factors, research and analysis undertaken to document the eligibility of the Project Area for designation as a "conservation area" with respect to its improved tax parcels and a blighted area with respect to its vacant tax parcels. The need for public intervention, goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area with respect to its improved tax parcels and a blighted area with respect to its vacant tax parcels are presented in *Appendix C, Eligibility Study* (the "Study").

Tax Increment Financing

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 5/11-74.4-3(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 hereby declared to be 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.

The municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," "industrial park conservation area" or a combination "blighted and conservation areas." Based on the conditions present, this Eligibility Study (the "Study") finds that the Study Area qualifies for designation as a conservation area with respect to its improved tax parcels and a blighted area with respect to its vacant tax parcels.

In order to be adopted, a municipality seeking to qualify a redevelopment project area as a "conservation area" and/or a "blighted area" must find that a Plan meets 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 reasonably be anticipated to be developed without the adoption of the redevelopment plan; (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality; and (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 65 ILCS 5/11-74.4-8(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.

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

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

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;

- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

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

The City authorized an evaluation to determine whether a portion of the City, to be known as the Little Village East Redevelopment Project Area, qualifies for designation as a conservation area with respect to its improved tax parcels and a blighted area with respect to its vacant tax parcels pursuant to the provisions contained in the Act. If the Project Area is so qualified, the City requested the preparation of a redevelopment plan for the Project Area in accordance with the requirements of the Act.

The Little Village East Redevelopment Project Area Overview

The Project Area is approximately 165.30 acres in size, including streets and rights-of-way. There are a total of 652 tax parcels on 28 tax blocks within the Project Area. The Project Area is a densely populated mix of predominantly residential property with a mix of commercial and industrial uses interspersed throughout located in the southwestern portion of the City of Chicago, Illinois in the South Lawndale Neighborhood. Surrounding land uses include commercial, institutional and residential areas.

In order to be designated as a conservation area, 50% or more of the structures within the Project Area must be 35 years of age or older. The Project Area contains 458 buildings, 438 of which were built in 1973 or earlier, representing 96% of all buildings. Many of the properties are in need of renovations and repairs in order to remain viable in the future. The Future Land Use Plan seeks to respond to problem conditions within the Project Area and reflects a commitment by the City of Chicago to improve and revitalize the Project Area.

In addition to over 50% of the buildings within the Project Area being 35 years or older, the improved tax blocks within the Project Area are characterized by the following qualifying statutory factors for a "conservation area" under Section 5/11-74.4-3(b) of the Act:

1. Deterioration
2. Presence of structures below minimum code standards
3. Excessive land coverage and overcrowding of structures
4. Inadequate Utilities
5. Deleterious land use or layout

The vacant tax parcels within the Project Area are characterized by the following qualifying statutory factors for a "blighted area" under Section 5/11-74.4-3(a)(2) of the Act (the "Vacant Blighted Area Criteria 1 Factors"):

- Obsolete Platting
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of structures and or site improvements in neighboring areas adjacent to the vacant land
- Environmental Clean Up

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

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The *Eligibility Study*, attached hereto as *Appendix C*, concludes that the 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 conservation area with respect to its improved tax parcels and a blighted area with respect to its vacant tax parcels in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for the preservation of the existing land uses and development of new community facilities and amenities on existing and under utilized vacant land; and the improvement of the area's physical environment and infrastructure. The development of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

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 that are assisted with tax increment financing.

2. PROJECT AREA DESCRIPTION

Community Context

The Little Village East Redevelopment Project Area sits within the South Lawndale community area which is now more commonly known as Little Village. Little Village is located approximately 5 miles south west of the Chicago Loop. Traveling under an arch stretching powerfully over 26th Street that states proudly, "*Bienvenidos a Little Village*" while heading west at Albany Avenue, a visitor is immediately aware that he or she has entered the Mexican and Mexican American enclave of Little Village, *La Villita*. Situated between the Stevenson Expressway at its southern limits and stretching roughly along Cermak Road to the north, with Western Avenue and Cicero as its east to west boundaries, South Lawndale was settled first in the aftermath of the Fire of 1871 by Germans and Czechs (Bohemians). Successive groups such as Poles, and now Hispanics, have followed to take advantage of employment opportunities in nearby industry.

This blue-collar community area has experienced major economic dislocations since the late 1960s, with the closure of the huge International Harvester plant in the southeast quadrant and the Western Electric complex along its western boundary. The 1990 census recorded a disastrous unemployment rate of 14 percent. Residents have seen jobs disappear in the high-wage industrial sector, so they have sought employment in the service and public sectors. Job training for the economy of the twenty-first century is offered at the West Side Technical Institute, part of the City Colleges of Chicago.

By 2000, 91,071 people made their home in the area. Eighty-three percent were Hispanic, and nearly half were foreign-born. This represented an appreciable increase in South Lawndale's Hispanic population, from 47 percent in 1980 and 4 percent in 1970. As the Hispanic population expanded, ethnic white neighborhoods disappeared as those residents migrated farther west out of the city. Over the last several decades, 40 percent of the total population has been under 20 years of age. With this youthful population, the local public schools have been filled to capacity, and overcrowding has been exacerbated by the financial collapse of parochial schools.

The housing stock dates primarily to the period before World War I. Only 5 percent of the 20,000 housing units standing in 1990 were less than 20 years old. However, commercial revitalization has begun to drive property values higher, with more than 1,600 businesses located along 22nd and 26th Streets. The median home value in 2000 was \$105,000, compared to slightly less than \$50,000 in 1990. Rental properties that averaged \$360 per month in 1990 increased at least 50 percent in the following decade. While not a middle-class community, Little Village has struggled to remain affordable to the working families who attend half a dozen Roman Catholic churches and sustain a thriving commercial life on 26th Street, or Calle Mexico, where a variety of restaurants, shops, and banking institutions provide services. The community also struggles to counterbalance the effects of gang activity.

With more than five thousand inmates, the Cook County Jail and the city of Chicago's House of Corrections add many non Hispanics to the area's overall demographic profile. The Hispanic community has struggled for community-based political representation at least since the 1970s. By the end of the twentieth century, Latinos represented the community in the City Council, the Cook County Board, the Illinois General Assembly, and the U.S. Congress.

Current Land Use and Community Facilities

The current land use within the Project Area consists of predominantly residential property with a mix of industrial and commercial buildings interspersed primarily along 26th Street, Kedzie Avenue and 31st Street. The industrial and commercial properties are supported by a nice mix of single family homes and multi-unit residential buildings. Presently, there is a shortage of public park space within the Project Area as well as a shortage of parking.

Transportation Characteristics

Located approximately ½ mile from the Project Area, Interstate Highway 55 (The Stevenson Expressway) entrance and exit points can be found at Kedzie and Pulaski Avenue traveling Southbound and California Avenue traveling Northbound giving area residents an efficient means of transportation. Interstate Highway 190 (Eisenhower Expressway), located approximately 2 miles away from the Project Area, can be entered and exited at Homan Avenue.

Thoroughfares providing excellent access to and from the Project Area include:

- Kedzie Avenue (located approximately ¼ of a mile south of the Project Area)
- Pulaski Avenue (located approximately 1 mile southwest of the Project Area)
- California Avenue (located approximately ¼ of a mile southeast of the Project Area)
- Homan Avenue (running north and south through Little Village)

The Chicago Transit Authority (CTA) has several terminals in close proximity to the Project Area connecting the CTA and Regional Transportation Authority bus routes, the BNSF METRA commuter railroad, and the City of Chicago's Elevated Pink Line. Located about 2 miles east from the Project Area is the METRA Western Avenue station depot; located about 2 miles west is the METRA Cicero station depot. The CTA Pink Line Kedzie and California Avenue station depots are located approximately 1 mile north of the Project Area along Kedzie Avenue.

The following CTA train and buses, as well as PACE buses, are in close proximity to the Project Area, providing access to business, retail, transportation and entertainment hubs throughout the city:

CTA Bus #21 – running east-west along Cermak

CTA Bus #53A – running north-south along Pulaski

CTA Bus #60 – running east-west along Randolph, Monroe, Jackson, Harrison, 19th Street, 26th Street, and Cermak

CTA Bus #82 – running north-south along Kimball/Homan

CTA Bus #52 – running north-south along Kedzie and California

CTA Train Pink Line – running east-west

PACE Bus # 349 – running north-south along Western Avenue

PACE Bus # 392—running along Cermak, Pulaski, and 31st Street

3. ELIGIBILITY OF THE PROJECT AREA FOR DESIGNATION AS A CONSERVATION AND/OR 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. A series of studies were undertaken to establish whether improved land in the Project Area is eligible for designation as a conservation area and the vacant land within the Project Area is eligible for designation as a blighted area in accordance with the requirements of the Act. This analysis, documented in the Eligibility Study (see Appendix C), concluded that the Project Area so qualifies.

The improved tax blocks within the Project Area are characterized by the following qualifying statutory factors for a "conservation area" under Section 5/11-74.4-3(b) of the Act:

1. Deterioration
2. Presence of structures below minimum code standards
3. Excessive land coverage and overcrowding of structures
4. Inadequate Utilities
5. Deleterious land use or layout
6. Lack of Community Planning

The vacant tax parcels within the Project Area are characterized by the following qualifying statutory factors for a "blighted area" under Section 5/11-74.4-3(a)(2) of the Act (the "Vacant Blighted Area Option A Factors"):

- Obsolete Platting
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of structures and or site improvements in neighboring areas adjacent to the vacant land
- Need for Environmental Cleanup

For more detail on the basis for eligibility and definitions of these terms, refer to the Eligibility Study in *Appendix C*.

Need for Public Intervention

The analysis of conditions within the Project Area included an evaluation of construction activity between 2003 and 2007. *Table 1, Building Permit Activity (2003-2007)*, summarizes construction activity within the Project Area by year and project type.

