



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

DISTRICT PLAN
FOR THE
59th STREET COMMERCIAL DISTRICT
IN THE CITY OF CHICAGO

Last Updated: 6/13/2012

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DISTRICT PLAN AND EXECUTIVE SUMMARY

The 59th Street Commercial District (the “District”) is located in the southwest side of Chicago, in the Chicago Lawn Neighborhood. The District, is approximately one mile long, and it will include properties along both sides of 59th Street from the railroad tracks east of Western Avenue to Homan Avenue including five blocks along Western Avenue from 56th to 61st Streets and three blocks along Kedzie Avenue from 57th to 61st Streets. Currently, the corridor is a mix of 1, 2 and 3-story buildings in residential, retail, service and institutional use, including some vacant land and buildings. Western Avenue has a number of car dealers, auto-related uses, fast food restaurants, Aldi, fitness center and smaller retailers and restaurants. Chains include Subway, Pizza Hut, KFC, Advance Auto Parts, Pep Boys, Cricket and Spin Cycle.

59th Street between Western and Kedzie Avenues has a mix of small retailers including a florist, cell phone stores, independent grocers and restaurants, medical, insurance, tax preparation and other offices, day care centers, churches and hair salons. Several blocks along the corridor are primarily residential.

The largest retail node on 59th Street is at Kedzie Avenue with several newer strip shopping centers and stores including Pete’s Market, Dunkin Donuts/Baskin Robbins, dollar store, cell phone store, convenience store, local and chain restaurants, laundromat and small offices. The residential area abutting 59th Street is generally well maintained with single-family homes and small apartment buildings.

The district has a breakdown of 12% residential (approximately 51 parcels), 55% commercial (approximately 263 parcels), 22% mixed used (approximately 105 parcels), 2% industrial (4 parcels), 1% city owned/exempt (1 parcel), and 9% (39 parcels). The greater market area/neighborhood that will support the SSA has an estimated 91,600 people in 23,000 households with a population density per square mile almost twice that of the city overall. Though the market area registered a small decrease in population (2.5%) in the past 10 years, the number of households increased by 6%. In comparison, the population of Chicago declined by 7% and the household count by 1% since 2000.

The market area’s median household income at \$40,200 is lower than that of Chicago overall (\$48,450) with 38% earning over \$50,000 compared to 49% in Chicago. The market area is largely Hispanic (75%) and has a higher share of homeowners than the city as a whole. Its age profile is similar to that of the city. Maps depicting the parcels to be included in the 59th Street SSA and the market area in which it will serve are detailed in the pages immediately following.



EXISTING LAND USE



Draft

Vacancy Status

59th Street Special Service Area
Chicago, Illinois

March 2012



Valerie S. Kretchmer Associates, Inc. was commissioned by the greater Southwest Development Corporation to delineate the market area that would serve the proposed 59th Street SSA. This is based on neighborhood characteristics, competitive locations, and natural and man-made barriers. The area is bound by the railroad tracks east of Western Avenue on the east, Pulaski Road on the west, 51st Street on the north and 67th Street on the west. *Map included under item 'e' in boundary section*

The market area generally covers the area within one mile of 59th Street with the exception of the area to the east. VSKA used a smaller area to the east because the railroad tracks form a significant barrier between Western Avenue and the West Englewood area east of the tracks. The market area includes portions of the Chicago Lawn and West Lawn community areas on the southwest side of Chicago.

The table below provides key demographics of the market area and for comparison purposes, the City of Chicago. The market area has an estimated 91,600 people in 23,000 households with a population density per square mile almost twice that of the city overall. Though the market area registered a small decrease in population (2.5%) in the past 10 years, the number of households increased by 6%. In comparison, the population of Chicago declined by 7% and the household count by 1% since 2000.

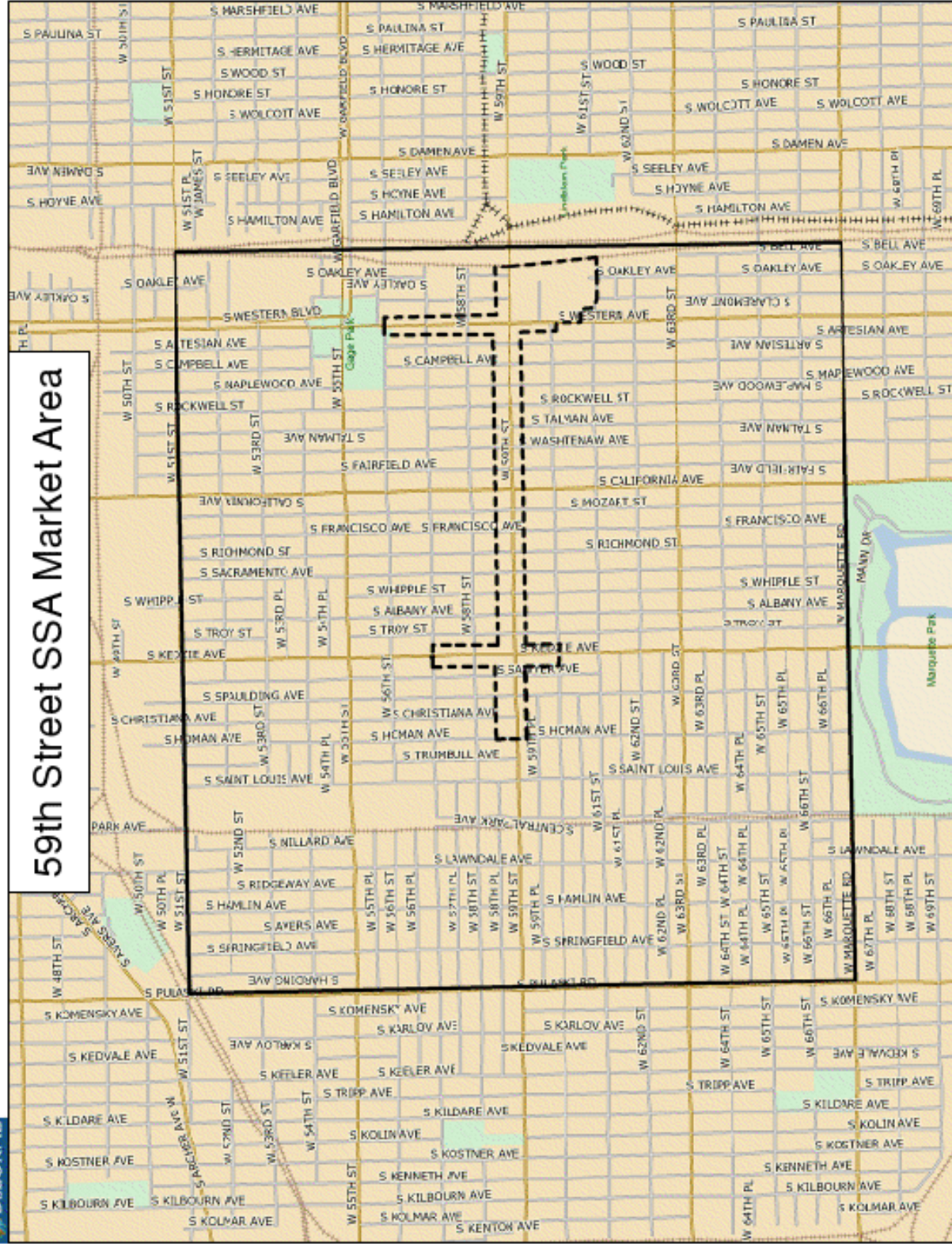
The market area's median household income at \$40,200 is lower than that of Chicago overall (\$48,450) with 38% earning over \$50,000 compared to 49% in Chicago. The market area is largely Hispanic (75%) and has a higher share of homeowners than the city as a whole. Its age profile is similar to that of the city.

2011 DEMOGRAPHIC CHARACTERISTICS OF THE 59TH STREET MARKET AREA AND CITY OF CHICAGO

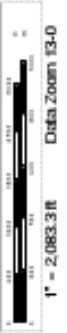
| | 59th Street Market Area | City of Chicago |
|--------------------------------|----------------------------|-----------------|
| Population | 91,620 | 2,688,674 |
| Change since 2000 | (2,388) | (207,771) |
| | -2.5% | -7.2% |
| Households | 23,009 | 1,051,418 |
| Change since 2000 | 1,508 | (10,706) |
| | 6.2% | -1.0% |
| Percent Hispanic | 75.4% | 29.4% |
| Median Household Income | \$40,200 | \$48,454 |
| Under \$25,000 | 28.8% | 28.5% |
| \$25,000-49,999 | 33.1% | 22.7% |
| \$50,000+ | 38.1% | 48.8% |
| Percent Owner-Occupied Housing | 58.5% | 48.1% |
| Age Distribution | | |
| Under 20 | 27.2% | 26.6% |
| 20-34 | 22.7% | 22.1% |
| 35-44 | 14.6% | 14.4% |
| 45-64 | 24.2% | 25.0% |
| 65+ | 11.2% | 11.9% |
| Population Density/Square Mile | 21,033 | 11,652 |

Source: Demographics Now; Valerie S. Kretchmer Associates, Inc.

59th Street SSA Market Area



Scale 1 : 25,000



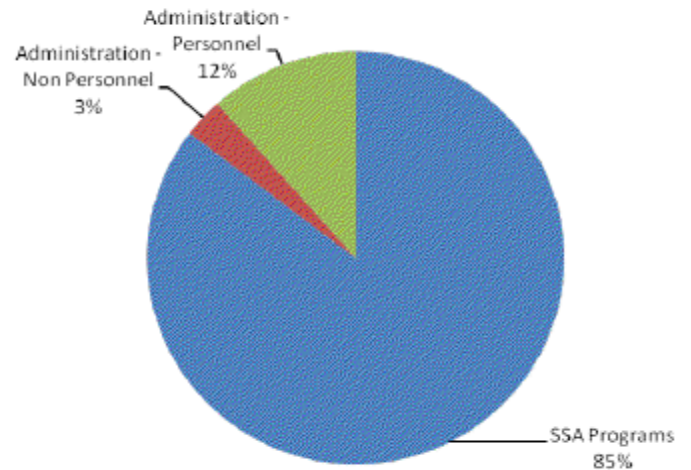
Data use subject to license.

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Services that the 59th Street Commercial District SSA would provide, as well as the budget it would draw from are:

| SSA Programs | |
|--------------------------------|-------------------|
| Print Materials | 25,000.00 |
| Holiday/Seasonal Promotions | 25,000.00 |
| Acid/Graffiti Etching Removal | 10,000.00 |
| Equipment Purchase/Maintnce | 25,000.00 |
| Supplies | 20,000.00 |
| Façade Enhancement | 50,000.00 |
| Awning Rebate Program | 50,000.00 |
| Security Service | 50,000.00 |
| Loss Collection | 18,000.00 |
| SSA Designation | 30,000.00 |
| Administration - Personnel | |
| SSA Manager | 6,000.00 |
| Street Cleaner's Salary | 35,000.00 |
| Administration - Non Personnel | |
| SSA Audit | 2,000.00 |
| Office Supplies | 1,000.00 |
| Office Printing | 2,000.00 |
| Postage | 2,000.00 |
| Meeting Expenses | 1,000.00 |
| Liability/Property Insurance | 3,000.00 |
| TOTAL | 355,000.00 |



Compare to other SSA's budget and tax rate below:

| | 2010 Budget | 2010 Tax Rate (%) | Tax Rate Cap (%) |
|---|-----------------|-------------------------|---------------------------|
| SSA #3 – 63 rd St | \$1,474,156 | 1.230 | 1.250 |
| SSA #10 – Back of the Yards | \$ 453,408 | 1.866 | 1.900 |
| SSA #32 – Auburn-Gresham / 79 th | \$ 284,165 | 1.062 | 2.000 |
| SSA #39 – Brighton/Archer | \$ 915,972 | 1.029 | 1.900 |
| | | | |
| | Proposed Budget | Estimated Tax Rate* (%) | Proposed Tax Rate Cap (%) |
| Proposed 59 th St SSA | \$ 355,000 | 0.709 | 0.750 |

**Note: Based on 2010 equalized assessed values*

Continued tax rate information for Equalized, Frozen base, and incremental equalized assessed value, for 59th Street SSA:

$$\begin{array}{l} \text{2010 Equalized} \\ \text{Assessed Value} \end{array} = \$ 4,651,756 \times 0.709\% \text{ SSA Tax Rate} = \$ 32,981$$

$$\begin{array}{l} \text{Frozen Base} \\ \text{Equalized} \\ \text{Assessed} \\ \text{Value} \end{array} = \$ 946,635 \times 0.709\% \text{ SSA Tax Rate} = \$ 6,712 *$$

** Deposited in SSA fund for SSA expenses*

$$\begin{array}{l} \text{Incremental} \\ \text{Equalized} \\ \text{Assessed} \\ \text{Value} \end{array} = \$ 3,705,121 \times 0.709\% \text{ SSA Tax Rate} = \$ 26,269 *$$

** Deposited in 60th/Western TIF Fund*

WHY THE SSA?

The vision of the community is to transform the 59th Street Commercial Corridor into a destination shopping district for local residents, visitors, and guests. The proposed SSA is a shopping destination that is very utilized, and viable. There has been some disinvestment in the proposed 59th street SSA in recent years that has created some challenges for the district in terms of upkeep, beautification, etc. The Greater Southwest Development Corporation, with its partners, would like to see the area find its true potential with the SSA designation. The area has a lot of retail sales potential. With just a little push, the SSA could be the catalyst for the area to realize this potential - In the aggregate, the market area has over \$600 million in spending power. This translates into \$26,800 per household, 24% lower than Chicago's overall average of \$35,100. The difference in average household spending potential is due to the lower average incomes in the market area.

The largest retail sales categories include grocery stores, new car dealers, department stores, drug stores, warehouse superstores, gas stations with convenience stores, full and limited service restaurants. With the exception of the vacant parcel east of Western Avenue between 60th and 61st Streets, the 59th Street SSA does not have large enough vacant sites that would be conducive to a department store, warehouse superstore or home improvement store. Given the narrow property

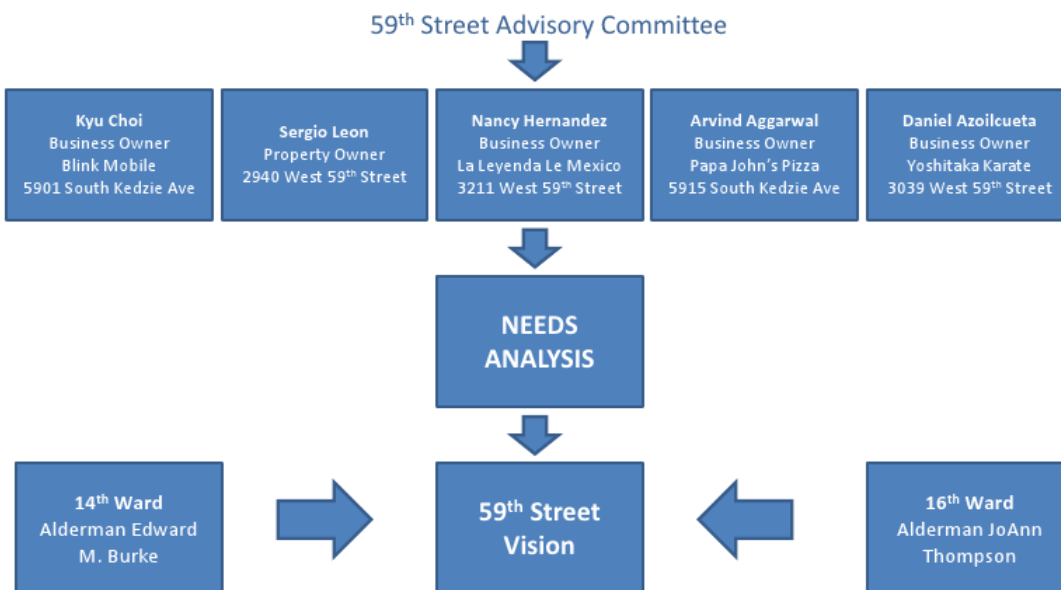
depths along 59th Street, retail categories that could be attracted to the corridor will be smaller specialty food stores, dollar stores, restaurants, small clothing stores, and drug store at a key intersection.