There has been some construction activity within the Project area within that time period. That activity was predominantly renovation/repair work or demolition. Specifically, a total of 170 building permits were issued within the Project Area over that five year period. Only 6 of those permits were issued for new construction. One hundred and sixty permits were issued for renovation or repairs and 4 were issued for demolition. Significantly, a total of \$18,870,595 was spent on renovation and/or repairs but 57% of those funds were spent on the renovation of the Lawndale Gardens public housing development.

Table 1
BUILDING PERMIT ACTIVITY (2003-2007)

Construction Activity	2003	2004	2005	2006	2007	Total
Construction Value						
New Construction	0	0	111,500	2,240,000	800,000	3,151,500
Renovation/Repairs	453,600	3,078,455	4,290,210	111,300	10,937,030	18,870,595
Demolition	0	20,000	19,000	30,000	2,121,215	2,190,215
Total						\$24,212,310

# of Permits Issued						Total
New Construction	0	0	2	2	2	6
Renovation/Repairs	41	39	25	19	36	160
Demolition	0	0	1	2	1	4
Total						170

Source: City of Chicago, Dept. of Buildings

Given the number of buildings in the Project Area that are economically or functionally obsolete, a significantly higher level of investment and redevelopment in the Project Area is needed to prevent the Project Area's decline. Clearly, the lack of development is not being resolved through private-sector investment, and a continuation of this minimal level of private investment may exacerbate deterioration and other blighting conditions within the Project Area including obsolescence, deterioration and excessive land coverage. There is little incentive for residential or commercial developers to initiate new projects in the Project Area or make major investments without public financial assistance including the use of tax increment financing.

In light of the conservation and 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 following goals and objectives are provided to guide development in the Project Area:

General Goals

- Reduce or eliminate the conditions that currently cause the area to qualify as an improved conservation area and a vacant blighted area.
- Provide new or improved public facilities and amenities.
- Create green space where appropriate to enhance the Project Area.
- Strengthen the economic well being of the Project Area by enhancing the property and the local tax base.
- Rehabilitate and revitalize the Project Area into an economically vibrant community with appropriate neighborhood commercial facilities and community uses.
- Create an attractive environment through streetscape enhancements and other public improvements that encourage residential and commercial development, as well as improving the safety, healthfulness, and quality of life of the residential neighborhoods within the Project Area.
- An improved system of roadways, utilities and other infrastructure
- Provide additional parking where necessary to enhance access to shopping and community areas

Development Objectives

- Encourage private investment.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Facilitate development of underutilized property for uses that have demonstrated market support.
- Strengthen the economic well being of the Project Area.
- Encourage accessibility for people with disabilities.
- Create new job opportunities for residents by returning underutilized commercial and industrial properties to more active and intensive uses.
- Enhance public safety in the Project Area by utilizing new urbanism design standards

5. REDEVELOPMENT PLAN

The City proposes to achieve its redevelopment goals and objectives for the Project Area 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 (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

Affordable Housing

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

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, surface right-of-way improvements, public schools and parks.

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.

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, and 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.

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.

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.

Construction of New Low-Income Housing Pursuant to the Act

Pursuant to the Act, the City may pay from incremental tax revenues up to 50% of the cost of construction of new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the City under this act or other constitutional or statutory or from other sources of municipal revenue that may be reimbursed from incremental tax revenues or the proceeds of bonds issued to finance the construction of that housing.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to maintain and enhance the existing land uses as well as increase the amount of green space within the Project Area. The Plan encourages the rehabilitation of the existing housing units the development of infill housing along the primarily residential streets. Further, the Plan supports the rehabilitation of the existing commercial and industrial properties and the development of commercial properties where appropriate on available vacant land.

The plan recognizes that new investment in residential, institutional and commercial property is needed to improve the appearance, vibrancy, and overall economic health of the Project Area. Such investment will create the high quality environment that is required to sustain a revitalization of the Project Area. The major physical improvements anticipated as a result of implementing the proposed Plan are outlined below.

Residential Redevelopment

Residential use is proposed for the vacant land located at 25th Place and Washtenaw and in various vacant lots located in the residential areas. This will primarily take the form of various single-family and/or multi-family developments. Open space and neighborhood-oriented community facilities and institutional uses are also acceptable in these residential areas. Specifically, the Land Use Plan allows for a variety of residential development on existing vacant residential lots. Residential land use will continue for the property along California and Washtenaw Avenues between 25th Street and 26th Street.

Residential/Commercial/Mixed Use

Mixed use redevelopment which will take the form of a mix of residential and commercial uses is encouraged for much of the land within the Project Area, consistent with the Area's existing zoning. Such land uses will enhance the existing land uses. The plan seeks to promote improvements to existing businesses and to draw new enterprises wherever possible and appropriate for the Project Area.

Open Space/Park

The plan seeks to encourage an increase in open space and parks. Such improvements will enhance the existing land uses and encourage further private investment in the Project Area.

Commercial Redevelopment

Commercial redevelopment is proposed throughout the area. This will complement the existing commercial activity within the Area.

Industrial Redevelopment

Industrial redevelopment is proposed for the area south of 31st Street.

Public Improvements

The creation of public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements planned for the Project Area may include, but are not limited to, the following:

- Improvements of existing sidewalks and other pedestrian-friendly amenities;
- Capital Improvements;
- Install additional traffic signals, signage, and traffic calming mechanisms where necessary.

- Add green space where appropriate.
- Add additional parking where appropriate.

7. GENERAL LAND USE PLAN AND MAP

Figure 3, General Land Use Plan (see Appendix A), identifies land use policies to be pursued in the implementation of the Plan. The *Land Use Plan* is intended to serve as a guide for land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and are generally consistent with existing zoning. 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.

The principal land use categories planned for the Project Area are mixed use (Residential/Commercial), residential, commercial, industrial and Open Space/Parks. The mixed use category will combine residential and commercial uses. Institutional uses are also acceptable under this category. The Plan seeks to enhance and promote existing and new residential, commercial and industrial development throughout the Project Area where such land uses currently exist. In addition the plan encourages the development of parks and open space.

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 development 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, but not 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 the City 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 (after adjustment for inflation plus 5.0%, as specified in the Act) without a further amendment to this Plan.

Eligible Redevelopment Project Costs

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

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services may be based on a percentage of the tax increment collected;
2. The cost of marketing sites within the Project Area to prospective businesses, developers and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground

level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the Project Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the South Lawndale Community Area with particular attention to the needs of those residents who have previously experienced inadequate opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities.
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
8. To the extent the City, by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
10. Payment in lieu of taxes, as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act,

110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.

12. Interest costs incurred by a 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 redeveloper 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 redeveloper for such redevelopment project; (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 redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. Unless specifically authorized by the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost,
14. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
15. Instead of the eligible costs provided for in (12) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act; and
16. 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.

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 studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Plan. 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: \$1,500,000)*
2. Property assembly costs, including, but not limited to, 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 the City and 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: \$14,000,000)*
3. Costs of 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. Costs of 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 Board of Education attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$13,000,000)*
5. Relocation costs. *(Estimated cost: \$3,000,000)*
6. Costs of Job Training, re-training, and welfare to work programs, Relocation costs. *(Estimated cost: \$5,500,000)*
7. Interest costs related to redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$5,000,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$2,000,000)*

The estimated total of all eligible project costs over the life of the Redevelopment Project Area is approximately \$54,000,000. All project cost estimates are in 2009 dollars. Any bonds or other tax increment allocation revenue obligations 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.

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.

Table 2
ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$1,500,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$14,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$10,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$13,000,000
5. Relocation Costs	\$3,000,000
6. Job Training, Retraining, Welfare-to-Work	\$5,500,000
7. Interest Subsidy	\$5,000,000
8. Day Care Services	\$2,000,000
TOTAL REDEVELOPMENT COSTS ^{[2] [3] [4]}	\$54,000,000

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

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

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

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

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

The funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds as the City may deem appropriate. The City may incur redevelopment 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.

The Act also stipulates that municipalities may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net Incremental Property Taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or project areas 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 this 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 the 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 so 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 2009, by 2033). 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 2007 EAV of all taxable parcels within the Project Area is approximately \$45,054,941. This total EAV amount by Property Index 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. The Plan has utilized the EAVs for the 2007 tax year.

Anticipated Equalized Assessed Valuation

By tax year 2032 (collection year 2033) and following substantial completion of the Little Village East Redevelopment Plan, the EAV of the Project Area is estimated to be approximately \$156.0 million. This estimate of the future EAV is based on several key assumptions, including: 1) redevelopment in the project area will occur over the next five to fifteen years, and will consist of approximately 100,000 square feet of new commercial space and 200 new residential units; 2) most of all undeveloped land will be redeveloped with new development and underutilized buildings will experience renovation and/or increased occupancy; 3) an estimated annual inflation rate in EAV of 3.5 percent through 2032, realized in triennial assessment years only; and 4) for all future years, EAV is calculated using the 2007 state equalization factor of 2.8439.

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 will be eligible to 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 replacement of vacant lots with active uses may increase the demand for services and programs provided by the City of Chicago.

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.

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

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 the City 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 could 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, approximately 200 new dwelling units could be constructed over the next 15 years. The total population of the Project Area could increase from the current number of residents. The number of school age children in the Project Area is also likely to increase as a result of residential redevelopment. Assuming that 100% of the potential 200 new dwelling units are family (2 or more person households) units, an estimated 160 additional school age children (ages 5 through 18) could reside in the Project Area when redevelopment is completed, by the year 2023. This estimate was derived by multiplying the average household size (3.93) in the

six census tracts that overlap the Project Area (3009, 3011, 3012, 3013, 3014, 3015) by the estimated 200 new residential units to yield 762 new residents, then multiplying 762 by the percentage of school age children currently in these same census tracts, based on 2000 U.S. Census data. Assuming that these new residential units are built and occupied gradually over a 15 year period, this would result in an average of 0.83 additional children per grade level (K-12) every year. At this time, as there are schools within the surrounding areas which may or may not be currently running at capacity, TIF sources may possibly be used to accommodate increased enrollment in existing schools or to build new schools should the need arise.