HISTORY AND TRACK RECORD

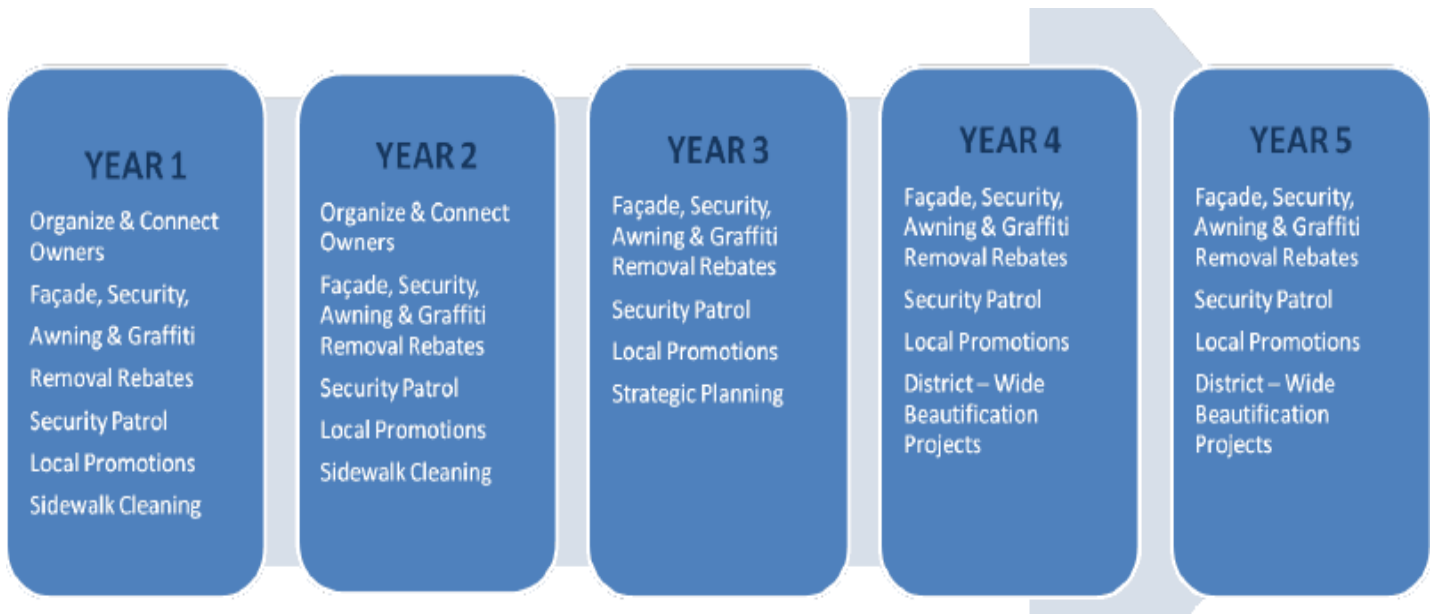
Greater Southwest Development Corporation (GSDC) was formed in 1974 as a result of organizing efforts to hold banks accountable for the growing disinvestment in the neighborhood of Chicago Lawn. At the time, the area was experiencing violent racial conflicts and GSDC's early efforts focused on easing racial tension and stimulating economic investment. Our neighborhood's population now reflects a diverse community and GSDC's work over the past three decades has contributed to the area's continued high level of economic investment. The **63rd Street Growth Commission** was formed in 1984 when Greater Southwest Development Corporation (GSDC), the Chicago Lawn Chamber of Commerce and the Marquette Manor Chamber of Commerce joined forces to ensure that businesses located in the district received the proper support and promotion. GSDC is now credited with forming one of the first neighborhood Special Service Areas in Chicago. Throughout its 28-year history, the Growth Commission has assisted hundreds of potential and existing business owners through special marketing initiatives, technical assistance, streetscape beautification projects, and financial incentives.

IMPROVEMENT AND ACTIVITY PLAN

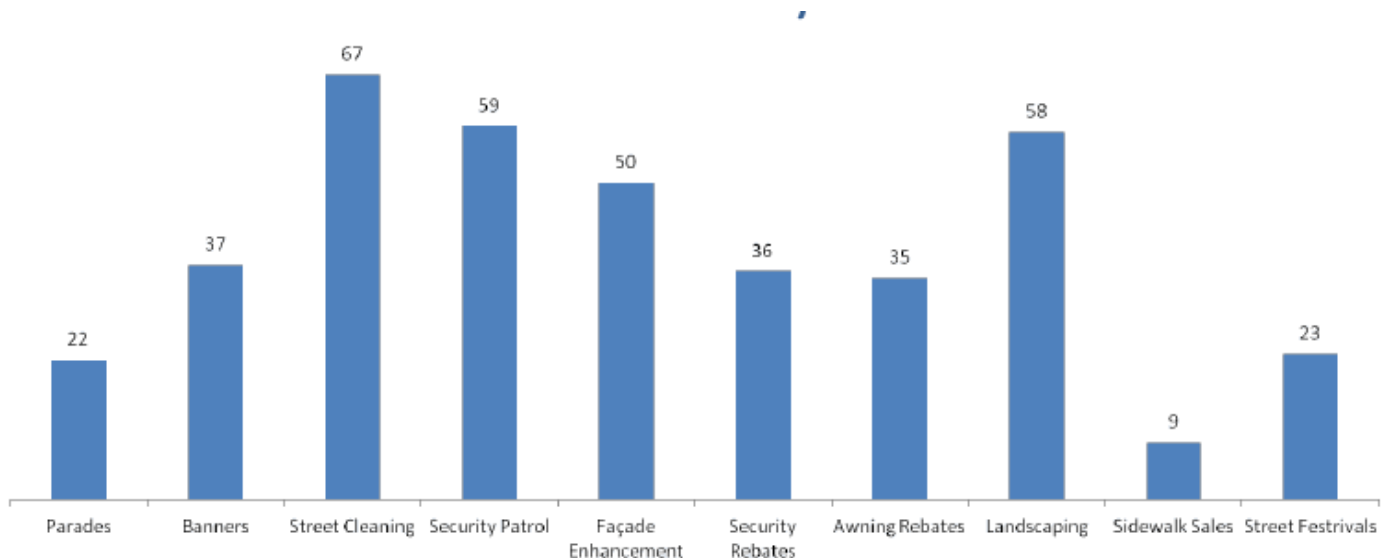
- a. **SSA Stakeholders:** The operation and management of the 59th Street SSA would be governed by the Greater Southwest Development Corporation, in cooperation with the 59th Street Advisory Committee, Alderman Edward M Burke of the 14th Ward, and Alderman JoAnn Thompson of the 16th Ward. The Advisory Committee members are composed of property owner Sergio Leon, and business owners Kyo Choi, Nancy Hernandez, Arvind Aggarwal, and Daniel Azoilcueta. The SSA will also receive council and support from the Chicago Department of Housing and Economic Development, as well as various consulting agencies.



b. Project Plan Timeline:



c. Needs assessment and summary: In 2012, Greater Southwest Development Corporation conducted interviews and surveys with 74 businesses along 59th Street. During the interview process, GSDC approached 120 businesses (out of 400) to conduct a Needs Analysis along 59th Street. As a result, we received 76 responses with 23 of them being property owners and 53 of them being renters. GSDC asked the business owners to identify 59th Street commercial corridor’s most important needs. These are the results, weighted to program priorities. Note that each business could vote for several of their top priorities. The results below show a general concern for beautification (street cleaning, façade, and landscaping improvements), as well as safety and security.



d. Plan Approval: The 59th street SSA designation has the endorsement of the Alderman of the 14th Ward, Edward M. Burk, as well as the 16th Ward Alderman, JoAnn Thompson. The greater neighborhood community is also in favor of the project, and hopeful for the plan to materialize – they have selected an Advisory Committee to represent the interests of the district’s stakeholders, and will be sponsored and organized by the Greater Southwest Development Corporation.

e. SSA Boundaries were determined by considering existing land use patterns along 59th Street between the CSX railroad right-of-way and Central Park Avenue, Western Avenue between 56th Street and SSA #3, California Avenue between 57th Street and 60th Street, and Kedzie Avenue between 57th Street and 60th Street. Because 59th Street west of Homan Avenue included mostly residential property that would not directly benefit from SSA services, this portion of the original 59th Street SSA study area was excluded from the proposed SSA boundary, along with the north side of 59th Street between Christiana Avenue and Spaulding Avenue. Similarly, the residential frontage along California north and south of 59th Street was excluded from the proposed 59th Street SSA boundary.

The boundaries of the proposed 59th Street SSA are generally described as follows: 59th Street frontage between the CSX railroad right-of-way and Spaulding Avenue (both sides), the south side of 59th Street between Spaulding Avenue and Homan Avenue, Kedzie Avenue frontage between 57th Street and 60th Street, Western Avenue frontage (west side) between 56th Street and 60th Street, Western Avenue frontage (east side) between the alley south of 56th Street and 59th Street, and property bounded by Western Avenue on the west, 59th Street on the north, the CSX railroad right-of-way on the east and SSA #3 on the south.



59th Street SSA Boundary

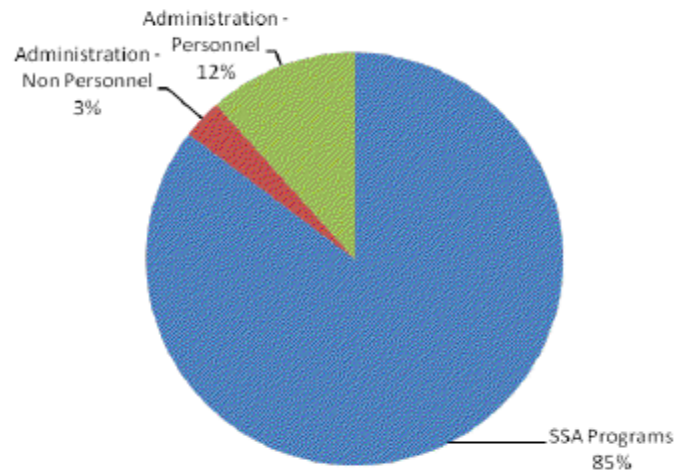
59th Street Special Service Area
Chicago, Illinois

June 2012



f. Service improvements:

| SSA Programs | |
|---------------------------------------|-------------------|
| Print Materials | 25,000.00 |
| Holiday/Seasonal Promotions | 25,000.00 |
| Acid/Graffiti Etching Removal | 10,000.00 |
| Equipment Purchase/Maintnce | 25,000.00 |
| Supplies | 20,000.00 |
| Façade Enhancement | 50,000.00 |
| Awning Rebate Program | 50,000.00 |
| Security Service | 50,000.00 |
| Loss Collection | 18,000.00 |
| SSA Designation | 30,000.00 |
| Administration - Personnel | |
| SSA Manager | 6,000.00 |
| Street Cleaner's Salary | 35,000.00 |
| Administration - Non Personnel | |
| SSA Audit | 2,000.00 |
| Office Supplies | 1,000.00 |
| Office Printing | 2,000.00 |
| Postage | 2,000.00 |
| Meeting Expenses | 1,000.00 |
| Liability/Property Insurance | 3,000.00 |
| TOTAL | 355,000.00 |



The above services would enhance the commercial and retail sales potential by making the district a more attractive, habitable, and vibrant place to live and shop. In the aggregate, the market area has over \$600 million in spending power. This translates into \$26,800 per household, 24% lower than Chicago's overall average of \$35,100. The difference in average household spending potential is due to the lower average incomes in the market area. Tables showing the retail sales potential by store type for the 59th Street market area and the City of Chicago are at the end of this section.

The largest retail sales categories include grocery stores, new car dealers, department stores, drug stores, warehouse superstores, gas stations with convenience stores, full and limited service restaurants. With the exception of the vacant parcel east of Western Avenue between 60th and 61st Streets, the 59th Street SSA does not have large enough vacant sites that would be conducive to a department store, warehouse superstore or home improvement store. Given the narrow property depths along 59th Street, retail categories that could be attracted to the corridor will be smaller specialty food stores, dollar stores, restaurants, small clothing stores, and drug store at a key intersection. The service provider (GSDC) administers help in advertising and promotions, public way maintenance, public way aesthetics, tenant retention/attraction, facade improvement, safety programs, district planning, and Wi-Fi Infrastructure.

- g. Determining the first-year and five-year budgets** were based on district potential, current conditions, and the economic driving power of the defined market area.

The 1st and 5th year budgets will be the same at:

| | 2010 Budget | 2010 Tax Rate (%) | Tax Rate Cap (%) |
|---|-----------------|-------------------------|---------------------------|
| SSA #3 – 63 rd St | \$1,474,156 | 1.230 | 1.250 |
| SSA #10 – Back of the Yards | \$ 453,408 | 1.866 | 1.900 |
| SSA #32 – Auburn-Gresham / 79 th | \$ 284,165 | 1.062 | 2.000 |
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| | | | |
| | Proposed Budget | Estimated Tax Rate* (%) | Proposed Tax Rate Cap (%) |
| Proposed 59 th St SSA | \$ 355,000 | 0.709 | 0.750 |

**Note: Based on 2010 equalized assessed values*

...This also once again shows the contrast between other surrounding SSA's.

The following is the data from which these services and budgets were based on for 59th Street:

Valerie S. Kretchmer Associates, Inc.