The proposed residential and commercial redevelopment may increase the demand for improved water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District. As discussed below, the Project Budget's \$13.0 million for "Public Works and Improvements" is intended, in part, to address such improved service and infrastructure needs.

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 occur. Prior to the completion of the Plan, certain taxing districts may experience an increased demand for services. However, upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base.

In anticipation of the increased demand, \$13.0 million has been allocated within the Project Budget to public improvements, including "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 (assuming adoption in 2009, by December 31, 2033).

9. HOUSING IMPACT

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 in the Redevelopment Project Plan. The Project Area contains 631 residential units. Implementation of this Plan should not result in the displacement of residents from any inhabited residential units. However, as the redevelopment project area contains in excess of 75 inhabited residential units, the City has elected to complete a Housing Impact Study as a part of this 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

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

i. 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 during March 2008, revealed that the Project Area contains 343 residential buildings containing a total of 631 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**

Building Type	Total Number of Buildings	Total Number of Units
Single-Family	130	130
Multi-Family	210	498
Mixed Use	3	3
Total	343	631

Source: ERS Enterprises

ii. Number and Type of Rooms in Residential Units

The distribution of residential units within the Project Area by the number of bedrooms is identified in *Table 4, Units by Number of Bedrooms*.

**Table 4
UNITS BY NUMBER OF BEDROOMS***

Number of Bedrooms	Number of Units	% of Total
No Bedroom	54	8.6
1 Bedroom	114	18
2 Bedroom	300	47.6
3 Bedroom	131	20.8
4 Bedroom	22	3.5
5+ Bedroom	10	1.6
TOTAL	631	100%

Source: U.S. Census 2000, ERS Enterprises

* To categorize residential units by number of bedrooms and rooms, within the Redevelopment Project Area, a prorated form of estimation was employed using the total number of units determined by ERS Enterprises in the Project Area and data from the 2000 U.S. Census.

iii. Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by ERS. This survey identified 631 residential units, of which 29 (4.6%) were identified as vacant and 602 units were identified as inhabited within the Project Area

iv. Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in *Table 5, Race, Ethnicity and Age 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 by using demographic data specific to the census tracts in which the Project Area is located as provided by the U.S. Census 2000.

Table 5
RACE AND ETHNICITY CHARACTERISTICS OF RESIDENTS

Race	Total	% of Total
White	846	34.12
African-American	443	17.87
American Indian & Alaska Native	14	.57
Pacific Islander	3	.12
Asian	7	.27
Other Race	1,167	47.05
TOTAL	2,480	100%

Source: U.S. Census 2000

Hispanic Origin	Total	% of Total
Hispanic	1,937	78.12
Non-Hispanic	543	21.88
TOTAL	2,480	100%

Source: 2000 U.S. Census

PART II - POTENTIAL HOUSING IMPACT

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

i. Number and Location of Units That May Be Removed

The primary objectives of the Plan are to rehabilitate existing single and multi-family dwellings, redevelop vacant land, and correct obsolete land use patterns through redevelopment. At this juncture, there are no plans to remove any residential units. However, presented below are the three steps used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed or impacted.

- a) Properties identified for acquisition: 0
- b) Dilapidation: There are no residential buildings deemed to be dilapidated within the Project Area. Therefore, the number of residential units that may be removed because they are in dilapidated structures is 0.
- c) Changes in land use: All properties with existing residential land uses will remain residential under the Land Use Plan presented in Sections 6 and 7 of the Plan. Therefore, the number of properties that may be displaced as the result of changes in land use is 0.

ii. Plans For Relocation Assistance

There are no plans involving the displacement of residents in the Project Area.

iii. 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.

At this juncture there are no plans to remove any residences within the Project Area.

Type and Extent of Relocation Assistance

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.

Based on demographic information from the U.S. Census and the income limits provided by Housing and Urban Development Agency (HUD) ERS concludes that approximately 32% of the households within the Project Area can be classified as very, very low-income as defined by Section 3 of the *Illinois Affordable Housing Act, 1 310 ILCS 65/3*. This information is summarized in *Table 6, Household Income*.

**Table 6
HOUSEHOLD INCOME 2000**

Income Category	Annual Income Range	#of Households	% of Households
Very, Very, Low-Income	\$0-\$17,647	192.64	32%
Very Low Income	\$17,648 - \$29,412	121.42	20.17
Low-Income	\$29,413 - \$47,060	119.38	19.83%
Moderate-Income	\$47,061 - \$70,590	96.32	16%
Above Moderate-Income	\$70,591 or above	72.24	12%
TOTAL		602	100%

Source: HUD and 2000 U.S. Census

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 88% of the total inhabited units, and the number of households in the very, very low-income category represents 32% of the total inhabited units within the Project Area. Replacement housing for any displaced households over the course of the 23-year life of the Little Village East Redevelopment Project Area are strongly encouraged to 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 with respect to this Plan:

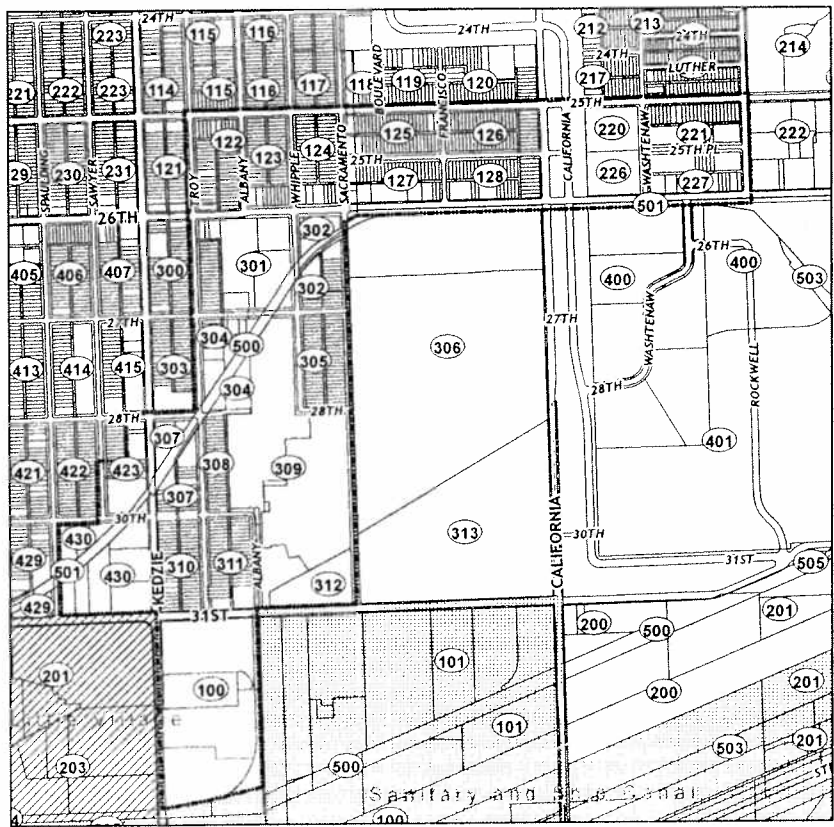
1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, 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 or such other standards as may be legally applicable 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, residential property owners and developers from the above or to modify such standards to comply with applicable laws.

APPENDIX A

**LITTLE VILLAGE EAST
REDEVELOPMENT PROJECT AREA**

FIGURES 1-5

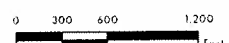


PROPOSED LITTLE VILLAGE EAST TIF/CHICAGO, IL

BOUNDARY MAP

Legend

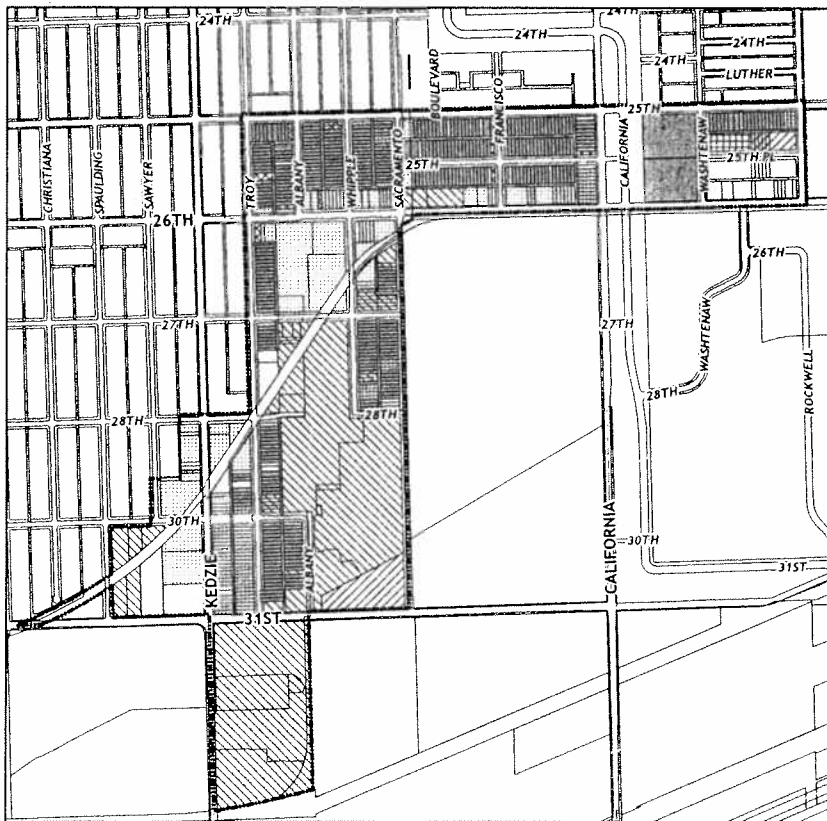
-  Proposed Little Village East TIF Boundary
- Adjacent Existing TIF's**
-  Little Village
-  Sanitary and Ship Canal



Prepared by: ERS INC.











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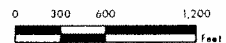


EXISTING LAND USE

Legend

-  Vacant
-  Residential
-  Commercial
-  Institutional
-  Parks/Open Space
-  Mixed Use Residential/Commercial
-  Industrial
-  Proposed Little Village East TIF Boundary

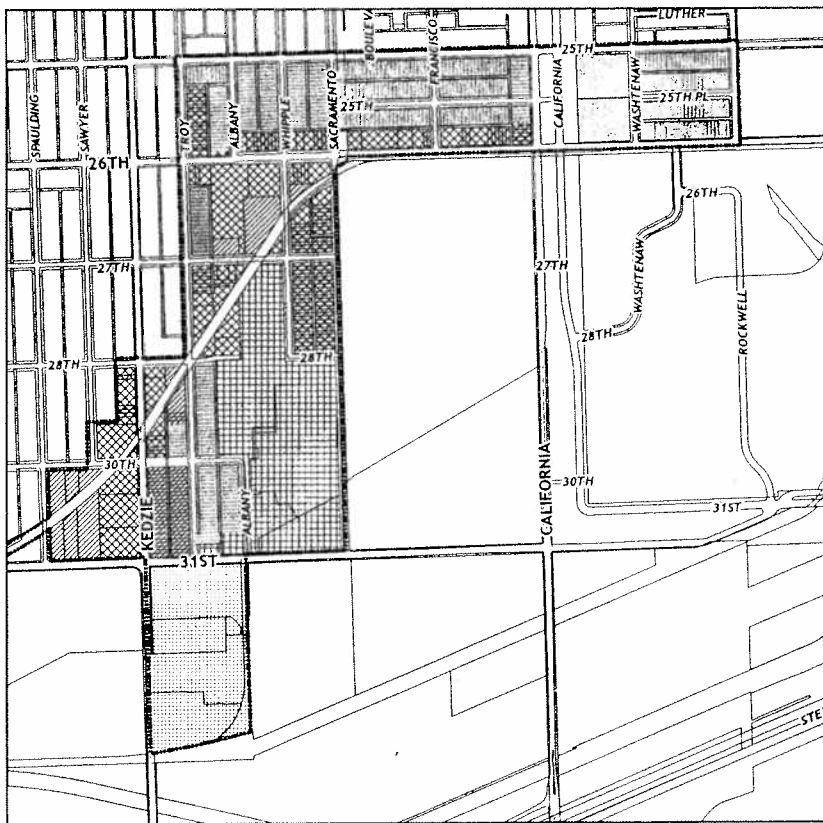
LITTLE VILLAGE EAST TIF/CHICAGO, IL



Prepared by: ERS INC.









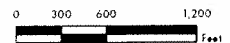
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LITTLE VILLAGE EAST TIF/CHICAGO, IL

**LAND USE PLAN
Legend**

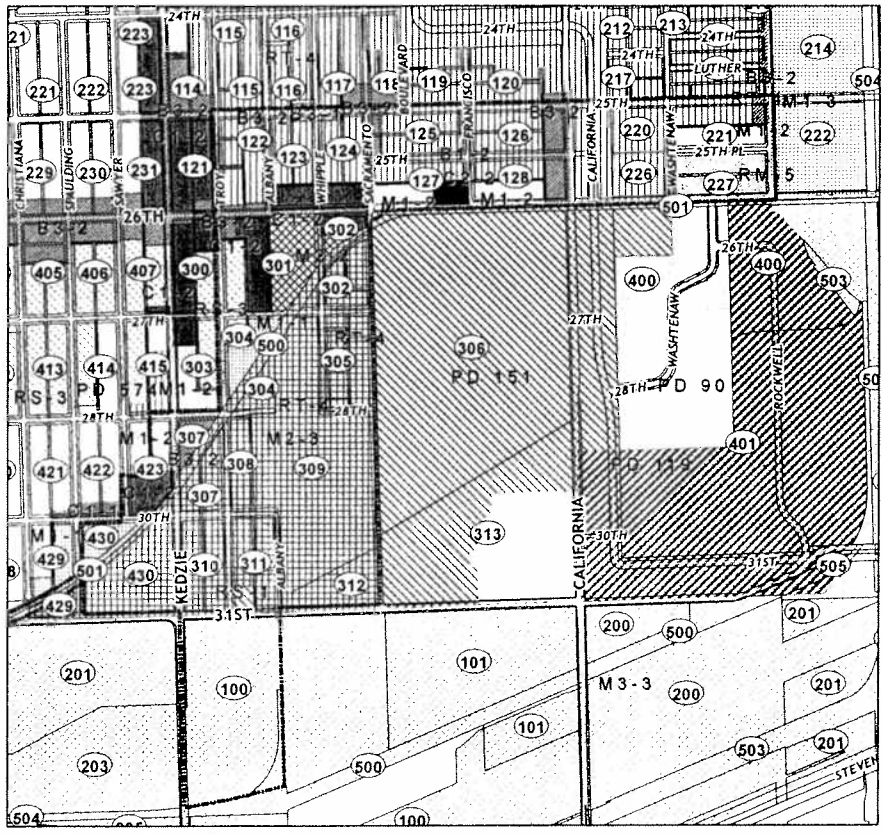
-  Residential
-  Mixed-Residential and Commercial
-  Commercial
-  Park/Open Space
-  Industrial
-  Proposed Little Village East TIF Boundary



Prepared by: ERS INC.



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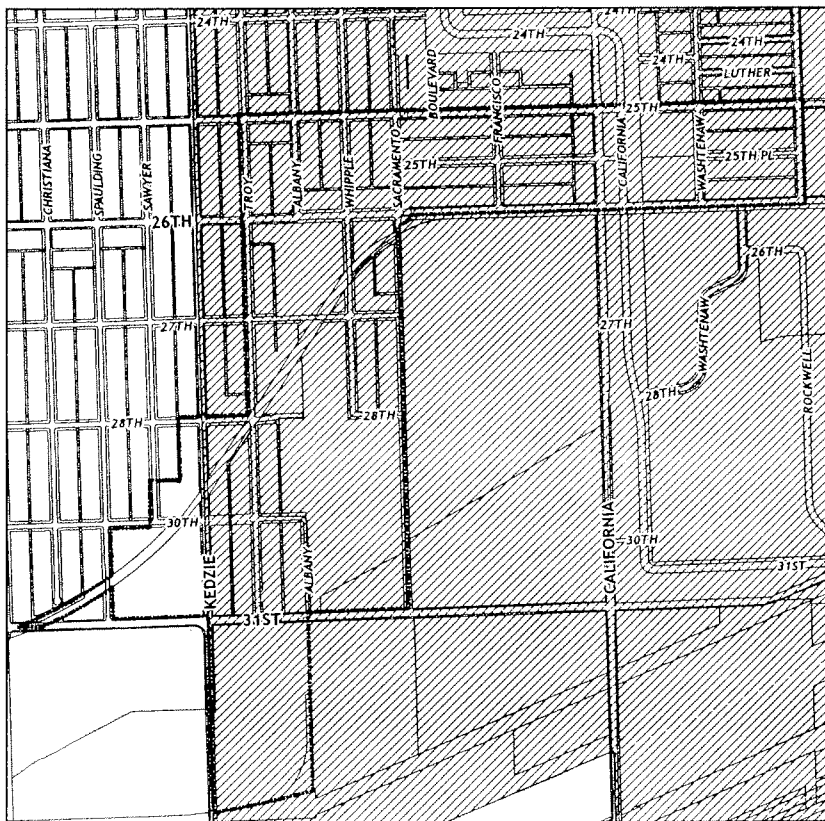
EXISTING ZONING

Legend

	B1-2		M3-3
	B3-1		PD 119
	B3-2		PD 151
	C1-1		PD 574
	C1-2		PD 90
	C2-2		POS-2
	M1-1		RM-5
	M1-2		RS-1
	M1-3		RS-2
	M2-2		RS-3
	M2-3		RT-4
	Proposed Little Village TIF Boundary		

LITTLE VILLAGE EAST TIF/CHICAGO, IL



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 Prepared by: ERS INC. 09/08

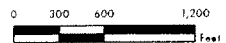


LITTLE VILLAGE EAST TIF/CHICAGO, IL

ENTERPRISE ZONE

Legend

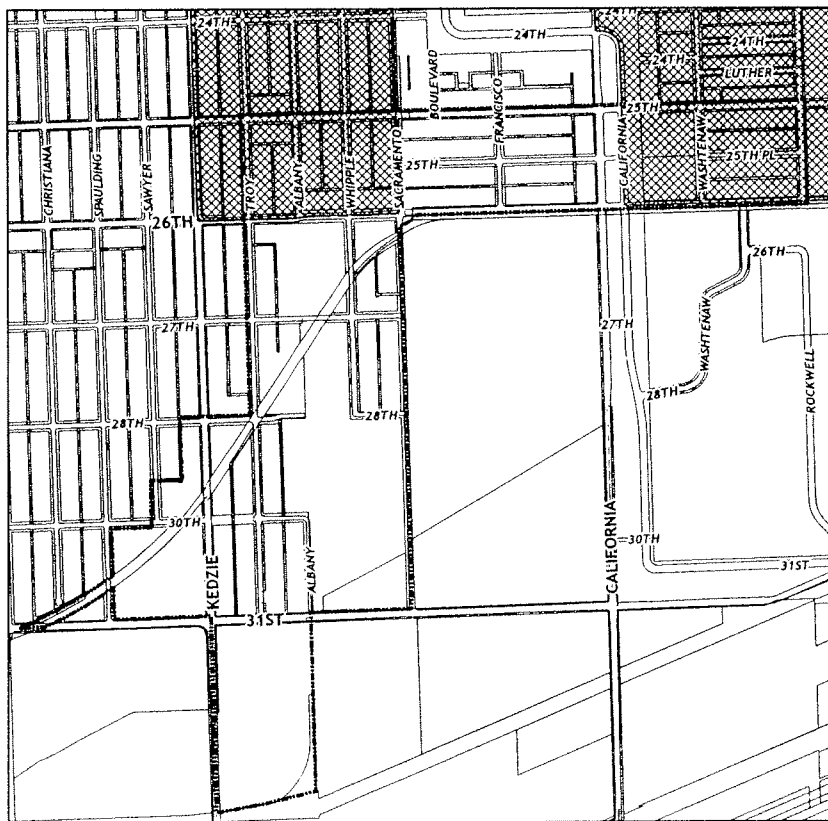
-  Enterprise Zone
-  Proposed Little Village East TIF Boundary



Prepared by: ERS INC.