Real Estate and Planning Consulting

Date: 04/18/12

Current Geography Selection: (1 Selected) Polygon: 59th St Market Area

Your title for this geography: 59th Street SSA Market Area

Retail Sales Potential Summary Report

Index Base Average = 100

Index Base File: US

Demographic Overview (2011A)

| | | | | | |
|---------------------|----------|------------------------------------|--------|--------------------------|----------|
| Total Population | 91,620 | Total Households | 23,009 | Median Income | \$40,200 |
| % Male Population | 49.4% | Average Household Size | 4.0 | Per Capita Income | \$12,047 |
| % Female Population | 50.6% | Household Growth from 2000 to 2010 | -5.4% | Average Household Income | \$47,390 |
| Median Age | 35.0 | % Owner Occupied Housing Units | 51.6% | Employees | 9,151 |
| Population Density | 21,033.3 | % Renter Occupied Housing Units | 36.6% | Establishments | 1,081 |
| | | % Vacant Housing Units | 11.8% | | |

| 2011A | Aggregate Dollars | Average Dollars | Percent of Total | Index |
|---|-------------------|-----------------|------------------|-------|
| Appliances and Electronics Stores | \$16,616,337 | \$722 | 2.7% | 73 |
| Art Dealers | \$222,738 | \$10 | 0.0% | 70 |
| Auto Parts and Accessories | \$10,490,167 | \$456 | 1.7% | 79 |
| Book Stores | \$6,304,829 | \$274 | 1.0% | 79 |
| Camera and Photography Stores | \$1,286,538 | \$56 | 0.2% | 77 |
| Children's and Infant's Clothing Stores | \$2,267,753 | \$99 | 0.4% | 77 |
| Clothing Accessory Stores | \$420,208 | \$18 | 0.1% | 70 |
| Computer Stores | \$29,326,179 | \$1,275 | 4.8% | 72 |
| Convenience Stores | \$5,318,205 | \$231 | 0.9% | 75 |
| Cosmetics and Beauty Stores | \$1,041,640 | \$45 | 0.2% | 74 |
| Department Stores | \$57,014,533 | \$2,478 | 9.3% | 72 |
| Drinking Places | \$1,672,295 | \$73 | 0.3% | 70 |
| Family Clothing Stores | \$8,359,733 | \$363 | 1.4% | 75 |
| Fish and Seafood Markets | \$280,488 | \$12 | 0.0% | 81 |
| Floor Covering Stores | \$2,374,056 | \$103 | 0.4% | 72 |
| Florists | \$546,444 | \$24 | 0.1% | 71 |
| Fruit and Vegetable Markets | \$556,223 | \$24 | 0.1% | 81 |
| Fuel Dealers | \$14,799,336 | \$643 | 2.4% | 80 |
| Full Service Restaurants | \$18,750,525 | \$815 | 3.0% | 73 |
| Furniture Stores | \$8,773,466 | \$381 | 1.4% | 69 |
| Gasoline Stations with Convenience Stores | \$20,373,721 | \$885 | 3.3% | 75 |

| | | | | |
|--|---------------|---------|-------|----|
| Gasoline Stations without Convenience Stores | \$3,447,623 | \$150 | 0.6% | 77 |
| Gift and Souvenir Stores | \$1,784,128 | \$78 | 0.3% | 72 |
| Grocery Stores | \$112,647,292 | \$4,896 | 18.3% | 76 |
| Hardware Stores | \$3,738,232 | \$162 | 0.6% | 71 |
| Hobby, Toy, and Game Stores | \$1,084,023 | \$47 | 0.2% | 74 |
| Home Centers | \$9,607,386 | \$418 | 1.6% | 72 |
| Hotels and Other Travel Accommodations | \$2,786,297 | \$121 | 0.5% | 73 |
| Jewelry Stores | \$4,736,431 | \$206 | 0.8% | 67 |
| Limited Service Restaurants | \$18,630,463 | \$810 | 3.0% | 74 |
| Liquor Stores | \$3,016,190 | \$131 | 0.5% | 71 |
| Luggage Stores | \$3,770,063 | \$164 | 0.6% | 71 |
| Mail Order and Catalog Stores | \$40,923,750 | \$1,779 | 6.6% | 72 |
| Meat Markets | \$1,179,342 | \$51 | 0.2% | 81 |
| Men's Clothing Stores | \$1,293,790 | \$56 | 0.2% | 75 |
| Mobile Home Dealers | \$14,088 | \$1 | 0.0% | 72 |
| Motorcycle and Boat Dealers | \$3,613,834 | \$157 | 0.6% | 77 |
| Musical Instrument Stores | \$686,458 | \$30 | 0.1% | 75 |
| New Car Dealers | \$78,749,254 | \$3,423 | 12.8% | 78 |
| Nursery and Garden Stores | \$2,598,512 | \$113 | 0.4% | 72 |
| Office and Stationary Stores | \$5,207,700 | \$226 | 0.8% | 71 |
| Optical Goods Stores | \$2,401,514 | \$104 | 0.4% | 79 |
| Other Apparel Stores | \$1,043,825 | \$45 | 0.2% | 75 |
| Other Building Materials Stores | \$9,646,333 | \$419 | 1.6% | 71 |
| Other Direct Selling Establishments | \$3,621,124 | \$157 | 0.6% | 75 |
| Other General Merchandise Stores | \$6,652,718 | \$289 | 1.1% | 72 |
| Other Health and Personal Care Stores | \$1,954,929 | \$85 | 0.3% | 75 |
| Other Home Furnishing Stores | \$2,751,514 | \$120 | 0.4% | 71 |
| Other Miscellaneous Retail Stores | \$2,578,447 | \$112 | 0.4% | 71 |
| Other Specialty Food Markets | \$872,404 | \$38 | 0.1% | 81 |
| Outdoor Power Equipment Stores | \$318,182 | \$14 | 0.1% | 71 |
| Paint and Wallpaper Stores | \$323,480 | \$14 | 0.1% | 70 |
| Pet and Pet Supply Stores | \$1,219,667 | \$53 | 0.2% | 78 |
| Pharmacy and Drug Stores | \$24,019,047 | \$1,044 | 3.9% | 74 |
| RV Parks | \$45,433 | \$2 | 0.0% | 79 |
| Record, Tape, and CD Stores | \$1,706,767 | \$74 | 0.3% | 75 |
| Recreational Vehicle Dealers | \$217,174 | \$9 | 0.0% | 78 |
| Rooming and Boarding Houses | \$23,085 | \$1 | 0.0% | 87 |
| Sewing and Needlecraft Stores | \$457,936 | \$20 | 0.1% | 70 |
| Shoe Stores | \$2,822,200 | \$123 | 0.5% | 81 |
| Special Food Services and Catering | \$3,127,769 | \$136 | 0.5% | 74 |
| Sporting Goods Stores | \$3,879,412 | \$169 | 0.6% | 77 |
| Tire Dealers | \$4,805,760 | \$209 | 0.8% | 79 |
| Used Merchandise Stores | \$1,191,101 | \$52 | 0.2% | 74 |

| | | | | |
|-------------------------|---------------|----------|------|----|
| User Car Dealers | \$4,872,674 | \$212 | 0.8% | 78 |
| Vending Machines | \$1,736,709 | \$75 | 0.3% | 79 |
| Warehouse Superstores | \$23,119,908 | \$1,005 | 3.8% | 75 |
| Women's Clothing Stores | \$4,159,496 | \$181 | 0.7% | 74 |
| Total Annual Retail | \$615,878,877 | \$26,767 | 100% | 75 |

| Top 10 Categories | Total Potential |
|---|------------------------|
| Grocery Stores | \$112,647,292 |
| New Car Dealers | \$78,749,254 |
| Department Stores | \$57,014,533 |
| Mail Order and Catalog Stores | \$40,923,750 |
| Computer Stores | \$29,326,179 |
| Pharmacy and Drug Stores | \$24,019,047 |
| Warehouse Superstores | \$23,119,908 |
| Gasoline Stations with Convenience Stores | \$20,373,721 |
| Full Service Restaurants | \$18,750,525 |
| Limited Service Restaurants | \$18,630,463 |

Current year data is for the year **2011**, 5 year projected data is for the year **2016**. More About Our Data.
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TIMELINE: The first two years include a priority to “organize and connect” business owners in an effort to connect the community, and broadcast the SSA’s programs and potential.



h. Determine the tax rate cap and typical tax rate:

The tax cap rate for the 59th Street SSA is 0.75%. It is lower than the tax cap rate of 1.25% established for the 63rd Street SSA (SSA #3) in deference to the current economic climate and the ability of property owners within the 59th Street SSA to support a new taxing district. Based on a proposed first year budget of \$355,000 and a 2010 total equalized assessed value (EAV) of \$53,776,249, the estimated tax rate to support an initial tax levy of \$355,000 is 0.709%. This tax rate takes in to account the distribution of TIF increment for the five tax parcels included in the 60th/Western TIF district, and represents a 14% increase in property taxes for each taxpayer based on 2010 tax rates. Application of the proposed SSA tax cap rate of 0.75% would result in a 15% increase in property taxes based on 2010 EAVs and the composite Chicago tax rate.

The table on the following page provides an overview of the 2010 parcel and tax data, estimated percent increases for the projected SSA tax rate and proposed SSA tax rate cap over 2010 rates, and the tax impact of the 60th/Western TIF on the 59th Street SSA.

| 59 th Street SSA Tax Rate Overview | Tax Code | | | |
|---|-----------------|---------------------------------|-------------------------|-------------|
| | 72001 | 72014 | 72053* | 72077* |
| Number of Tax Parcels | 445 | 29 | 3 | 2 |
| 2010 Assessed Value (AV) | \$19,726,901 | \$686,824 | \$682,879 | \$726,744 |
| 2010 Equalized Assessed Value (EAV) | \$47,089,207 | \$2,035,286 | \$2,253,501 | \$2,398,255 |
| 2010 Taxes | \$2,321,978 | \$101,093 | \$111,120 | \$118,258 |
| 2010 Composite Tax Rate | 4.931% | 4.967% | 4.931% | 4.931% |
| Proposed 59 th Street SSA Tax Rate | 0.709% | 0.709% | 0.709% | 0.709% |
| % Increase over 2010 Tax Rate | 14% | 14% | 14% | 14% |
| 59 th Street SSA Tax Rate Cap | 0.750% | 0.750% | 0.750% | 0.750% |
| % Increase over 2010 Tax Rate | 15% | 15% | 15% | 15% |
| * - 60 th /Western TIF Detail | 2010 EAV | Estimated SSA Tax Rate | SSA Tax Rate Cap | |
| Total 60 th /Western TIF EAV | \$4,651,756 | 0.709% | 0.750% | |
| | | Tax Revenue Distribution | | |
| Frozen EAV (taxes deposited in SSA fund) | \$946,635 | \$6,712 | \$7,100 | |
| Incremental EAV (taxes deposited in TIF fund) | \$3,705,121 | \$26,269 | \$27,788 | |

☆ It should be noted that the actual tax rate to support the proposed \$355,000 first year budget will not be established until the 2012 tax rates are set and property taxes are collected in 2013. The actual 2012 SSA tax rate will depend on several variables, including the reassessment of property within the 59th Street SSA boundaries and the 2012 Cook County multiplier. Depending upon the amount of the final 59th Street SSA 2012 EAV, the tax rate cap may reduce the amount of funds available to support the SSA operations.

$$\frac{\text{Tax Levy (Budget)}}{\text{Total District Equalized Assessed Value}} = \text{Tax Rate}$$

$$\text{Individual Property Equalized Assessed Value} \times \text{Tax Rate} = \text{Tax Bill}$$

PROPERTY TAX OVERVIEW

- Depends on Cook County multiplier and assessment value

| | 2011 | 2010 |
|------------------------|--------|--------|
| Cook County Multiplier | 2.9706 | 3.3000 |

| Equalized Assessed Value as Percentage of Assessor's Market Value | | |
|---|------|------|
| | 2011 | 2010 |
| 10% Assessment Level (Vacant Land, Residential) | 30 % | 33 % |
| 25% Assessment Level (Commercial, Industrial) | 74 % | 83 % |

EQUALIZED ASSESSED VALUE VS. MARKET VALUE



March 2012

Tax Codes

59th Street Special Service Area
Chicago, Illinois

Draft

GOVERNANCE, MANAGEMENT AND ASSESSMENT

- a. **SSA Commissioners** are guided by the bylaws set in place to oversee and approve annual budgets, SSA work plan and make sure there are adequate resources to run SSA operations. In addition, SSA Commissioners support the SSA manager and provide general oversight on behalf of property owners and business owners along the 59th Street business district.

The SSA Commissioners will also be responsible for verifying the availability of annual SSA funding and reviewing the business practices of the SSA staff. The board's most important duty is keeping tabs of the Commission in all matters including performance, relative and absolute delivery of direction.

The process for nominating SSA Commissioners candidates has become community-friendly, opening up the playing field while still maintaining the original concept of having that extra layer of oversight. Property owners or business owners interested in serving as SSA Commissioners will be able to express their interest at the Greater Southwest Development Corporation, the 16th and 14th Ward Aldermanic offices, or at the Department of Housing & Economic Development. The SSA Commission is a public body subject to the IL Open Meeting Act and all the SSA Commissioners are appointed by the Mayor.

- b. The **Service Provider Agency**, being the GSDC, will have the Greater Southwest Development Corporation's SSA Director manage the 59th Street Special Service Area's programs and maintain oversight of subcontractors. The attached flowchart describes GSDC's structure and operations.

Greater Southwest Development Corporation Organizational Chart 2012

Board of Directors

Executive Director
Ghian Foreman

Financial Director
Melinda Lambert

SSA Director
Nick Kollas

Housing/HR Director
Helela Jareczek

IT/Commercial Director
Cirkilee James

Reach/CWF Director
Rita Cortezas Di-Diana

Facilities Engineer
John Kaczmarek

Property Manager
Cynthia Moore

Employment Specialist
Ima Ramos

Residential Repairman
Jose Garcia

Marketing Assistant
Caitlin Galt

Maintenance
Chester Miksis
Rafael Segura
Ted Dziezga
Jose Francisco

Property Assistant
Cynthia Grant

Income Support Specialist
Layla Rangel

Housing/Financial Counseling
Petra Villazana
Eba Font
Erica Zepeda

Outreach Manager
Robert Navarro

Street Sweeper
Jose Navarro

ADMINISTRATIVE

PROPERTIES

SERVICES

- c. As far as a **program assessment**, Greater Southwest Development Corporation will use survey methodology, one-on-one interview, and statistical data to assess the effectiveness of its programs along 59th Street. The following table indicates the assessment methods for each of the proposed programs.

| Program | Assessment Type | Notes |
|-----------------------------------|------------------------|---|
| Street Cleaning | Survey | Business/Property owners will evaluate the street cleaner's performance at the end of the summer season |
| Security Services | Survey | Business/Property owners will evaluate the security officers' performance at the end of the summer season. |
| Façade Enhancement Program | Survey | Program Participating Business/Property owners will evaluate the effectiveness of the program at the end of the summer season. |
| Awning Rebate Program | Survey | Program Participating Business/Property owners will evaluate the effectiveness of the program at the end of the summer season. |
| Graffiti Removal Program | Survey | Program Participating Business/property owners will evaluate the effectiveness of the program at the end of the summer season. |
| Security Rebate Program | Survey | Program Participating Business/property owners will evaluate the effectiveness of the program. |
| Marketing Promotions | Interviews | Program participating business owners will evaluate the effectiveness of the program |

Cleaning Services Survey

The 59th Street Growth Commission is seeking your input on how effective the cleaning services have been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629.**

Have you observed our street cleaner and cleaning machine along 59th Street?