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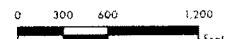


LITTLE VILLAGE EAST TIF/CHICAGO, IL

EMPOWERMENT ZONE

Legend

-  Empowerment Zone
-  Proposed Little Village East TIF Boundary



Prepared by: ERS INC.



APPENDIX B

LITTLE VILLAGE EAST REDEVELOPMENT AND PROJECT AREA LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, LYING IN SECTIONS 25, 26 AND 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND BEING BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF S. TROY STREET WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF W. 25TH STREET; THENCE EASTERLY ALONG THE NORTH LINE OF W. 25TH STREET AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF S. ROCKWELL STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID S. ROCKWELL STREET AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, AFORESAID, BEING ALSO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25 AND BEING ALSO THE NORTH LINE OF LAND IN FRANCHISE TO RAILROAD IN ORDINANCES DATED OCTOBER 26, 1874, DECEMBER 1, 1892 AND MARCH 4, 1910; THENCE WESTERLY ALONG SAID LAST DESCRIBED LINE TO THE NORTHWEST CORNER OF SAID LAND IN FRANCHISE TO RAILROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAND IN FRANCHISE TO RAILROAD, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF SAID LAND IN FRANCHISE TO RAILROAD, BEING ALSO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO & GRAND TRUNK RAILWAY IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO & GRAND TRUNK RAILWAY TO AN INTERSECTION WITH THE CENTER LINE OF S. SACRAMENTO AVENUE; THENCE SOUTHERLY ALONG THE CENTER LINE OF S. SACRAMENTO AVENUE, BEING ALSO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, AFORESAID, TO AN INTERSECTION WITH THE NORTH LINE OF W. 31ST STREET; THENCE WESTERLY ALONG THE NORTH OF W. 31ST STREET AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 19 IN SANITARY DISTRICT TRUSTEE'S SUBDIVISION OF RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE WEST LINE OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19 AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF C. & I. W. RAILROAD IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, AFORESAID; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF C. & I. W. RAILROAD TO AN INTERSECTION WITH THE CENTER LINE OF S. KEDZIE AVENUE; THENCE NORTHERLY ALONG SAID CENTER LINE OF S. KEDZIE AVENUE, BEING ALSO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36, AFORESAID, TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF W. 31ST STREET; THENCE

WESTERLY ALONG THE NORTH OF W. 31ST STREET AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF S. SPAULDING AVENUE; THENCE NORTHERLY ALONG THE EAST LINE OF S. SPAULDING AVENUE A DISTANCE OF 211.9 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 2897.93 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 26, AFORESAID; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, BEING ALSO THE CENTER LINE OF W. 31ST STREET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 2831.93 FEET, TO THE EAST LINE OF S. SPAULDING AVENUE; THENCE NORTHERLY ALONG THE EAST LINE OF S. SPAULDING AVENUE A DISTANCE OF 308.85 FEET, MORE OR LESS, TO THE SOUTH LINE OF W. 30TH STREET; THENCE EASTERLY ALONG THE SOUTH OF W. 30TH STREET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF S. SAWYER AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF S. SAWYER AVENUE TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF SOUTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY OPENED IN THE NORTH 16 FEET OF LOT 30 IN BLOCK 1 IN MARJORY W. WILKINS SUBDIVISION OF BLOCK 13 OF THE SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, AFORESAID, BY DEDICATION RECORDED MAY 12, 1911 AS DOCUMENT 4757589; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY PER DEDICATION RECORDED MAY 12, 1911 AS DOCUMENT 4757589 AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE EAST LINE OF THE NORTH AND SOUTH 16 FOOT WIDE PUBLIC ALLEY IN BLOCK 1 IN MARJORY W. WILKINS SUBDIVISION, AFORESAID; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LAST DESCRIBED 16 FOOT WIDE PUBLIC ALLEY AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE NORTH LINE OF W. 28TH STREET; THENCE EASTERLY ALONG THE NORTH OF W. 28TH STREET AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF S. TROY STREET; THENCE NORTHERLY ALONG THE WEST LINE OF S. TROY STREET AND ALONG SAID LINE EXTENDED TO THE POINT OF BEGINNING.

APPENDIX C

**LITTLE VILLAGE EAST
REDEVELOPMENT AND PROJECT AREA
ELIGIBILITY STUDY**

The purpose of this study is to determine whether a portion of the City of Chicago identified as the Little Village East Redevelopment Project Area (the "Study Area") qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4-1 *et seq.* contained in the "Illinois Tax Increment Allocation Redevelopment Act" 65 ILCS 5/11-74.4-1 *et seq.* as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Little Village East Redevelopment Project Area, hereinafter referred to as the "Study Area," is shown in *Figure A, Study Area Boundary Map*. The Study Area is approximately 165.30 acres in size including 40 acres of streets and rights of way. It includes a total of 652 tax parcels on 28 tax blocks.

There are a total of 609 improved tax parcels within the Study Area. There are a total of 456 buildings within the improved portions of the Study Area. Of those 456 buildings, 435 are over 35 years of age.

There are a total of 43 vacant tax parcels within the Study Area.

This report summarizes the analysis and findings of the Consultant's work. This assignment is the responsibility of Ernest R. Sawyer Enterprises, Inc. (ERS) and its sub-consultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. ERS has prepared this Eligibility Study with the understanding that the City of Chicago would rely: 1) on the findings and conclusions of this Eligibility Study in its pursuit to have the Area designated as a redevelopment project area under the Act, and 2) on the fact that ERS has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

This Eligibility Study is a part of the overall tax increment financing redevelopment plan (the "Plan") for the Study Area. Other portions of the Plan contain information and documentation as required by the Act.

The Study Area is located in the City of Chicago and is bounded on the north by 25th Street, on the east by Rockwell Avenue, by Spaulding on the west and by the C & I Railroad.

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 5/11-74.4-3(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 conservation 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 hereby declared to be 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 tax increment financing ("TIF") 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 conservation area with respect to its improved area and as a blighted area with respect to its vacant area.

Conservation Areas

A Conservation Area, as more fully discussed in Section 74.4-3(b) of the Act, is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities

8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Stagnant or declining equalized assessed value

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, as more fully discussed in Section 74.4-3(a)(1) of the Act:

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

If the property consists of vacant land, a combination of two or more of the following factors qualifies the area as blighted, all as more fully discussed in Section 74.4-3(a)(2) of the Act (the "Vacant Blighted Area Category 1 Factors"):

1. Obsolete platting of vacant land
2. Diversity of ownership of vacant land
3. Tax or special assessment delinquencies on such land
4. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land
5. Environmental clean-up requirements
6. Stagnant or declining equalized assessed value

Vacant land may also qualify as blighted if any one of the following factors is present, all as more fully described in Section 74.4-3(a)(3) of the Act (the "Vacant Blighted Area Category 2 Factors"):

1. The area consists of one or more unused quarries, mines or strip mine ponds;
2. The area consists of unused rail yards, tracks or rights-of-way;
3. The area is subject to flooding as certified by a registered professional engineer or appropriate regulatory agency;
4. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation or dredge sites;

5. The area is between 50 to 100 acres and 75 percent of which is vacant and the area was designated as a town center before 1982, but not developed for that purpose and satisfies other statutory criteria or ;
6. The area qualified as blighted improved area 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, to count as qualifying factors for a blighted 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 vacant or improved part of the Study Area, as applicable, to which such factor pertains.

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

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the conservation or 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 building code violations

The exterior building conditions survey and site conditions survey of the Study Area were undertaken between January and February of 2008. The analysis of site conditions was organized by tax block as shown in *Figure C: Tax Block Map*, with the corresponding existing land use shown in *Figure D: Existing Land Use Map*.

For purposes of the Eligibility Study, the tax parcels within this Study Area have been divided into two categories: improved or vacant. Improved land within the Study Area was examined for qualification as a conservation area. Vacant land within the Study Area was examined for qualification as a blighted area. Each factor identified in the Act for determining whether an area qualifies as a conservation area is discussed below and a conclusion is presented as to whether or not the factor is present within the Study Area.

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.

With regard to the blighting factors, where a factor is described as being present to a *meaningful* extent, the factor is present with respect to a majority of the improved or vacant tax parcels in the Study Area, as applicable. 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, affecting fewer than 50% of the improved or vacant tax parcels, as applicable. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

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 of a combination of improved property and vacant land.

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 an accessory to an adjacent building (primary use).

In order to establish the eligibility of a redevelopment project area under the “conservation area” criteria established in the Act, 50% or more of the structures within the Study Area must have an age of 35 years or more and at least 3 of 13 eligibility factors must be present.