Yes No

How would you rate the effectiveness of our cleaning services along our district?

(10 being the highest)

Please circle one 1 2 3 4 5 6 7 8 9 10

Would you like the 59th Street Growth Commission to continue offer cleaning services along the district?

Yes No

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44
 45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander
 Black or African-American Hispanic or Latino
 Middle Eastern White, non-Hispanic
 Other: _____

Your Name (optional): _____

Business Name (optional): _____

Security Services Survey

The 59th Street Growth Commission is seeking your input on how effective the security services have been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

Have you observed our security services along 59th Street?

Yes No

How would you rate the effectiveness of our security services along our district?

(10 being the highest)

Please circle one 1 2 3 4 5 6 7 8 9 10

Would you like the 59th Street Growth Commission to continue offer cleaning services along the district?

Yes No

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44
 45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander

Black or African-American Hispanic or Latino

Middle Eastern White, non-Hispanic

Other: _____

Your Name (optional): _____

Business Name (optional): _____

Façade Enhancement Services Survey

The 59th Street Growth Commission is seeking your input on how effective the Façade Enhancement Program has been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

My customers enjoyed our Façade Enhancement project. **Yes No**

The Façade Enhancement program helped my business attract more customers **Yes No**

The Façade Enhancement program helped my business build stronger customer relationships **Yes No**

I believe the Façade Enhancement program promotes our business district **Yes No**

How would you rate the effectiveness of the Façade Enhancement program (10 being the highest)?

Please circle one **1 2 3 4 5 6 7 8 9 10**

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44

45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander

Black or African-American Hispanic or Latino

Middle Eastern White, non-Hispanic

Other: _____

Your Name (optional): _____

Business Name (optional): _____

Awning Rebate Program Survey

The 59th Street Growth Commission is seeking your input on how effective the Awning Rebate Program has been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

| | | |
|--|------------|-----------|
| My customers enjoyed our new awning project. | Yes | No |
| The awning rebate program helped my business attract more customers | Yes | No |
| The awning rebate program helped my business build stronger customer relationships | Yes | No |
| I believe the Awning Rebate program promotes our business district | Yes | No |

How would you rate the effectiveness of the Awning Rebate Program (10 being the highest)?

Please circle one **1** **2** **3** **4** **5** **6** **7** **8** **9** **10**

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44

45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander

Black or African-American Hispanic or Latino

Middle Eastern White, non-Hispanic

Other: _____

Your Name (optional): _____

Business Name (optional): _____

Graffiti Removal Rebate Program Survey

The 59th Street Growth Commission is seeking your input on how effective the Graffiti Removal Rebate Program has been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

My customers enjoyed our Graffiti Removal project. **Yes** **No**

The Graffiti Removal Rebate program helped my business attract more customers **Yes** **No**

The Graffiti Removal Rebate program helped my business build stronger customer relationships **Yes** **No**

I believe the Graffiti Removal Rebate program promotes our business district **Yes** **No**

How would you rate the effectiveness of the Graffiti Removal Rebate Program (10 being the highest)?

Please circle one **1** **2** **3** **4** **5** **6** **7** **8** **9** **10**

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44

45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander

Black or African-American Hispanic or Latino

Middle Eastern White, non-Hispanic

Other: _____

Your Name (optional): _____

Business Name (optional): _____

Security Rebate Program Survey

The 59th Street Growth Commission is seeking your input on how effective the Graffiti Removal Rebate Program has been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

My customers feel safer with our security system. **Yes** **No**

The security system program helped my business attract more customers **Yes** **No**

The security system program helped my business build stronger customer relationships **Yes** **No**

I believe the Security Rebate program promotes our business district **Yes** **No**

How would you rate the effectiveness of the Graffiti Removal Rebate Program (10 being the highest)?

Please circle one **1** **2** **3** **4** **5** **6** **7** **8** **9** **10**

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44

45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander

Black or African-American Hispanic or Latino

Middle Eastern White, non-Hispanic

Other: _____

Your Name (optional): _____

Business Name (optional): _____

d. Greater Southwest Development Corporation and the 59th Street Growth Commission finds significant value in generating an annual report for the businesses they serve but also for the community at large. The annual report will demonstrate the Special Service Area's accomplishments, cultivate new partnerships, recognize important people and fully explain the financial statements. Consequently, the 59th Street Growth Commission will analyze where the money came from and how it was spent, as well as what the major cost saving methods were for the year.

2013 SSA Feasibility

City of Chicago, Department of Housing and Economic Development

INSTRUCTIONS

1. The 2013 SSA Feasibility report is due by **Friday, October 21, 2011**.
2. Submit two hard-copy binders and a digital copy to the attention of your assigned HED staff person.
3. The City will review your submission, contact you with questions or additional documents requested, and schedule an in-person interview with the City in October or November.
4. The City will notify you of approval or denial to proceed by December 9, 2011.
5. Agency financial requirements: start-up costs funding in place by 12/31/11, a 2013 tax anticipation loan/line in place by 6/15/12, and an ongoing line of credit in place by 12/31/12.

Proposed or existing SSA name(s): The 59th Street Growth Commission

Agency Name: Greater Southwest Development Corporation

PART 1: SPONSOR AGENCY

1. Agency name on state charter, street address, website, phone:
Greater Southwest Development Corporation, 2601 West 63rd Street,
greatersouthwest.org, 773-436-1000
2. Name/title/phone/email of the Executive Director or CEO and staff assigned to work on the SSA application: Ghian Foreman, Executive Director (773-436-1000 ext. 111; g.foreman@greatersouthwest.org) and Lenora M. Dailey, Deputy Director of Commercial & Industrial Services (773-436-1000 ext. 102; l.dailey@greatersouthwest.org)
3. Agency mission: Greater Southwest Development Corporation (GSDC) is organized to generate residential, commercial and industrial revitalization that creates local benefits resulting in an improved quality of life for Southwest Chicagoans.
4. Briefly describe your agency's activities and assessment of how they fulfill your mission (agencies currently managing an SSA(s) include a response for the mission of your agency and the mission of the SSA(s)): Greater Southwest Development Corporation (GSDC) was formed in 1974 as a result of organizing efforts to hold banks accountable for the growing disinvestment in Chicago Lawn. At the time, the area was experiencing violent racial conflicts and GSDC's early efforts focused on easing racial tension and stimulating economic investment. Our neighborhood's population now reflects a diverse community, and GSDC's work over the past three decades has contributed to the area's continued high level of economic investment. GSDC works with residents, government, the private sector, and community stakeholders primarily in the neighborhoods of Chicago Lawn, West Lawn, Gage Park, and West Elsdon on the southwest side of Chicago. GSDC has three major divisions: 1) Commercial & Industrial Division: GSDC focuses on attracting, retaining and expanding business and manufacturing on Chicago's southwest side. GSDC's commercial work has attracted and maintained more than \$500 million in commercial enterprises in the Greater Marquette Park area. GSDC's industrial work engages more than 120 companies in the Greater Southwest and Harlem Industrial Corridors to identify and respond to business needs and opportunities. The Commercial & Industrial Division also houses the 63rd Street Growth Commission (Special Service Area #3), which provides a wide variety of marketing, street beautification and special projects that support a competitive commercial district. To ensure maximum return on investment, GSDC solicits input from local business owners and use this data to evaluate the effectiveness of our work. The ultimate goal is to support business owners and to facilitate initiatives that attract shoppers to the area and general retail business.
2) Housing Counseling Division: GSDC's Southwest REACH Center, a Center for

Working Families, is a one-stop resource for area residents. The REACH Center provides financial counseling, homeownership assistance and employment education to help families build a solid financial future. 3) Senior Services Division: GSDC constructed three housing developments that provide 248 apartments for our community's seniors. One development is mixed use, including commercial space on the first floor.

5. Briefly describe how your agency engages constituents and determines/addresses their needs (agencies managing an SSA(s) should respond generally and for engaging SSA taxpayers): Greater Southwest Development Corporation's mission is to be the catalyst for creating and maintaining a vital greater Southwest Chicago community. Empowering, building, and sustaining development raises the quality of life for our neighborhood residents, businesses, and industries. Focus groups, survey deployment, town hall meetings, mailing strategy, social media networking and other internet methodologies are all processes that GSDC has been using to gather community data, analyze the neighborhood's needs and craft a comprehensive community development strategy. In addition, GSDC has been forming strong partnerships with local aldermanic offices, other local community groups, the City and the business community at large in order to filter and prioritize research findings while it also fine tunes an all inclusive community driven approach. In the past five years, under management of GSDC, the 63rd Street Growth Commission has invested over \$1 million into the district. Our work includes: a) Developing and facilitating initiatives: We plan and implement a wide variety of marketing, street beautification, and special projects that support a competitive commercial district. To ensure we maximize return on investment, we solicit input from local business owners and use this to evaluate the effectiveness of our work. Our goal is to support business owners and to facilitate initiatives that attract shoppers to the area and generate retail business. b) Providing technical assistance and education: Our extensive series of educational workshops, combined with our one-on-one consulting services, provide business owners with the knowledge and tools they need to cost effectively manage business operations and compete in today's economy. c) Coordinating public and private resources: We find creative ways to combine private resources with the financial incentives offered by the Growth Commission and other public sources to ensure we leverage available funds and capitalize on the money invested in the district. The 63rd Street Growth Commission is a part of a network of local business owners who hold a shared vision of a strong retail economy. d.) SSA members attend brainstorming sessions, provide input on marketing initiatives, and weigh in on proposed special projects.
6. What are your agency's challenges, such as staff time/abilities, in effectively sponsoring and managing an SSA and how has your agency addressed those challenges? The Commercial & Industrial Division of GSDC has a staff of five and will have limited capacity to conduct community and business outreach to service the 59th Street Business Corridor. In order to expand, GSDC anticipates hiring one SSA manager to expand the structure of our Commercial & Industrial Services staff in 2013.
7. What experience does your agency have that makes it a good fit to sponsor and manage the SSA(s)? Greater SW Development Corporation currently manages SSA #3 since 1984. During all the years, GSDC has perfected its capacity to act as a service provider, and also has streamlined its efficiencies to deliver low cost and effective hosting the operations of SSA #3. In 2009, for example, GSDC expanded its existing SSA by more than three times while its staff only double and its administration/non personnel expenses almost stayed the same.
8. Briefly describe your agency's financial standing: Greater Southwest Development Corporation has grown since its inception, and today it has 24 staff members and an

annual budget of over \$3.5 million. Our key initiatives have resulted in over \$500 million in development, including constructing 248 units of rental housing; rehabilitating vacant homes for first-time buyers; generating \$100 million in retail development; and cleaning a 60-acre Brownfield site to allow construction of a manufacturing firm. GSDC's sources of funding include: Mander Foundation, (\$40,000); F.B. Heron Foundation (\$50,000); MetLife Foundation,(\$45,000); Bank of America Foundation (\$45,000); MacArthur Foundation (\$171,621); Chicago LISC (\$165,000); City of Chicago (\$271,621); Department of Housing & Urban, Development (\$65,000); and the Illinois Housing Development, Authority (\$62,500). In addition, GSDC's income sources include, Service Income of \$483,626; Rental Income of \$156,919; Interest Income of \$17,986; Other Revenue and Contributions of \$1,598,084.

9. Agency's other contracts with the City (if any): In addition to SSA #3, Greater Southwest Development Corporation currently manages the following City of Chicago contracts: Commerical Supportive Services (CSS), Local Industrial Retention Initiative (LIRI), and Small Accessible Repairs for Seniors (SARFS) Program
10. Agency's boundaries: Greater Southwest Development Corporation services businesses within the boundaries of Harlem Avenue (west), Ashland Avenue (east), 55th Street (north) and 79th Street (south).

PART 2: SSA DISTRICT

1. SSA District name(s), proposed general boundaries (proposed or existing SSA(s)), and how and why these boundaries were identified: The the 59th Street Growth Commission will serve businesses and residents along the following streets: 59th Street, bounded by Oakley Avenue to the east and Homan Avenue to the west; Western Avenue, bounded by 56th Street to the north and 60th street to the south; and Kedzie Avenue, bounded by 57th Street to the north and 61th place to the south. A map of the proposed district boundary is attached.
2. Briefly describe the land uses in the SSA, including an estimated vacancy rate: GSDC conducted vacancy survey of the 59th Street Corridor on 12/02/2011-The vacancy rate data along corridor for residential homes lays at 3%, commerical properties 5%, mixed used-used vacant 6%, City-owned/exempt 1% and vacant land at 6%. Please review the attached Existing Land Use & Vacancy Map.
3. List districts overlapping the proposed SSA(s) such as TIF, Enterprise Zone, etc: The edges of the 59th Street Corridor (Western Avenue and Central Park Avenue) lie within the boundaries of Enterprise Zone 6, the 60th/Western TIF, and the 51st/Archer TIF. Please review Overlapping Districts Map.
4. Briefly describe current or pending capital improvements or public way amenities needing maintenance in the proposed SSA(s): The following Capital Improvements are plan for neighborhood infrastructure needs, including: street resurfacing, lighting, alleys, traffic lights, curbs and gutters, sewers, sidewalks, and city facilities:1.) \$1.5 million TIF/NIP program which awarded 68 residents of the 16th Ward a grant to pay for sorely needed repairs on the their homes. 2.) Appropriated \$990,000 to upgrade all 16th Ward street light luminaries from 150 watts to 250 watts, and repainted all light poles. 3.) Initiated installation of new piggy-back lighting on South Spaulding, Troy and Sawyer from 59th to 60th Streets. 4.) Initiated installation of new piggy-back lighting in the 5900 Blocks of South Artesian, Campbell, Maplewood, Rockwell, Talman, Washtenaw, and Fairfield. 5.) Appropriated \$5.28 million in 16th Ward repairs which include: new alley and street humps, sidewalks, street and alley resurfacing, and curbing. 6.) Lobbied legislators on the state and federal levels to provide capital improvement funding for all schools and parks located in the 16th Ward. 7.) Amended an ordinance increasing fines

from \$150 to \$250 for un-maintained vacant lots. 8.) Established the 16th Ward as an AYSO Soccer Region 1568 at Garfield Park.