In order to establish the eligibility of vacant land within a redevelopment project area as a “blighted area”, either two Vacant Blighted Area Category 1 Factors or one Vacant Blighted Area Category 2 Factor must be meaningfully present and reasonably distributed with respect to the vacant land.

This Eligibility Study finds that the improved portion of the Study Area qualifies for designation as a conservation area under the criteria contained in the Act.

Of the 456 buildings located within the Study Area, 435 or 95% are 35 years old or older. This is substantially more than the minimum of 50% required by the Act for designation. Additionally, the following 6 qualifying factors for a conservation area are present:

1. Deterioration
2. Presence of structures below minimum code standards
3. Excessive land coverage and overcrowding of structures
4. Inadequate Utilities
5. Deleterious land use or layout
6. Lack of Community Planning

This Eligibility Study further finds that the vacant land within the Study Area qualifies for designation as a vacant blighted area under the criteria contained in the Act.

The following 5 Vacant Blighted Area Category 1 Factors apply to the vacant land in the Study Area:

1. Obsolete platting
2. Diversity of Ownership
3. Tax and special assessment delinquency
4. Deterioration of structures and or site improvements in neighboring areas adjacent to the vacant land
5. Need for Environmental Clean Up

Three of these factors are meaningfully present and reasonably distributed with respect to the vacant area. Two of these factors are only present to a minor extent and are not used to qualify the Study Area as a blighted area.

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

The thirteen conditions that were analyzed with respect to the improved portion of the Study Area are presented below. Following this discussion, the blighted area eligibility factors related to vacant land are discussed.

Improved Property

Of the 28 tax blocks which were evaluated within the Study Area, 24 tax blocks contain improved property.

Factors Present Within The Study Area

1. Deterioration

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

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. The analysis of building deterioration is based on the survey methodology and criteria described in the preceding discussion of "dilapidation."

The vast majority of property in the Study Area exhibit deterioration with respect to site improvements, structures and buildings. Particularly, there are major cracks in some masonry walls, window frames, doors and doorways in need of repair or replacement. Many buildings require tuckpointing and many porches are in need of repair. In addition, surface improvements and public infrastructure including alleys, sidewalks, public parking and curbs and gutters are also deteriorated.

Conclusion: Deterioration is present within the Study Area on 23 of the 24 improved tax blocks.

2. Presence of Structures Below Minimum Code Standards

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

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of

loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety. Specific code violations cited by the City of Chicago within the Study Area include:

- Missing of smoke detectors
- Missing carbon monoxide detectors
- Repair of porches
- Failure to maintain exterior service walks
- Broken windows, doors and frames
- Broken flooring

Conclusion: Presence of structures below minimum code standards is present within the Study Area on 11 of the 24 improved tax blocks.

3. Excessive Land Coverage and Over Crowding of Structures

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

This condition is present within the Study Area with closely spaced, multistory residential, commercial, industrial and buildings that are obsolete and deteriorating, and suffer from inadequate off-street parking to accommodate residents, employees and service vehicles, and inadequate provision for loading and deliveries. The increased threat of spread of fire due to the close proximity of buildings is a major problem throughout the Project Area especially along residential streets.

Conclusion: Excessive land coverage and over crowding of structures is present within the Study Area on 15 of the 24 improved tax blocks.

4. Inadequate Utilities

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

According to reports received from the City's Department of Water and Sewers, the majority of existing sewers in the Study Area were installed between 1892 and 1904, an age of 116 to 104 years. There are no current plans to repair or replace existing sewers. Some water mains are over 100 years of age and many water mains are approaching 100 years. Existing 6-inch lines need to be replaced with the minimum 8-inch ductile iron lines.

Conclusion: Inadequate utilities as a factor, is present on 16 of the 24 improved tax blocks.

5. Deleterious Land Use or Layout

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

The present uses of some of the improved land within the Study Area are incompatible in terms of their location to residential properties. The large salvage yard located on tax block 16-25-305 on the same tax block and adjacent to single family and multifamily residential uses is one example of a use that is incompatible with the intended residential character of the portion of the Study Area located along Sacramento Avenue.

Conclusion: The factor of deleterious land-use or layout is found to be present on 7 of 24 improved tax blocks.

6. Lack of Community Planning

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

Lack of Community Planning is exhibited on 7 of the 24 tax blocks in the Improved Area. The finding is most apparent in those improved areas within the Project Area where there are industrial or commercial uses located adjacent to or across the street from residential uses. This factor is very apparent along South Troy where there is an auto repair shop located among residential buildings and along South Sacramento and South Whipple where residential buildings are mixed in among industrial uses.

Conclusion: Lack of Community Planning, as a factor, is present on 7 out of 24 improved tax blocks.

VACANT PROPERTY

There are 43 tax parcels that are classified as vacant land for purposes of this eligibility analysis. Those 43 tax parcels are located on 17 tax blocks. Vacant land may qualify as a blighted area if any 2 of the 6 Vacant Blighted Area Category 1 Factors are present or if any one of the Vacant Blighted Area Category 2 factors is present. The vacant tax parcels within the Study Area meet the criteria required for designation as a "vacant blighted area" as set forth in the Act.

The vacant land within the Study Area satisfies 3 of the Vacant Blighted Area Category 1 Factors, thus qualifying as a Vacant Blighted Area under the Act.

Vacant Blighted Area Category 1 Factors

Vacant land within the Study Area may qualify for designation as part of a redevelopment project area, if the sound growth of the redevelopment project area is impaired by a combination of two of six factors listed in section 11-74.4-3(a)(2) of the Act, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains. The factors whose presence has been documented to a meaningful extent and reasonably distributed throughout the Study Area are as follows:

1. *Obsolete Platting*

This factor is present when the platting of vacant land results in parcels of limited or narrow size or configuration of parcels in irregular size or shape that would be difficult to develop on a planned basis, in a manner compatible with contemporary standards and requirements. Obsolete platting is also evident where there is a failure to create rights-of-way for streets or alleys or where public rights-of-way are of inadequate widths, or easements for public utilities have not been provided.

Many of the vacant tax parcels within the Study Area are both irregularly shaped and lack adequate vehicular access, and would require further subdivision or extension of streets and rights-of-way to enable development of the land.

Conclusion: This factor affects 12 of the 17 tax blocks (71%) that contain vacant land within the Study Area. Therefore, this factor is meaningfully present and reasonably distributed within the vacant portion of the Study Area.

2. *Diversity of Ownership*

This factor is present when the number of owners of the vacant land is sufficient in number to retard or impede the assembly of land for development.

Many of the vacant tax parcels within the Study Area are individual tax parcels owned by multiple owners and are located along side other improved tax parcels. This will retard or impede the assembly of land.

Conclusion: This factor affects 10 tax blocks of the 17 tax blocks (59%) which contain vacant land within the Study Area and is therefore meaningfully present and reasonably distributed throughout the Study Area.

3. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land includes the improved areas as described in the previous sections. The criteria used for evaluating the deterioration of structures and site improvements in neighboring areas is presented in greater detail elsewhere in the Eligibility Study.

The improved portions of the Study Area are adjacent to the vacant portions of the Study Area. As described previously in this report, deterioration is present to a meaningful degree in the improved portion of the Study Area affecting 22 of the 24 improved tax blocks. The factor of deterioration of structures or site improvements in neighboring areas adjacent to the vacant land is present to a meaningful extent and impacts all of the vacant land within the Study Area.

Conclusion: Deterioration of structures or site improvements in neighboring areas adjacent to the vacant area impacts 12 of the 17 tax blocks (71%) that contain vacant land within the Study Area. It is therefore present to a meaningful extent and is reasonably distributed throughout the vacant land within the Study Area.

The vacant land within the Study Area satisfies 3 of the Vacant Blighted Area Category 1 Factors, thus qualifying as a Vacant Blighted Area under the Act.

Factors Present to a Limited Extent

Two other qualifying factors for improved property are present to a minor extent within the Study Area and were not used to qualify the area for designation as a blighted area:

1. Tax and Special Assessment Delinquencies

This factor exists when tax or special assessment delinquencies exist or the vacant land has been the subject of tax sales under the property tax code within the last five years.

This condition applies to four tax parcels located on two tax blocks. This factor is present to a minor extent within the Study Area and is not present to a degree that is sufficient to qualify the vacant portions of the Study Area as a blighted vacant area under the Act.

2. Environmental Clean-Up

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

This factor is present to a minor extent within the Study Area. Specifically, this factor applies to six tax parcels within the Study Area. Phase I Environmental studies were conducted on the properties between 2006 and 2008. The studies indicate a historical presence of both underground storage tanks and above ground storage tanks, PAH contaminated soil as well as other contaminants and a long history of industrial use on each of the tax parcels. Environmental remediation will most likely be necessary prior to the redevelopment of any of these tax parcels.

Conclusion: The degree to which this condition is present within the Study Area was evaluated using publicly available information as well as the Phase I Environmental Site Assessment Report for one of the industrial sites. Thus, the extent to which this condition may be present in the Study Area may be significantly understated. For the purposes of this eligibility analysis this condition was found to be present to a minor extent within the Study Area.