5. List the ward(s) overlapping the SSA(s) and the aldermen's status of support for your agency as the SSA sponsor and service provider and of creating and/or reconstituting the SSA(s): The proposed 59th Street Corridor SSA does not overlap an existing SSA. Greater Southwest Development Corporation has the following support from Aldermen Edward Burke and JoAnne Thompson of 14th & 16th Wards. GSDC will submit letters of support from Aldermen Burke and Thompson by 12/31/2011.
6. List agencies that overlap the proposed SSA boundaries, where they overlap, and confirmation they support your agency sponsoring the SSA(s): Greater Southwest Development Corporation has partner with the Southwest Organizing Project (SWOP) to organize key community issues with local residents and institutions within the proposed 59th Street Growth Commission service boundaries. SWOP is founded by community activists to build a strong grassroots organization in the Southwest neighborhoods of Chicago Lawn, West Lawn, Marquette Park, Gage Park and Clearing. GSDC has engaged Kenneth Pennaralla, the Executive Director of Southwest Equity Home Assurance gather of support of current homerowners involved in the Southwest Equity Home Assurance Program. GSDC will submit letters of support 12/31/2011.
7. Briefly describe the status so far of other local support for the SSAs(s), including the proposed taxpayers within the SSA(s): GSDC is still collecting the data for the following: Focus groups, survey deployment, town hall meetings, mailing strategy, social media networking and other internet methodologies are all processes that GSDC has been using to gather community data, analyze the neighborhood's needs and craft a comprehensive community development strategy.
8. Describe experience the property owners have in working together and making local investments in their community: Currently local properties locate in the 59th Street Corridor are part of Southwest Guaranteed Home Equity service area. The program provides home value protection by guaranteeing that your primary residences locate in the following Chicago neighbors of Ashburn, Archer Heights, Brighton Park, Chicago Lawn, Clearing, Gage Park Ridge, Marquette Manor, McKinley Park, New City, Scottsdale, West Elsdon and West Lawn will maintain or increase its fair-market value for as long as current residences live in their homes. Residents pay Cook County real estate taxes and belong to the home value protection program for at least 5 years, resident will be able to sell primary property they live in a guaranteed price Home Equity Program a very unique program design by the State of Illinois, developed for the purposes to insure property values for an extended time. The Home Equity Program is financed by a special levy (.0122%) on single through six-unit residential properties within the Home Equity District. Please see attach map of service area. The program is managed by Southwest Home Equity Assurance Program. GSDC is still collecting the data for the following: Focus groups, survey deployment, town hall meetings, mailing strategy, social media networking and other internet methodologies are all processes that GSDC has been using to gather community data, analyze the neighborhood's needs and craft a comprehensive community development strategy.
9. Statement of Need for the SSA(s) to include, but not limited to: the kind of district(s) being considered, the major types of property owners/tenants, quality of life concerns the SSA(s) would address, long-term development goals and how the SSA(s) would be a part of those goals, and government partnerships. Greater Southwest Development Corporation will have the challenge of being a new agency servicing the 59th Street Corridor bordering the West Englewood neighborhood. GSDC will have to establish a planning process to established itself as a leadership organization. We expects the bulk the efforts will focused on helping business owner and residents to work together,

catalyze change, find resources and attract new energy to the community. The issue of foreclosures and new housing for a range of income levels will have to be analyzed begin to fill the empty spots of neighborhood, blending with upgraded and revitalized housing. Retail attraction in the 59th Corridor will provide more choices for our residents, and new industries and service firms will create jobs and living-wage paychecks. Attract web of networks, cultural activities, health and social services and recreation programs will make 59th Street Corridor a place where people get to know one another and, together, build a stronger neighborhood. Greater Southwest Development Corporation will conduct a series of community meetings to determine key relationships with property owners/tenants, quality of life concerns, and long-term development goals. These meetings would inform how the 59th Street Growth Commission Area can work effectively with government partners. GSDC will submit a report to the Department of Housing & Economic Development by 12/13/2011.

Exhibits:

1. Agency Board List, Organizational Chart and Bylaws
2. Agency Fiscal Policies/Procedures Manual, 2010 Audit, 2011 Cost Allocation Plan, current Profit & Loss Statement and Balance Sheet, and proof of available funds for start-up costs (due by 12/31/11).
3. Other documents as needed and upon request.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

Greater Southwest Development Corp. Board of Directors

President

Dennis Ryan
Vice President of Community/External Affairs
Holy Cross Hospital

Vice President

Gintaras Cepenais
Attorney at Law

Treasurer

Jeff Bartow, Executive Director
Southwest Organizing Project

Secretary

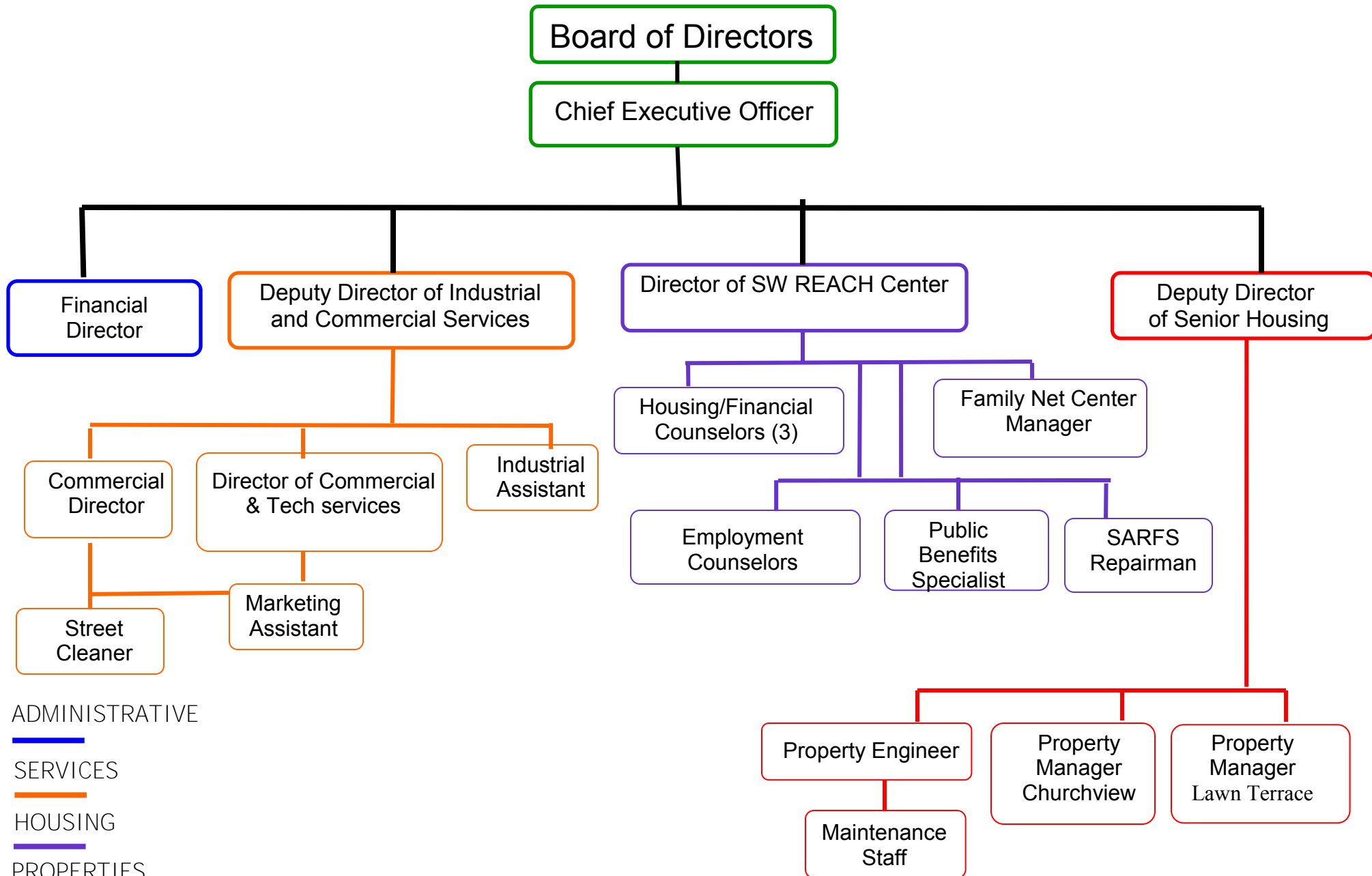
Mark DiValerio, Operations
Peoples Gas Light & Coke Co.

George Cvack
Senior Vice President/Director
First Personal Bank

Mannuel Jimenez
Vice President
Marquette Bank

Laurie Sedio
Executive Director
Metropolitan Family Services Midway Center

Greater Southwest Development Corporation Organizational Chart 2011



BY-LAWS OF GREATER SOUTHWEST DEVELOPMENT CORPORATION, INC.

ARTICLE I - ORGANIZATION

Section 1. Name. The name of this Corporation is the GREATER SOUTHWEST DEVELOPMENT CORPORATION, incorporated under the General Not For Profit Corporation Laws of the State of Illinois on August 9, 1974.

Section 2. Purpose. This Corporation is organized for the purpose of fostering residential, institutional, commercial, and industrial pride in the Southwest Community: for the benefit of all its residents regardless of their nationality, race, creed or sex and for the general good of the entire Chicago area community.

To provide a unity base for the community's institutions in promoting programs of community enhancement;

To provide a clearing house to direct the collective talents and resources of institutions into positive programs for the community good;

To obtain and utilize whatever public (city, county, state or federal) and private (personal or foundation) resources are available to implement the objectives of enhancing the Southwest community;

To obtain substantive input for the implementation of the corporation objectives and programs from the community groups who are among the many significant assets of our community;

To engage in any and all legal acts necessary, incidental and convenient to aforesaid purposes;

To exercise any and all powers as provided by the Illinois Not For Profit Statutes and all other legal powers which it may exercise.

Section 3. Limitations of Methods. The Corporation shall be non-profit, non-partisan, non-sectarian, and non-political.

Section 4. Books and Records. The Corporation shall keep correct and complete records of accounts and shall also keep minutes of the meeting of the members and the Board of Directors.

Section 5. Fiscal Year. The fiscal year shall commence on the 1st day of January each year, and shall be the same for all record keeping purposes, including the accrual and collection of dues and the budget of the corporation.

Section 6. Seal. The seal of the corporation shall be circular and shall show around its circumference the words: GREATER SOUTHWEST DEVELOPMENT CORPORATION, and at its center the words and figures: Corporate Seal, 1974, in accordance with the impression made at the margin of this page.

ARTICLE II - AREA AND MEMBERSHIP

Section 1. Area. The area from which applicants can join this corporation shall be the Greater Southwest side of the City of Chicago.

Section 2. Membership. Membership shall be available to any business whether it be a proprietorship, partnership, corporation, estate, or enterprise having an interest in and supporting the above purposes and objectives. Application for membership shall be submitted to the Board of Directors for their final approval.

Section 3. Official Representation. The business shall have responsibility of designating, in writing, its official representative. Any business shall have the option to designate, in writing, two alternate delegates, either of whom shall be eligible to represent and vote in the absence of the official delegate.

Section 4. Responsibilities. All members are expected to attend and participate in annual, regular and special meetings and are encouraged to cooperate with the administration and accept responsibilities whenever delegated.

Section 5. Dues and Fees. Membership fees, assessments and dues of each member of this corporation shall be as determined by the Board of Directors from year to year and shall be prorated from the date of membership to the end of the fiscal year. Any member who shall be in arrears in their payment for a period of thirty (30) days shall be ineligible to vote at any meeting until all such arrears have been fully paid.

Section 6. Termination. (A) Any member may resign from the corporation upon request to the Board of Directors. (B) Any member may be expelled by the Board of Directors by a two thirds vote for non-payment after ninety (90) days from the due date unless otherwise extended for good cause or for conduct unbecoming a member or prejudicial to the aims or repute of the corporation, after notice and opportunity for a hearing are afforded the member complained against.

ARTICLE III - VOTING EXCLUSIVE OF ELECTION OF DIRECTORS

Section 1. Right to Vote. All memberships in good standing shall have the right to vote at annual, regular and special meetings. Each membership shall be entitled to one vote.

Section 2. Normal Voting. Normal voting shall be by voice vote, or by a showing of hands, or by any method called for by the chair.

Section 3. Special Voting. The Board may approve a written ballot vote on justifiable issues. A written ballot vote may be called for by any member from the floor at any time by a special motion which must be approved by two-thirds of the members in attendance.

Section 4. Absentee Voting. Absentee voting will be allowed only on issues requiring a written ballot. Absentee ballots will be procured from the Board and returned to the secretary of the

corporation in sealed envelopes prior to the meeting at which balloting will take place to be counted at the time of regular voting.

Section 5. Proxy Voting. There shall be not proxy voting.

Section 6. Counting of Votes. A voice vote shall be decided by the chair. A show of hands and/or ballot voting shall be counted by teller (s) appointed by the chair.

ARTICLE IV - MEMBERSHIP MEETINGS

Section 1. Annual Meetings. An annual meeting shall be held on the 2nd Thursdays of February of each year, at which meeting election of officers shall take place.

Section 2. Regular Meeting. There shall be a regular semi-annual meeting on the 2nd Thursday of August in each year.

Section 3. Special Meeting. Special meetings shall be called by the president whenever deemed necessary or when called upon to do so by the Board of Directors. Special meetings may also be called upon written request of 33-1/3% of the members and directed to the Board of Directors.

Section 4. Notices of Meetings. Notices of all such meetings shall be in writing given to each member by mail of independent delivery to the mail box not less than five (5) days nor more than fifteen (15) days before the date set for any such meeting. All notices of any special meeting shall state the purpose of the meeting.

Section 5. Quorum. A quorum at all meetings shall consist of at least twenty percent (20%) of members in good standing.

Section 6. Time and Place of Meetings. The time and place of the meeting shall be designated by the Board and may be restricted to a two-hour period by the chair.

Section 8. Agenda. The agenda shall be prepared by the Board of Directors.

ARTICLE V - DIRECTORS

Section 1. Composition. The affairs and business of this corporation shall be managed by a Board of not less than five (5) nor more than fifteen (15) directors, from which the directors shall elect officers at an annual meeting to be held no later than (7) days after the membership annual meeting.

Section 2. Term. In the interest of continuity, the term of each Director shall be two (2) years, except that in the first year of the corporation one-half (1/2), or one (1) less than one-half shall serve for one (1) year only or until the first annual meeting. Those Directors serving the one (1) year term shall be determined by the Board of Directors. The remaining Directors shall serve two (2) year terms or until the second annual meeting.

Section 3. Method of Selection. Seventy-five days before the annual membership meeting, the president, with approval of the Board of Directors, shall appointment 5 members in good standing as a nominating committee, one of which shall be appointed as Chairman. The committee shall select members to fill vacancies of outgoing Directors. Not less than 45 days before the annual membership meeting, the nominating committee shall present a slate of nominees to the Board of Directors. Not less than 30 days before said annual meeting, the membership shall be informed in writing of said slate. Members shall have a right to nominate by written petition any other members in good standing, with said petition bearing genuine signatures of at least 33-1/3% of the membership. Said petition must be filed with the Chairman of the annual membership meeting. If such petitions are properly filed, then the additional name(s) shall be added to those proposed by the nominating committee. All of the said names shall be placed on a ballot which will then be submitted to the members at the annual meeting for election of Directors.

Section 4. Meetings. Special or regular meetings of the Board of Directors shall be called by the President whenever deemed necessary or whenever called upon to do so by a majority of the Directors. A quorum shall consist of a simple majority of Directors. Notices of any such meeting shall be in writing given to each Director by mail, telegram or independent delivery not less than five (5) nor more that fifteen (15) days before the date set unless such notice is waived in writing by any Director.

ARTICLE VI - OFFICERS

Section 1. Number of Officers. The officers of this corporation shall be four (4) in number: a president; a vice-president; a secretary; and a treasurer. The offices of vice-president and Treasurer may be combined.

Section 2. President. The President shall be the presiding officer at meetings of the members and of the Board of Directors and shall see to the proper functioning of the corporation, in general, subject to the orders of the Board of Directors. The president shall be a ex-officio member of all committees.

Section 3. Vice-President. In the president's absence or inability to act, the vice-president shall perform the duties of the president, and shall also perform such other functions as the Board of Directors may from time to time assign.

Section 4. Secretary. The Secretary shall conduct the correspondence of the corporation, issue notices of and keep minutes of all meetings of the corporation, be custodian of the records and seal, keep the roll of all members, and discharge such other duties as may be assigned by the Board of Directors or the president.

Section 5. Treasurer. The treasurer shall collect all membership dues and shall have the care, custody and responsibility of disbursing of all funds and property of this corporation as authorized by the Board of Directors. Expenditures not appropriated within the budget and exceeding \$100.00 shall require prior approval of the officers, and any expenditures exceeding \$500.00 must be approved by the Board of Directors, except that upon approval by the Board of Directors of a budget, the president is authorized to direct the treasurer to make disbursement on accounts

and expenses provided for in such budget without additional approval of the Board. The treasurer shall submit a report for the preceding year at the annual meeting and shall render special reports whenever requested to do so by the Board of Directors. The treasurer shall deposit all funds in the name of the corporation in such bank or banks as may be designated by the Board of Directors.

ARTICLE VII - EXECUTIVE DIRECTOR

The president, subject to confirmation and approval by the Board of Directors, shall appoint an Executive Director. The power, authority, duties, limitation and compensation shall be designated by the Board of Directors for said executive director as well as any staff that may be retained for assistance.

ARTICLE VIII - COMMITTEES

Committees with their respective duties, powers and limitations shall be designated by the Board of Directors and appointed or removed by the president with the concurrence of the Board of Directors.

ARTICLE IX - VACANCIES

Should any vacancy occur in the Board of Directors or any office, by resignation, removal or otherwise, the same shall be filled without undue delay by the Board of Directors for the unexpired term of the Director or officer vacating.

ARTICLE X - COMPENSATION

No compensation shall be paid to any Director, association member, officer, or committee member for Corporation duties performed, except that person holding the position of executive director, or as a member of the Director's staff as heretofore defined.

ARTICLE XI - CONTRACTS AND OTHER INSTRUMENTS

Section 1. Contracts. The Board of Directors of the Corporation may authorize any director (s), officer (s), or director's and officer's agent or agents to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, provided that any authority given to any agent or agents shall be in writing for specific instances.

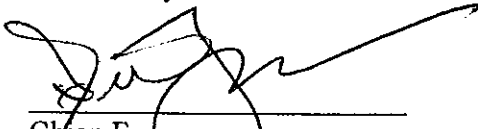
Section 2. Checks, Drafts, etc. All checks, drafts, or other orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation, shall be signed by the Treasurer, and in the absence of the Treasurer, by any other officer of the corporation, or by an agent appointed by the Treasurer and unanimously approved by the Board of Directors.

ARTICLE XII - AMENDMENTS

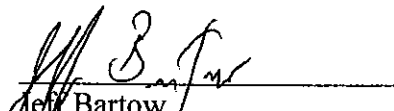
The by-laws of this corporation may be amended or revised by a majority of the Board of Directors at any time or by the affirmative vote of at least two-thirds (2/3) of the members present at the annual meeting or at any regular or special meeting, provided that the notice of any such meeting contains a copy of the proposed amendment or amendments.

Date: May 3, 2011

Certified by:



Ghan Foreman
Executive Director



Jeff Bartow
Secretary

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

GENERAL

1. The Board of Directors/Board of Trustees sets financial policies, delegates administration of the financial policies to the Executive Director, and reviews operations and activities.
2. The Executive Director has management responsibility including fiscal management and financial reporting.
3. The Executive Director will maintain job descriptions indicating financial duties and responsibilities for all employees.
4. The Executive Director will define financial duties and responsibilities so that no one employee has sole control over cash receipts; disbursements; payroll; reconciliation of bank accounts; etc. Or, if segregation of duties is not cost effective, the Executive Director will implement mitigating controls.
5. The Executive Director or designee will maintain a current and accurate chart of accounts.
6. The Board of Directors/Board of Trustees will review these policies and procedures annually and make any necessary changes.

CASH RECEIPTS

1. The Financial Manager or designee will open all mail addressed to the agency and maintain a log of checks or cash received.
2. The Financial Manager or designee will endorse all checks upon receipt.
3. The Financial Manager or an authorized person should prepare all bank deposit slips, listing each item separately.
4. The Financial Manager or designee will deposit checks and cash daily on a normal basis and no less often than once a week under extenuating circumstances.
5. The Financial Manager or designee will make copies of all checks and the corresponding deposit slips prior to deposit and file them chronologically.
6. All cash should be deposited in the appropriate bank account based on funding restrictions.
7. All deposits will be made intact; no disbursements will be made from cash or check receipts prior to deposit.
8. The Financial Manager or designee will provide the Executive Director and the Treasurer with copies of the Deposit Detail report each month.

CASH DISBURSEMENTS

1. All cash disbursements should be made by check (with the exception of petty cash).

PURCHASING

1. The Executive Director or designee will procure all goods and services within the budget, policies and guidelines set by the Board of Directors/Board of Trustees as well as those set by grantors.

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

2. The Financial Manager or designee will ensure that all conditions and specifications of a contract, bid, or order have been satisfactorily fulfilled and will resolve all discrepancies on a timely basis before payment is made.
3. The Financial Manager or designee will ensure that goods and services are procured in a manner that meets the needs of the organization and puts the interests of the organization first.
4. When competitive bidding is used:
The Financial Manager or designee will ensure that bid requests contain clear specifications and that no features unduly restrict competition.
The Financial Manager or designee will ensure that purchases are not fragmented to avoid the bid process.
5. The Board of Directors delegates to the Executive Director or designee the authority to procure the goods and services needed by the organization on a day-to-day basis; all other expenditures or purchases require prior approval by the Board of Directors/Board of Trustees.

INVOICE PROCESSING

1. All bills should be approved by the Financial Manager or an authorized person.
2. The Financial Manager or designee will review all invoices for mathematical accuracy, validity, conformity to the budget (or other board authorization) and compliance with bid or contract requirements.
3. The Executive Director or authorized person must approve, in writing, all invoices for payments via e-mail, initials, signature or stamp.
4. The Financial Manager or designee will ensure that all conditions and specifications on a contract or order have been satisfactorily fulfilled, including inventorying items received against packing slip counts.
5. Vendor invoices must be recalculated on site to ensure accuracy. This recalculation must occur prior to the preparation of a check to pay the invoice. After the recalculation is complete, the employee who performed the recalculation must initial the vendor invoice, indicating the amount is correct and the invoice can be paid.
6. The Financial Manager or designee will follow up and resolve discrepancies.
7. When all pending issues have been resolved, the Financial Manager or designee will approve the invoice in writing and code the invoice with the appropriate chart of accounts line item, program and/or grant and will enter approved invoices into the accounting system.
8. Accounting will verify that invoices have been properly approved before entering the invoice to the accounting system and generating checks.

BILL PAYMENT

1. Accounting will prepare checks on a weekly basis.

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

2. All cost must be considered reasonable. A cost is reasonable if it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the costs.

CHECKS

1. The Financial Manager or designee will be responsible for all blank checks.
2. All checks, with the exceptions of direct deposit payroll items and payroll system generated checks will be signed by an authorized signer.
3. Authorized signers include the Executive Director, the Deputy Director of Commercial & Industrial Services, the President, Vice President, Secretary and Treasurer of the agency's Board of Director. Two signatures are required on all checks over \$2,500.00.
4. Checks for payment are signed only when supported by approved invoices (checks will not be processed and signed in advance of proper invoicing approval procedures).
5. Check signers should compare supporting data/documents against checks presented for their signature.
6. The employee responsible for mailing checks will not be responsible for recording cash disbursements. These two functions must be handled by different employees to ensure that the appropriate checks and balances are in place.
7. Accounting will void checks by stamping "VOID" boldly in ink on the checks and by voiding them in the accounting system. Void checks will be kept on file.
8. No blank checks (checks without a date or payee designated) will be signed in advance and no checks be made out to "cash" or "bearer."
9. In the event that it is necessary to issue a duplicate check for checks in an amount over \$100, a stop payment will be ordered at the bank on the original check.

CASH/PETTY CASH

1. Petty cash should be used for such things as small and odd jobs, local travel and sundry items. It is not intended for purchases that can be made with designated suppliers. Activities or needs should be planned ahead so necessary funds will be available in the petty cash accounts.
2. Receipts or itemized slips are required for every petty cash disbursement. The Financial Manager or his/her designee will be responsible for verification or receipts and cash.
3. Whenever petty cash is used, a pre-numbered "Receipt of Petty Cash" slip must be filled out. A completed slip will include date, the amount taken and returned, the cash category and the total spent. When a staff person receives cash, he/she will sign on the "Received By" line of the petty cash log. Items purchased should also be listed on the log, unless the receipt that must always be clipped to the log lists items purchased. The Financial Manager or his/her designee will sign on the "Approved By" line of the petty cash log.

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

4. The Financial Manager will be responsible for the reconciliation and replenishment of the petty cash account.

BANK RECONCILIATIONS

1. The Financial Manager or designee will receive and open all bank statements.
2. The Financial Manager or designee will ensure that bank statements are reconciled within 15 business days after the receipt and will review all reconciliations each month.
3. The preparer and the reviewer will print a copy of the bank reconciliation, initial and date it to document the performance of the preparation and review for each active account.
4. The Executive Director or designee will provide the Treasurer of the Board of Directors/Board of Trustees with Check Detail reports for all accounts on a monthly basis.
5. The Treasurer of the Board of Directors/Board of Trustees shall periodically verify the reconciliation of the bank accounts.
6. The Financial Manager or designee will take appropriate action to resolve all outstanding checks over 90 days old.

CREDIT CARD PROCESSING

1. The Executive Director or designee will determine credit card needs. The Financial Manager or designee will obtain and issue credit cards to those employees who need them.
2. The Executive Director will issue guidelines regarding use of the company credit cards. Those guidelines should say that personal use is not allowed.
3. The Executive Director will develop and the Financial Manager will use appropriate procedures for the review of credit card charges and to ensure that such charges are appropriate and properly coded.
4. The Financial Manager will prepare a monthly reconciliation of credit card transactions, classifying and recording each transaction into the general ledger.

TRAVEL & EXPENSES

1. Employees with credit cards are encouraged to use them for travel and expenses.
2. Employees who incur out-of-pocket expenses including use of a personal car on behalf of the organization will complete Expense Report.
3. The employee will provide necessary documentation and code each expense with the appropriate chart of accounts line item, program and/or grant. Receipts are required for all expenditures. The Financial Manager or the Executive Director may make an exception and reimburse employees for occasional lost receipts.
4. The employee will submit the Expense Report to his or her immediate supervisor within five business days after the end of the month in which the expenses were incurred.

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

5. Supervisors will review the Expense Reports for completeness, receipts, and accuracy of coding, and forward the vouchers to Accounting within five business days.
6. The Financial Manager will review the Expense Report for supervisor approval; those without supervisor approval will be returned unpaid to the employee.
7. The Executive Director or designee must approve out-of-town employee travel in advance.
8. Employees will be reimbursed for travel and other related expenses including use of a personal car at the rate set annually by the Board of Directors/Board of Trustees. That rate will not exceed rates established by the IRS.

CONSULTANTS

1. The Executive Director or designee will make certain that consultants are hired only when the organization does not have the internal capabilities or capacities to accomplish the necessary work.
2. The Executive Director or designee will make certain that all engagements are supported by written contracts or engagement letters that clearly define work to be performed, as well as the terms and conditions.
3. The Executive Director or designee will consider qualifications and reasonableness of fees when hiring consultants.
4. Consultants will be paid as work is performed or as delineated in the contract.

EQUIPMENT

1. The Financial Manager or designee will maintain an inventory of equipment including a description, date of purchase or acquisition, price or fair value, and location of each item.
2. Equipment shall be defined as all items (purchased or donated) with a unit cost of \$500 or more and a useful life of more than one year.
3. The Financial Manager or designee will prepare a depreciation schedule at least annually for the audited financial statements.
4. The Financial Manager or designee will record all equipment in the accounting system.
5. The Financial Manager or designee will record all disposals and acquisitions of equipment.

REAL ESTATE LEASES

1. The Executive Director or designee will review leases prior to submission to the Board of Directors/Board of Trustees for approval.
2. All leases, clearly delineating terms and conditions, will be approved by the Executive Director.
3. The Financial Manager or designee will keep a copy of each lease on file.

EQUIPMENT

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

1. All equipment leases, clearly delineating terms and conditions, will be approved and signed by the Executive Director or designee.
2. The Financial Manager or designee will keep a copy of each lease on file.

INSURANCE

1. Reasonable, adequate coverage will be maintained to safeguard the assets. Such coverage will include property and liability, worker's compensation, directors and officers' liability, employee dishonesty and other insurance deemed necessary.
2. The Executive Director or designee will carefully review insurance policies before renewal.
3. The Financial Manager or designee will maintain insurance policies in insurance files.
4. Insurance policies will correspond to the calendar year whenever possible.
5. The Financial Manager or designee will prepare and maintain an insurance register and provide copies to the Executive Director and Board of Directors/Board of Trustees annually.

GENERAL LEDGER ACCOUNT CODING

1. All cash receipts and disbursements should be accounted for, coded, and reviewed by the Executive Director or authorized person.
2. A policy will be developed that documents the rationale used to allocate shared expenses among functions, grants, and/or contract and reviewed periodically.
3. Funding from each funding source must be kept in separate account classes, tracked independently from one another.
4. All expenses related to a funding source must be coded to the account class it relates to.
5. Financial Manager will ensure that all costs paid through the utilization of external funding sources are recognized as ordinary, necessary, within the budget, are arms length transactions, and do not deviate from established practices of the organization.
6. Funding from multiple sources must be split into the proper account classes.
7. Account coding for each payment are reviewed for accuracy.
8. Adequate documentation will be maintained and filed to support all voucher payments from funding sources.

REVENUE

1. Revenue is earned using the accrual basis of accounting in a manner that facilitates the preparation of audited financial statements in conformity with generally accepted accounting principles.
2. Cost reimbursement grants or contracts earn revenue when the expenses are incurred (not committed).

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

EXPENSES

1. Expenses are charged directly to programs when identification is available.
2. Expenses are charged to programs based upon a shared cost rationale when the direct charge cannot be established.
3. Expenses are prohibited to be used for any purpose that is ineligible under a funding award.
4. Expenditures for each grant, loan, or contract are to be recorded according to the budget categories for that particular funding source. For each funding award, the Financial Manager will maintain records that allow for a comparison of outlays with approved budget amounts.
5. When there is government funds involved, the Financial Manager will follow OMB A-122 cost principles.
6. When there are government funds involved, programs and grants will not be charged for OMB A-122 un-reimbursable items such as, but not limited to: entertainment, fundraising expenses, bad debts, fines or penalties or interest on debt.
7. Before seeking reimbursement from a funder, the designee will ensure that the costs are allocable to that funder.