LITTLE VILLAGE EAST
 CONSERVATION FACTORS MATRIX OF IMPROVED AREA

Pin No./ Block	35 years older	Dilapidation	Deterioration	Obsolescence	Illegal Use of Individual Structures	Building Exhibiting Factors					Sub Area Exhibiting Factors					Total Number of Blighting Factors Present***		
						Presence of Structures Below Min. Code Standards	Excessive Vancancy	Lack of Ventilation, Lighting or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structure	Inadequate Utilities	Deleterious Land Use and Layout	Environmental Clean-up	Lack of Community Planning	Stagnant or declining EAV				
1625-122	37		X			X					X							
1625-123	33		X			X					X							
1625-124	38		X			X					X							
1625-125	36		X			X					X							
1625-126	38		X			X					X							
1625-127	26		X			X					X							
1625-128	19		X			X					X							
1625-220	1		X			X					X							
1625-221	17		X			X					X							
1625-226	1		X			X					X							
1625-227	1		X			X					X							
1625-301	23		X			X					X							
1625-302	24		X			X					X							
1625-304	15		X			X					X							
1625-305	42		X			X					X							
1625-307	14		X			X					X							
1625-308	18		X			X					X							
1625-309	2		X			X					X							
1625-310	4		X			X					X							
1625-311	35		X			X					X							
1625-312	1		X			X					X							
1626-423	2		X			X					X							
1626-430	7		X			X					X							
1636-100	1		X			X					X							
TOTALS	435	0	22	0	0	11	0	0	0	0	15	16	7	0	7	0	7	

LITTLE VILLAGE EAST VACANT FACTORS MAXTRIX

Pin No. / Block	Obsolete platting	Diversity of ownership	Tax and Special assessment delinq.	Deter of Structures or improvem.	Need for Environ-mental Clean up	Stagnant or declining EAV	Unused quarries mines or strip ponds	Unused rail yards, rail tracks or railroad right-of-ways	Sub Area Exhibiting Factors		
									Subject to chronic flooding	Unused or illegal disposal site	Blighted before becoming vacant
1625-122	X	X		X							
1625-123			X	X							
1625-124	X										
1625-125	X	X		X							
1625-126	X			X							
1625-127	X			X							
1625-128	X	X		X							
1625-221				X							
1625-227											
1625-302	X			X							
1625-304	X	X		X	X						
1625-305	X	X		X							
1625-307		X		X							
1625-308		X	X	X							
1625-309	X	X			X						
1626-423	X	X									
1626-430	X	X									
TOTAL	12	10	2	12	2						
Percentage	71%	59%	12%	71%	12%						

APPENDIX D
2007 EAVs BY PIN NUMBER

#	PIN #'S	2007 EAV
1	1625118011	Exempt
2	1625122001	36,884
3	1625122002	15,356
4	1625122003	78,995
5	1625122004	44,921
6	1625122005	67,904
7	1625122006	64,548
8	1625122007	58,142
9	1625122008	57,876
10	1625122009	43,389
11	1625122010	96,070
12	1625122011	51,644
13	1625122012	53,696
14	1625122013	21,005
15	1625122014	19,580
16	1625122015	24,630
17	1625122016	46,648
18	1625122017	24,263
19	1625122018	81,745
20	1625122019	73,084
21	1625122020	39,926
22	1625122021	38,485
23	1625122022	27,250
24	1625122023	29,831
25	1625122024	58,377
26	1625122025	50,726
27	1625122026	124,671
28	1625122027	4,584
29	1625122028	108,065
30	1625122029	31,174
31	1625122030	50,174
32	1625122031	59,281
33	1625122032	36,011
34	1625122033	11,262
35	1625122034	85,135
36	1625122035	4,433
37	1625122036	54,974
38	1625122037	Exempt
39	1625122038	23,774
40	1625122039	34,717
41	1625122040	22,784
42	1625122041	74,758
43	1625122042	44,078

44	1625122043	8,072
45	1625122044	33,628
46	1625122045	62,789
47	1625122046	131,479
48	1625123001	12,098
49	1625123002	26,151
50	1625123003	28,068
51	1625123004	61,862
52	1625123005	54,822
53	1625123006	15,850
54	1625123007	26,194
55	1625123008	20,587
56	1625123009	80,815
57	1625123010	32,243
58	1625123011	56,025
59	1625123012	46,801
60	1625123013	63,675
61	1625123014	48,527
62	1625123015	35,750
63	1625123016	18,958
64	1625123017	64,921
65	1625123018	48,473
66	1625123019	71,705
67	1625123020	9,140
68	1625123021	25,352
69	1625123022	16,927
70	1625123023	28,034
71	1625123024	21,186
72	1625123025	32,158
73	1625123026	29,805
74	1625123027	47,914
75	1625123028	28,922
76	1625123029	9,439
77	1625123030	15,149
78	1625123031	9,001
79	1625123032	46,144
80	1625123033	46,539
81	1625123034	19,881
82	1625123035	76,492
83	1625123036	49,412
84	1625123037	82,155
85	1625123038	117,496
86	1625123039	357,947
87	1625123040	26,693

88	1625123041	27,674
89	1625123042	25,666
90	1625123043	23,505
91	1625123044	19,068
92	1625123045	20,746
93	1625124001	47,976
94	1625124002	57,458
95	1625124003	37,072
96	1625124004	29,208
97	1625124005	31,885
98	1625124006	33,802
99	1625124007	25,148
100	1625124008	52,490
101	1625124009	34,200
102	1625124010	80,195
103	1625124011	48,395
104	1625124012	32,656
105	1625124013	35,441
106	1625124014	32,081
107	1625124015	6,080
108	1625124016	9,379
109	1625124017	35,534
110	1625124018	24,127
111	1625124019	67,652
112	1625124020	96,812
113	1625124021	48,002
114	1625124022	27,946
115	1625124023	44,876
116	1625124024	71,646
117	1625124025	2,958
118	1625124026	67,796
119	1625124027	63,055
120	1625124028	30,459
121	1625124029	17,223
122	1625124030	27,877
123	1625124031	34,680
124	1625124032	37,580
125	1625124033	53,820
126	1625124034	42,980
127	1625124035	84,993
128	1625124036	9,533
129	1625124037	113,469
130	1625124038	724,065
131	1625124039	231,721

132	1625124040	19,600
133	1625124041	19,600
134	1625124042	196,934
135	1625124043	197,677
136	1625125001	193,149
137	1625125002	18,212
138	1625125003	82,490
139	1625125004	23,961
140	1625125005	57,669
141	1625125006	10,810
142	1625125007	72,517
143	1625125008	30,990
144	1625125009	65,845
145	1625125010	9,018
146	1625125011	24,691
147	1625125012	9,629
148	1625125013	65,708
149	1625125014	31,620
150	1625125015	35,528
151	1625125016	9,409
152	1625125017	33,234
153	1625125018	8,529
154	1625125019	19,233
155	1625125020	68,839
156	1625125021	8,793
157	1625125022	116,264
158	1625125023	50,368
159	1625125024	106,740
160	1625125025	63,263
161	1625125026	10,810
162	1625125027	50,509
163	1625125028	27,980
164	1625125029	29,390
165	1625125030	31,388
166	1625125031	29,122
167	1625125032	75,847
168	1625125033	43,315
169	1625125034	25,973
170	1625125035	49,160
171	1625125036	68,160
172	1625125037	10,827
173	1625125038	78,711
174	1625125039	64,482
175	1625125040	51,394

176	1625125041	31,305
177	1625125042	32,989
178	1625125043	31,447
179	1625125044	57,521
180	1625125045	41,285
181	1625125046	102,812
182	1625125047	Exempt
183	1625125048	Exempt
184	1625126001	88,135
185	1625126002	76,959
186	1625126003	25,475
187	1625126004	10,810
188	1625126005	51,463
189	1625126006	48,411
190	1625126007	51,138
191	1625126008	2,039
192	1625126009	78,367
193	1625126010	59,431
194	1625126011	44,043
195	1625126012	16,503
196	1625126013	43,696
197	1625126014	26,811
198	1625126015	32,155
199	1625126016	42,552
200	1625126017	87,075
201	1625126018	38,571
202	1625126019	39,708
203	1625126020	59,495
204	1625126021	28,632
205	1625126022	64,533
206	1625126023	18,641
207	1625126024	46,822
208	1625126025	49,233
209	1625126026	68,168
210	1625126027	110,326
211	1625126028	45,426
212	1625126029	56,997
213	1625126030	30,117
214	1625126031	32,038
215	1625126032	28,822
216	1625126033	74,408
217	1625126034	40,136
218	1625126035	29,545
219	1625126036	47,342

220	1625126037	61,309
221	1625126038	59,688
222	1625126039	15,161
223	1625126040	65,762
224	1625126041	46,077
225	1625126042	9,433
226	1625126043	23,365
227	1625126044	75,334
228	1625126045	194,560
229	1625126046	57,105
230	1625126047	95,248
231	1625126048	89,624
232	1625127001	20,021
233	1625127002	54,867
234	1625127003	33,088
235	1625127004	52,231
236	1625127005	42,373
237	1625127006	35,061
238	1625127007	76,350
239	1625127008	34,242
240	1625127009	27,792
241	1625127010	57,181
242	1625127011	12,845
243	1625127012	69,947
244	1625127013	40,641
245	1625127014	30,918
246	1625127015	55,183
247	1625127016	52,484
248	1625127017	39,715
249	1625127018	58,561
250	1625127019	42,109
251	1625127020	18,345
252	1625127021	104,371
253	1625127022	73,589
254	1625127023	10,810
255	1625127024	91,343
256	1625127025	62,210
257	1625127026	28,058
258	1625127028	112,889
259	1625127029	158,192
260	1625127030	12,496
261	1625127031	8,873
262	1625127032	92,708
263	1625127033	296,713

264	1625127034	Exempt
265	1625128001	74,102
266	1625128002	8,529
267	1625128003	16,611
268	1625128004	14,419
269	1625128005	32,158
270	1625128006	28,579
271	1625128007	31,054
272	1625128008	49,620
273	1625128009	41,540
274	1625128010	43,315
275	1625128011	30,230
276	1625128012	5,979
277	1625128013	Exempt
278	1625128014	52,217
279	1625128015	28,404
280	1625128016	87,143
281	1625128017	86,523
282	1625128018	76,723
283	1625128019	126,207
284	1625128020	179,055
285	1625128021	86,275
286	1625128022	86,708
287	1625128023	129,440
288	1625128024	19,003
289	1625128025	19,003
290	1625128026	19,003
291	1625128027	19,003
292	1625128028	19,003
293	1625128029	19,796
294	1625128030	486,307
295	1625128031	107,477
296	1625128032	51,948
297	1625128033	10,730
298	1625128034	20,729
299	1625128035	20,729
300	1625128036	20,729
301	1625128038	21,097
302	1625128039	97,213
303	1625128040	146,597
304	1625220025	Exempt
305	1625221001	39,949
306	1625221002	26,759
307	1625221003	9,976