FINANCIAL REPORTING

1. Adequate documentation will be maintained to support all transactions.
2. The Financial Manager will be responsible for compiling monthly and year to date reports by revenue source, expense code, and asset and liability account balances.
3. Financial reports are reconciled to the general ledger and accounting records prior to submission to the funding source.
4. If an expenditure is different from an external funding source's approved budget, prior approval must be obtained from the funding source prior to submission of the financial report.
5. The Financial Manager or designee will prepare a Balance Sheet, Profit and Loss Statement, and Statement of Activities by Project each month. The Profit and Loss Statement will include a comparison to the budget.
6. Balance Sheet and Profit and Loss Statement will be submitted to the Board of Directors/Board of Trustees. The Financial Manager will provide explanations of items that exceed 1% of the total expenses, and 1% of the expenses that are greater than the budgeted line item.
7. The Financial Manager will prepare other reports as needed to meet grantor requirements including reports relating to SSA expenditures.
8. Donations of cash and non-program related income will be separately accounted for.

GRANTS AND CONTRACTS

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

1. The Financial Manager or designee will carefully review each award and contract to ensure compliance with all financial and programmatic provisions. The Financial Manager or designee will maintain originals of all grants and contracts in a file.
2. Monthly Invoices/Vouchers, with appropriate supporting documentation, are prepared and submitted by the Financial Manager to each funding source that fund by month.
3. Financial Manager will provide periodic reports, and any additional documentation to all funders as requested or required by contract.
4. Financial Manager will maintain records that identify the source and application of funds for all activities. These records shall contain information pertaining to awards, authorization, obligations, assets, outlays, income and interest. Records will also include copies of contracts, invoices, proof of payments, supporting documentations and allocation tracking when costs are distributed among several funding sources.
5. The Financial Manager or designee will prepare and maintain on a current basis a Grant/Contract Summary form for each grant or contract awarded. This form shall include the name, address, contact person, and phone number for the funding organization; the time period applicable to expenditures; all significant covenants (such as bonding or liability insurance requirements) and restrictions on expenditures; all require financial and program report and due dates; and the chart of accounts line item number for the revenue deposited.
6. Financial Manager will prepare and review all reports to funding sources. All Invoices/Vouchers submitted are verified and approved by the Executive Director or designee.
7. Executive Director will insure that all financial reports are submitted on a timely basis.

BUDGETS

1. The budgetary process shall comply with the organization's funding partners and in accordance with applicable state and federal laws.
2. The budgetary process shall comply with the guidelines and principles set forth by the Board of Directors.
3. Quarterly, and annually each program area shall identify and develop a plan for operation.
4. The annual plan must be approved by the Executive Director.
5. The Financial Manager and designee will prepare the annual budget and submit it to the Executive Director for review before it is submitted to the Board of Directors/Board of Trustees.
6. The annual budget must be prepared and submitted and approved by the Board of Directors at least thirty days prior to the beginning of the new fiscal year.
7. The Board of Directors/Board of Trustees will approve the budget and any proposed changes in the budget.
8. The Financial Manager or designee will maintain the approved budget and approved changes to the budget, and will ensure that the budget is properly reported in financial reports.

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

9. Differences in budget line items between the organization's operating budget and a funder's approved budgets will be approved by the Executive Director.
10. Any adjustments or changes in spending policies/budget plans which vary by more than 10% from the original approved budget must be initialed by the Executive Director and submitted for approval to the Board of Directors.
11. Any adjustments or changes to the budgets of the funders must be reviewed, submitted and approved based upon the funder's guidelines for budget revisions.

LOANS/INVESTMENTS/BANKING POLICIES

1. The Board of Directors/Board of Trustees must approve loans to Greater Southwest in advance.
2. The Executive Director and the Board of Directors/Board of Trustees will approve the placement of assets not needed for immediate operations assuring compliance with all contractual requirements and using the principles identified below:
 - Minimize Risk: the Executive Director will define a minimum risk strategy that will be reviewed annually to ensure appropriate discharge of responsibilities to donors, lenders, and contractual relationships.
 - Maximize Investment Returns: Within the parameters defined in "Minimum Risk", funds will be invested at the highest interest rate/return available at the time of the decision.
3. Greater Southwest will support local banks and institutions, if economically feasible: "local" is defined as having a physical presence within GSDC's service area.
4. GSDC will keep all funds available not already invested in a federally insured bank.
5. Each quarter the Executive Director or designee will review with the Board the projected cash needs of the organization and the assets available for investments.
6. Each quarter the Board will provide the Executive Director with guidance regarding investments and institutions.
7. The Executive Director or designee will contact local institutions as needed to determine the best rate of return for investments.
8. Each year, the Board of Directors will define a policy for minimizing risk and review it annually.

MINUTES

1. The Secretary of the Board of Directors/Board of Trustees or designee will prepare accurate minutes of all meetings of the Board of Directors/Board of Trustees and related committees.
2. The Executive Director or designee will note all items in the minutes relating to finance and take appropriate action.

AUDITS

GREATER SOUTHWEST DEVELOPMENT FINANCIAL POLICIES AND PROCEDURES

1. An independent audit should be performed by a Certified Public Account at the conclusion of each fiscal year.
2. The auditors should complete the audit within four months of the conclusion of the fiscal year.
3. The auditors should test accounting mechanisms in accordance with generally accepted auditing standards for not-for-profit organizations and as contractually required by funding sources.
4. The audit should conduct an A-133 audit, if GSDC expends over \$500,000 in federal funding.
5. A formal written report of the audit will be presented to GSDC's Board of Directors and if necessary each principal funding source.

Executive Director Signature

Board of Director Signatures

Greater Southwest Development Corporation

Profit & Loss

January 2011
Total YTD

Ordinary Income/Expense

Income

| | |
|--|---------------------|
| 43400 · Direct Public Support | |
| 43405 · Contributions - Other | 435.00 |
| 43410 · Foundation & Trust Grants | 275,395.08 |
| 43420 · Government Grants | 1,194,135.96 |
| 43430 · Donated Facilities | 25,000.00 |
| Total 43400 · Direct Public Support | 1,494,966.04 |

| | |
|----------------------------------|---------------------|
| 50200 · Property Management Fees | 335,254.05 |
| 50300 · Development Income | 82,772.03 |
| 53100 · Interest Income | 4,580.10 |
| 53300 · Rental Income | 20,097.25 |
| Total Income | 1,937,669.47 |

Expense

| | |
|---|-------------------|
| 70000 · Program Salaries | |
| 70100 · Program Consultant & Contractor | 2,436.32 |
| 70400 · Program Direct Costs | - |
| 70405 · Employee Benefit Admin Fees | 5,692.75 |
| 70400 · Program Direct Costs - Other | 144,733.99 |
| Total 70400 · Program Direct Costs | 150,426.74 |

| | |
|---------------------------------------|-------------------|
| 70700 · Internet | 10,515.46 |
| Total 70000 · Program Salaries | 163,378.52 |

71200 · Property Development expenses 82,670.30

| | |
|--|---------------------|
| 72000 · Salaries & Related Expenses | |
| 72100 · Salaries-Administrative | 205,116.04 |
| 72200 · Salaries-Program | 781,664.08 |
| 72300 · 401K Matching Fees | 14,832.02 |
| 72400 · Employee Benefits - Other | 119.86 |
| 72401 · Employee Benefits-Medical | 118,653.09 |
| 72402 · Employee Benefits-Vision | 1,990.89 |
| 72403 · Employee Benefits-Dental | 14,274.66 |
| 72404 · Employee Benefits-Life | 6,919.06 |
| 72500 · Payroll Taxes | 88,287.33 |
| 72600 · Employee Termination Costs | 35.00 |
| 72700 · Contributed Americorp Services | 39,624.00 |
| Total 72000 · Salaries & Related Expenses | 1,271,516.03 |

| | |
|--|-------------------|
| 75000 · Contract & Professional Service | |
| 75200 · Accounting Fees & Services | 65,277.03 |
| 75300 · Legal Fees | 8,305.93 |
| 75400 · IT Consulting & Support | 44,852.08 |
| 75500 · Cell Phone Expense | 5,756.34 |
| 75000 · Contract & Professional Service | 96,733.84 |
| Total 75000 · Contract & Professional Service | 220,925.22 |

| | |
|--|------------------|
| 81000 · Office Furniture-Not Capital | |
| 81050 · Auto Fuel & Repairs | 961.32 |
| 81100 · Office Supplies | 10,190.12 |
| 81300 · Telephone & Cable Service | 8,887.14 |
| 81400 · Postage & Mailing Service | 4,414.27 |
| 81700 · Printing & Copying | 26,242.18 |
| 81800 · Books,Subscriptions & Reference | 4,915.83 |
| 81900 · Non-Furniture Office Equipment | 6,057.63 |
| 81000 · Office Equip & Furn-not capital | 1,476.42 |
| Total 81000 · Office Equip & Furn-not capital | 63,144.91 |

| | |
|--|-----------|
| 82000 · Fac/Building Maint & Occupancy | |
| 82200 · Real Estate Taxes | 18,826.29 |

Greater Southwest Development Corporation

Profit & Loss

January 2011
Total YTD

| | |
|--|---------------------|
| 82300 · Utilities | 19,506.55 |
| 82600 · LEASED-Equipment, Serv & Maint | 11,451.48 |
| 82800 · Depreciation & Amortization | 74,143.00 |
| 82900 · Donated Facilities | 25,233.33 |
| 82000 · Fac/Building Maint & Occupancy - Other | 297,112.36 |
| Total 82000 · Fac/Building Maint & Occupancy | 446,273.01 |
| 83000 · Local Travel & Meals | |
| 83100 · Out Of Town Travel & Meals | 16,615.50 |
| 83200 · Conv, Train & Conference Fees | 20,982.59 |
| 83000 · Local Travel & Meals | 18,816.82 |
| Total 83000 · Local Travel & Meals | 56,414.91 |
| 85000 · Build Maint Ser&Sup-B Gutierrez | |
| 85050 · Bank & Trust Fees | 194.03 |
| 85100 · Interest Expense | 103.02 |
| 85200 · Insurance - Non-Employee | - |
| 85210 · Insurance - Liability | 5,555.29 |
| 85220 · Insurance - Director & Officers | 7,278.00 |
| 85230 · Insurance - Workers Comp | (3,284.56) |
| Total 85200 · Insurance - non-employee | 9,548.73 |
| 85400 · Staff Development | 595.00 |
| 85500 · Licenses & Fees | 620.93 |
| 85600 · Miscellaneous Expense | 72.67 |
| 85700 · Advertising Expenses | 240,637.24 |
| 85000 · Build Maint Ser&Sup-B Gutierrez - Other | 17,410.63 |
| Total 85000 · Build Maint Ser&Sup-B Gutierrez | 263,889.25 |
| 90000 · Cost Pools - To be Allocated | |
| 90001 · C/P Employee Benefit | 19,430.48 |
| 90003 · C/P Occupancy - Flex Spending | 1,268.45 |
| Total 90000 · Cost Pools - To be Allocated | 20,698.93 |
| 91000 · Clearing Account | |
| 91400 · Clearing Account - Property Man | (1,590.66) |
| Total 91000 · Clearing Account | (1,590.66) |
| Total Expense | 2,592,613.42 |
| Net Ordinary Income | (654,943.95) |
| Net Income | (654,943.95) |

COST ALLOCATION PLAN

For
Year: 2011

Agency: Greater Southwest Development Corporation

Prepared by: Lenora M Dailey

Date Prepared: May 19, 2010

| PERSONNEL | | | TOTAL ANNUAL STAFF COSTS | | | COST ALLOCATION | | | | | | | | | | | | | | | | | | | |
|--|-----------------------------------|---------------------|--------------------------|------------------|------------------|--|-----------------|---------------------|---|-----------------|---------------------|-----------------|-----------------|---------------------|--|------------|---------------------|------------|------------|---------------------|---------------------------|----------------|---------------------|------------------|------------------------------|
| | | | | | | SSA # 3 | | | DCD DELEGATE AGENCY CONTRACTS (insert contract name(s) below) | | | | | | ALL OTHER CITY CONTRACTS (insert contract name(s) below) | | | | | | ALL OTHER FUNDING SOURCES | | | TOTAL STAFF | % Total (cannot exceed 100%) |
| Staff Title | FT, PT, or Independent Contractor | Staff Name | Total Wages | Total Fringe | TOTAL STAFF | Local Industrial Retention Initiatives | | | Commercial Support Services | | | | | | | | | Wages | Fringe | Basis of Allocation | Wages | Fringe | Basis of Allocation | | |
| | | | | | | Wages | Fringe | Basis of Allocation | Wages | Fringe | Basis of Allocation | Wages | Fringe | Basis of Allocation | Wages | Fringe | Basis of Allocation | | | | | | | Wages | Fringe |
| Deputy Director of Commercial and Industrial | Full Time | Lenora Dailey | \$61,200 | \$19,160 | \$80,360 | \$9,180 | \$2,874 | 15% | \$36,720 | \$11,496 | 60% | \$15,300 | \$4,790 | 25% | | | | | | | | | \$80,360 | 75% | |
| Commercial Director | Full Time | Nikolaos Kollias | \$46,920 | \$12,636 | \$59,556 | \$35,190 | \$9,477 | 75% | | | | \$11,730 | \$3,159 | 25% | | | | | | | | | \$59,556 | 75% | |
| Business Resources Coordinator | Full Time | Christine James | \$42,000 | \$13,127 | \$55,127 | \$28,140 | \$8,795 | 67% | | | | \$0 | \$0 | 0% | | | | | \$13,860 | \$3,702 | 33% | | \$54,497 | 100% | |
| Finance Director | Full Time | Leticia Coronado | \$64,000 | \$15,181 | \$79,181 | \$6,400 | \$1,518 | 10% | \$3,200 | \$759 | 5% | \$12,800 | \$3,036 | 20% | | | | | | | | | \$27,713 | 15% | |
| Intern | Full Time | Danielle Dai | \$28,000 | \$10,215 | \$38,215 | \$5,600 | \$2,043 | 20% | \$16,800 | \$6,129 | 60% | \$5,600 | \$2,043 | 20% | | | | | | | | | \$38,215 | 80% | |
| Street Sweeper Supervisor | Full Time | Jose Naverrete | \$41,000 | \$8,153 | \$49,153 | \$41,000 | \$8,153 | 100% | | | | | | | | | | | | | | | \$49,153 | 100% | |
| Street Sweeper | Full Time | TBA | \$30,000 | \$7,064 | \$37,064 | \$30,000 | \$7,064 | 100% | | | | | | | | | | | | | | | \$37,064 | 100% | |
| Youth Coordinator I | Part Time | TBA | \$5,500 | \$600 | \$6,100 | \$5,500 | \$600 | 100% | | | | | | | | | | | | | | | \$6,100 | 100% | |
| Youth Coordinator II | Part Time | TBA | \$5,500 | \$600 | \$6,100 | \$5,500 | \$600 | 100% | | | | | | | | | | | | | | | \$6,100 | 100% | |
| Marketing Assistant | Full Time | Denise Fuentes | \$32,622 | \$19,159 | \$51,781 | \$19,573 | \$11,495 | 60% | | | | \$16,311 | \$10,829 | 40% | | | | | | | | | \$58,209 | 60% | |
| Administrative Assistant | Full Time | Elizabeth Salamanca | \$36,000 | \$19,873 | \$55,873 | \$1,800 | \$994 | 5% | | | | \$1,854 | \$994 | 5% | | | | | | | | | \$5,642 | 5% | |
| TOTAL STAFF | | | \$392,742 | \$125,768 | \$518,510 | \$187,883 | \$53,613 | \$241,496 | \$56,720 | \$18,384 | \$75,104 | \$63,595 | \$24,851 | \$88,446 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,860 | \$3,702 | \$17,562 | \$422,609 | |