308	1625221004	54,181
309	1625221005	5,373
310	1625221006	11,060
311	1625221009	8,884
312	1625221010	30,198
313	1625221011	30,546
314	1625221012	57,265
315	1625221013	39,612
316	1625221014	44,517
317	1625221015	36,293
318	1625221016	1,919
319	1625221017	64,761
320	1625221018	29,099
321	1625221019	31,265
322	1625221020	73,142
323	1625221021	131,781
324	1625221022	9,069
325	1625221023	78,503
326	1625221036	Exempt
327	1625221037	Exempt
328	1625221038	Exempt
329	1625221039	Exempt
330	1625221040	Exempt
331	1625221041	Exempt
332	1625221042	62,448
333	1625221043	87,001
334	1625221044	Exempt
335	1625226025	Exempt
336	1625227001	135,142
337	1625227002	11,262
338	1625227003	11,262
339	1625227004	11,262
340	1625227005	11,262
341	1625227006	11,262
342	1625227007	79,373
343	1625227008	78,804
344	1625227009	256,801
345	1625227010	56,309
346	1625227011	19,213
347	1625227012	125,524
348	1625227013	58,954
349	1625227014	11,262
350	1625227015	11,262
351	1625227016	22,524

352	1625227017	11,802
353	1625301001	189,856
354	1625301002	80,391
355	1625301006	19,751
356	1625301007	34,511
357	1625301008	0
358	1625301009	20,859
359	1625301010	24,172
360	1625301011	51,716
361	1625301012	45,349
362	1625301013	66,584
363	1625301014	20,717
364	1625301015	0
365	1625301016	59,406
366	1625301017	32,701
367	1625301018	59,406
368	1625301019	52,367
369	1625301020	9,908
370	1625301021	46,626
371	1625301022	40,944
372	1625301023	72,252
373	1625301031	18,906
374	1625301032	Exempt
375	1625301033	Exempt
376	1625301034	1,320,377
377	1625301035	2,936,824
378	1625301036	812,047
379	1625301037	301,505
380	1625301038	218,764
381	1625302003	222,202
382	1625302004	28,086
383	1625302005	66,886
384	1625302006	11,350
385	1625302007	74,843
386	1625302008	11,350
387	1625302009	148,870
388	1625302010	77,263
389	1625302011	36,334
390	1625302012	95,837
391	1625302013	199,699
392	1625302014	78,210
393	1625302015	46,361
394	1625302016	28,100
395	1625302017	11,350

396	1625302018	45,949
397	1625302019	122,665
398	1625302020	29,489
399	1625302021	29,685
400	1625302022	3,003
401	1625302023	7,167
402	1625302024	7,167
403	1625302025	7,167
404	1625302026	7,167
405	1625302028	122,561
406	1625302029	57,907
407	1625302030	50,937
408	1625302031	94,548
409	1625302032	210,687
410	1625302033	45,946
411	1625304001	11,350
412	1625304002	4,757
413	1625304003	35,971
414	1625304004	0
415	1625304005	22,116
416	1625304006	61,460
417	1625304007	887
418	1625304009	Exempt
419	1625304010	16,344
420	1625304011	22,942
421	1625304012	86,853
422	1625304013	62,836
423	1625304014	44,126
424	1625304015	44,126
425	1625304017	203,583
426	1625304018	168,635
427	1625304019	Exempt
428	1625304020	156,005
429	1625304021	66,496
430	1625305001	41,067
431	1625305002	30,477
432	1625305003	9,983
433	1625305004	12,081
434	1625305005	40,032
435	1625305006	8,790
436	1625305007	17,765
437	1625305008	69,528
438	1625305009	26,285
439	1625305010	14,238

440	1625305011	50,616
441	1625305012	68,632
442	1625305013	31,663
443	1625305014	64,599
444	1625305015	36,483
445	1625305016	23,857
446	1625305017	23,857
447	1625305018	64,508
448	1625305019	76,131
449	1625305020	76,131
450	1625305021	18,463
451	1625305022	19,361
452	1625305023	15,654
453	1625305024	36,665
454	1625305025	22,823
455	1625305026	27,485
456	1625305027	40,678
457	1625305028	28,258
458	1625305029	55,612
459	1625305030	28,445
460	1625305031	28,120
461	1625305032	67,719
462	1625305033	65,401
463	1625305034	70,836
464	1625305035	47,803
465	1625305036	63,354
466	1625305037	11,350
467	1625305038	9,885
468	1625305039	10,178
469	1625305040	66,931
470	1625305041	55,168
471	1625305042	43,315
472	1625305043	36,355
473	1625305044	33,674
474	1625305045	18,368
475	1625305046	44,063
476	1625305047	46,478
477	1625305048	1,350
478	1625305049	11,350
479	1625305050	125,840
480	1625307002	59,167
481	1625307003	41,555
482	1625307004	83,292
483	1625307005	11,350

484	1625307006	11,350
485	1625307007	11,350
486	1625307008	38,478
487	1625307009	184,433
488	1625307010	11,350
489	1625307011	5,735
490	1625307012	3,198
491	1625307013	22,703
492	1625307014	17,281
493	1625307015	67,042
494	1625307016	23,450
495	1625307017	20,836
496	1625307018	74,291
497	1625307019	11,350
498	1625307020	11,350
499	1625307021	388,858
500	1625307022	351,944
501	1625308001	11,350
502	1625308002	11,350
503	1625308003	21,069
504	1625308004	27,244
505	1625308005	20,202
506	1625308006	21,390
507	1625308007	46,358
508	1625308008	43,293
509	1625308009	49,264
510	1625308010	44,163
511	1625308011	18,004
512	1625308012	11,350
513	1625308013	15,639
514	1625308014	43,450
515	1625308015	27,403
516	1625308016	62,992
517	1625308017	65,177
518	1625308018	26,347
519	1625308019	8,790
520	1625308020	145,679
521	1625308021	23,274
522	1625308022	25,160
523	1625308023	25,160
524	1625308024	3,535
525	1625309001	13,363
526	1625309007	Exempt
527	1625309008	Exempt

528	1625309009	Exempt
529	1625309012	822,860
530	1625309014	151,375
531	1625309015	804,096
532	1625309016	20,871
533	1625309017	8,486
534	1625310001	66,539
535	1625310002	66,539
536	1625310003	11,683
537	1625310004	11,683
538	1625310005	11,683
539	1625310006	11,683
540	1625310007	11,683
541	1625310008	11,683
542	1625310009	11,683
543	1625310010	11,683
544	1625310011	11,683
545	1625310012	11,953
546	1625310013	10,272
547	1625310014	11,953
548	1625310015	11,953
549	1625310016	11,953
550	1625310017	11,953
551	1625310018	54,779
552	1625310019	69,977
553	1625310020	11,350
554	1625310021	11,350
555	1625310022	94,949
556	1625310023	113,728
557	1625310024	12,857
558	1625310025	11,942
559	1625310026	11,791
560	1625310027	11,791
561	1625310028	11,791
562	1625310029	11,791
563	1625310030	11,791
564	1625310031	11,791
565	1625310032	11,791
566	1625310033	11,791
567	1625310034	12,382
568	1625310035	13,574
569	1625310036	13,574
570	1625310037	10,386
571	1625310038	11,791

572	1625310039	11,791
573	1625310040	11,791
574	1625310041	11,791
575	1625310042	11,791
576	1625310043	11,856
577	1625310044	11,677
578	1625310045	11,501
579	1625310046	11,501
580	1625310047	11,501
581	1625310048	11,501
582	1625310049	11,677
583	1625311001	11,088
584	1625311002	37,100
585	1625311003	58,399
586	1625311004	0
587	1625311005	17,773
588	1625311006	17,773
589	1625311007	0
590	1625311008	57,996
591	1625311009	44,148
592	1625311010	42,288
593	1625311011	28,508
594	1625311012	20,031
595	1625311013	18,073
596	1625311014	45,192
597	1625311015	0
598	1625311016	36,401
599	1625311017	41,238
600	1625311018	43,452
601	1625311019	15,673
602	1625311020	36,196
603	1625311021	17,372
604	1625311022	145,155
605	1625311023	443,077
606	1625311024	11,825
607	1625311025	56,147
608	1625311026	43,611
609	1625311027	0
610	1625311028	0
611	1625311029	17,490
612	1625311030	23,143
613	1625311031	11,825
614	1625311032	23,035
615	1625311033	17,135

616	1625311034	18,814
617	1625311035	24,784
618	1625311036	86,338
619	1625311037	17,532
620	1625311038	31,467
621	1625311039	43,532
622	1625311040	45,275
623	1625312001	Exempt
624	1625500001	Exempt
625	1626423023	88,044
626	1626423024	69,471
627	1626423032	20,698
628	1626423033	22,899
629	1626423034	49,062
630	1626423041	18,033
631	1626423042	Exempt
632	1626423043	346,336
633	1626423050	190,772
634	1626423051	236,618
635	1626430001	407,252
636	1626430002	158,653
637	1626430003	152,078
638	1626430005	110,983
639	1626430008	178,025
640	1626430009	53,465
641	1626430010	1,317,041
642	1626430012	102,315
643	1626430013	1,113,171
644	1626501001	Exempt
645	1636100036	1,623,523
646	1636100041	350,980
647	1636100043	1,106,297
648	1636100044	27,398
649	1636100049	869,437
650	1636100050	58,655
651	16365000136001	0
652	16365000136002	154,489