COST ALLOCATION PLAN

For
Year: 2011

Agency: Greater Southwest Development Corporation

Prepared by: Lenora M Dailey

Date Prepared: May 19, 2010

| | | COST ALLOCATION | | | | | | | | | | | | Do Costs = Allocation? Yes or No | |
|--|--|-------------------------------|---------------------|--|---------------------|---|---------------------|--------------------------|---------------------|------------------|---------------------|---|---------------------|--|-------|
| | | DCD DELEGATE AGENCY CONTRACTS | | | | | | ALL OTHER CITY CONTRACTS | | | | | | | |
| NON-PERSONNEL (explain, if needed) | TOTAL ANNUAL NON-PERSONNEL COSTS | SSA # 3 | Basis of Allocation | Local Industrial Retention Initiatives | Basis of Allocation | Commercial Support Services | Basis of Allocation | 0 | Basis of Allocation | 0 | Basis of Allocation | ALL OTHER FUNDING SOURCES | Basis of Allocation | | TOTAL |
| Audit | \$26,000 | \$5,460 | 21% | | | | | | | | | | | \$5,460 | |
| Office Rent | \$60,000 | \$24,000 | 40% | | | | | | | | | | | \$24,000 | |
| Office Supplies | \$41,000 | \$14,350 | 35% | | | | | | | | | | | \$14,350 | |
| Office Utilities/Phone Service | \$45,500 | \$8,190 | 18% | | | | | | | | | | | \$8,190 | |
| Meeting Expenses | \$43,000 | \$19,780 | 46% | | | | | | | | | | | \$19,780 | |
| Postage | \$6,800 | \$2,720 | 40% | | | | | | | | | | | \$2,720 | |
| Office Printing/Copier/Color Copies/Newsletters | \$46,250 | \$23,125 | 50% | | | | | | | | | | | \$23,125 | |
| Dues and Subscriptions | \$7,000 | \$280 | 4% | | | | | | | | | | | \$280 | |
| Travel, Training, Miscellaneous, P.R., Seminars, Legal and Consulting | \$72,000 | \$14,400 | 20% | | | | | | | | | | | \$14,400 | |
| Other: Office Cleaning, Waste Mgmt, Exterminator, Alarm Fees, IT Solutions, T1 Lines | \$90,000 | \$18,000 | 20% | | | | | | | | | | | \$18,000 | |
| TOTAL ADMIN | \$437,550 | \$130,305 | | \$0 | | \$0 | | \$0 | | \$0 | | \$0 | | \$130,305 | |
| OVERALL TOTALS | STAFF + NON-PERSONNEL \$956,060 | SSA # 3 \$371,801 | | Local Industrial Retention Initiatives \$75,104 | | Commercial Support Services \$88,446 | | 0 \$0 | | 0 \$0 | | ALL OTHER FUNDING SOURCES \$17,562 | | GRAND TOTAL \$552,914 | |

COST ALLOCATION PLAN For
Year: 2011 Agency: Greater Southwest Development Corporation

Prepared by: Lenora M Dailey Date Prepared: May 19, 2010

The attached Cost Allocation Plan was approved by the Board of Directors on:

DATE Board President Signature

Printed Name

The attached Cost Allocation Plan was approved by the SSA # 3 Commission on:

DATE SSA # 3 Chair Signature

Printed Name

**GREATER SOUTHWEST
DEVELOPMENT
CORPORATION – SPECIAL
SERVICE AREA #3**

**Financial Statements and
Auditor's Report**

December 31, 2010

**MANNING SILVERMAN & COMPANY
CERTIFIED PUBLIC ACCOUNTANTS
(847) 459-8850**

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
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DECEMBER 31, 2010**

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*Certified Public Accountants
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Business Advisors*

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*175 Olde Half Day Road, Suite 290
Lincolnshire, IL 60069*

phone 847-459-8850 fax 847-537-8954

INDEPENDENT AUDITOR'S REPORT

To the Commissioners
Greater Southwest Development Corporation – Special Service Area #3
Chicago, Illinois

We have audited the accompanying statement of assets, liabilities and net assets of Greater Southwest Development Corporation - Special Service Area #3 as of December 31, 2010 and the related statements of revenues and expenses and change in net assets and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

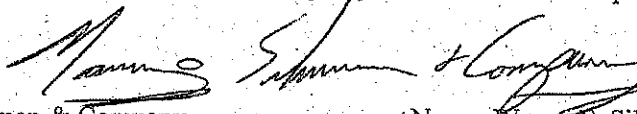
The above-noted financial statements are intended to present only the operations of Special Service Area #3 in the manner and according to the accounting requirements outlined by the City of Chicago, as described in Note 2 to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities and net assets of Greater Southwest Development Corporation - Special Service Area #3 as of December 31, 2010 and the revenues, expenses and changes in its net assets and cash flows for the year then ended in conformity with accounting requirements outlined by the City of Chicago, as described in Note 2 to the financial statements.

The accompanying Schedule of Expenses – Budget to Actual is presented for purposes of additional analysis, as required by the City of Chicago. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

"Thank you for the opportunity to serve you and for your referrals!"

This report is intended solely for the information and use of the board of directors and management of Greater Southwest Development Corporation, the Commissioners of Special Service Area #3 and the Planning and Development Departments of the City of Chicago and is not intended to be and should not be used by anyone other than these specified parties.



Manning Silverman & Company
Certified Public Accountants
April 21, 2011

Name: Wayne E. Silverman
IL Lic. No/Expiration 065-015371 09/30/12
Signature: Wayne E. Silverman

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
STATEMENT OF ASSETS, LIABILITIES AND NET ASSETS
DECEMBER 31, 2010**

ASSETS

| | |
|---------------------------|--------------------------|
| Cash and Cash Equivalents | \$ 454,625 |
| Accounts Receivable | <u>212,016</u> |
| Total Assets | <u><u>\$ 666,641</u></u> |

LIABILITIES AND NET ASSETS

| | |
|----------------------------------|--------------------------|
| Accounts Payable | \$ 7,745 |
| Unrestricted Net Assets | <u>658,896</u> |
| Total Liabilities and Net Assets | <u><u>\$ 666,641</u></u> |

See Independent Auditor's Report.
The accompanying notes are an integral part of these financial statements.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
STATEMENT OF REVENUES AND EXPENSES AND CHANGE IN NET ASSETS
YEAR ENDED DECEMBER 31, 2010**

| | <u>Budget</u> | <u>Actual</u> |
|---|--------------------|-------------------|
| Revenues | | |
| Tax Collections from the City of Chicago | \$ 1,416,156 | \$ 1,345,688 |
| Interest Earned | - | 2,791 |
| Total Revenues | <u>1,416,156</u> | <u>1,348,479</u> |
| Expenses (Schedules Attached) | | |
| Advertising and Promotion | 272,029 | 232,953 |
| Public Way Maintenance | 316,286 | 211,784 |
| Public Way Aesthetics | 285,092 | 184,491 |
| Tenant Retention/Attraction | 36,110 | 5,660 |
| Facade Improvements | 61,554 | 17,698 |
| Safety Programs | 33,528 | 17,298 |
| District Planning | 95,835 | 27,597 |
| Other Technical Assistance | 95,000 | 134,040 |
| Administration | 128,722 | 96,878 |
| Loss Collection | 150,000 | - |
| Total Expenses | <u>1,474,156</u> | <u>928,399</u> |
| Excess of Revenues over Expenses (Expenses over Revenues) and Change in Net Assets | <u>\$ (58,000)</u> | 420,080 |
| Net Assets, Beginning of Year | | <u>238,816</u> |
| Net Assets, End of Year | | <u>\$ 658,896</u> |

See Independent Auditor's Report.
The accompanying notes are an integral part of these financial statements.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2010**

| | |
|--|-------------------|
| Cash Flows from Operating Activities: | |
| Increase in Net Assets | \$ 420,080 |
| Increase in Accounts Payable | 7,745 |
| (Increase) in Accounts Receivable | <u>(212,016)</u> |
| Net Cash Provided by Operating Activities | <u>215,809</u> |
| Cash Flows from Investing Activities | |
| Disposition of Fixed Assets | <u>32,502</u> |
| Net Cash Provided by Investing Activities | <u>32,502</u> |
| Cash and Cash Equivalents, Beginning of Year | <u>206,314</u> |
| Cash and Cash Equivalents, End of Year | <u>\$ 454,625</u> |

See Independent Auditor's Report.

The accompanying notes are an integral part of these financial statements.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

Note 1 – Organization and Nature of Operations

Greater Southwest Development Corporation (“GSDC”) is the catalyst for creating and maintaining a vital greater Southwest Chicago community by empowering, building and sustaining development to raise the quality of life for its neighborhood residents, businesses and industries.

Special Service Area #3 (SSA) was established by the City of Chicago and is administered by GSDC. It represents a specified geographic area within the City of Chicago from which a portion of the property tax collections are allocated thereto. During 2010 the geographic area was expanded by an amended city ordinance to cover the defined territory in whole or in part encompassed by the following: on West 63rd Street from South Bell Avenue to South Cicero Avenue; on South Kedzie Avenue from West 62nd Street to West 64th Street; on South Pulaski Road from West 56th Place to West 71st Street; on South Western Avenue from West 61st Street to West 64th Street; and on the east side of South Cicero Avenue from the alley north of West 63rd Street to West 71st Street.

Note 2 – Summary of Significant Accounting Policies

Basis of Presentation

The SSA uses the accrual method of accounting and its financial statements reflect only assets, liabilities, revenues and expenses specifically allocated to the activities of SSA. No other assets, liabilities, revenues or expenses of GSDC are reported herein.

Presentation of these financial statements is governed by the requirements of the City of Chicago, whereby actual and budgeted expenses are reported in conformity with the classification criteria developed by it. Assets that would be reported, under United States Generally Accepted Accounting Principles (GAAP), in the financial statements as capital assets or prepaid expenses and then depreciated or amortized, are charged directly to their respective allocated budget accounts. Accordingly, these financial statements are not in conformity with GAAP.

Further, all assets of the SSA, whether reflected in the financial statements or not, are owned by the City of Chicago on behalf of the property owners within the specified geographic area outlined above and may be claimed and/or withdrawn from use by the city at its discretion.

Cash and Cash Equivalents

All certificates of deposit purchased with a maturity of three to twelve months are considered to be cash equivalents and are recorded at cost. These investments should be reflected at their market values, along with any unrealized gains or losses. However, the effect of using the cost method of valuation is not materially different from the results that would have been obtained under the market valuation method.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
NOTES TO FINANCIAL STATEMENTS (Continued)
DECEMBER 31, 2010**

Income Taxes

GSDC is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code, and it is not considered to be a private foundation. Tax positions reported or expected to be reported in tax returns are required to be recognized or derecognized in the financial statements based on a "more likely than not" threshold. Management does not believe these financial statements include any uncertain tax positions.

Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Note 3 – Concentrations of Revenues

All revenues (except interest on short-term investments) are received from the City of Chicago and are to be used for rehabilitating, advertising, promoting and maintaining the defined area. The allocated tax collections during 2010 were \$1,345,688, of which \$212,016 was in transit from the city at December 31, 2010. Future operations could be affected by changes in the economic or other conditions in that geographical area and/or by changes in the availability of city funding.

Note 4 – Litigation, Risks and Contingencies

In the normal course of business, GSDC including SSA may be named as a defendant in various legal actions; currently a former employee has made certain allegations against GSDC. After consultation with legal counsel, GSDC intends to defend its position and is of the opinion that the ultimate resolution of this matter will not have a material adverse effect on the financial statements of SSA or GSDC. Accordingly no liability has been recorded in connection with this matter.

SSA maintains its cash in bank deposit accounts that, at times, may exceed federally insured limits. SSA has not experienced any losses in such accounts and management believes it is not exposed to any significant credit risk related thereto.

Note 5 – Administrative Services

Certain expenses incurred by the SSA are paid to GSDC as reimbursement of overhead. The total of such expenses for 2010 was \$126,591.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
NOTES TO FINANCIAL STATEMENTS (Continued)
DECEMBER 31, 2010**

Note 6 – Contingency

Early in 2011, new management of GSDC discovered, as the result of bookkeeping errors in years prior to 2010, misclassifications of certain cash accounts reflecting potential excess reimbursements of overhead expenses incurred by GSDC totaling approximately \$143,000; this amount may properly belong to SSA#3. Because of the contingent nature of this asset and the possibility that any additional errors found could result in the amount that may be due from GSDC being significantly less than \$143,000, this amount is not reflected in the financial statements for 2010.

SUPPLEMENTAL INFORMATION

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
SCHEDULE OF EXPENSES – BUDGET TO ACTUAL
YEAR ENDED DECEMBER 31, 2010**

| | <u>Budget</u> | <u>Actual</u> |
|--|----------------|----------------|
| Advertising and Promotions | | |
| 1.01 Display Ads | \$ 30,000 | \$ 29,662 |
| 1.02 Promotions | 48,000 | 44,543 |
| 1.03 Print Materials | 35,000 | 32,775 |
| 1.04 Public/Media Relations Services | - | 690 |
| 1.05 Special Events | 94,000 | 87,303 |
| 1.06 Website/Technology | 5,000 | 870 |
| 1.07 Direct Services | 45,029 | 37,110 |
| 1.08 Website Consultant | 15,000 | - |
| | <u>272,029</u> | <u>232,953</u> |
| Total Advertising and Promotions | | |
| Public Way Maintenance | | |
| 2.01 Equipment Purchase and Maintenance | 200,000 | 139,188 |
| 2.03 Graffiti Removal Program | 7,000 | - |
| 2.04 Liability/ Property Insurance | 8,000 | 4,917 |
| 2.05 Sidewalk Cleaning | - | 1,118 |
| 2.08 Wages/Fringe Benefits | 70,732 | 38,618 |
| 2.10 Supplies | 15,000 | 3,477 |
| 2.14 Service Provider Direct Service | 15,554 | 24,466 |
| | <u>316,286</u> | <u>211,784</u> |
| Total Public Way Maintenance | | |
| Public Way Aesthetics | | |
| 3.01 Banners/Install/Maintenance | 75,000 | 72,953 |
| 3.02 Holiday Decorations | 50,000 | 22,356 |
| 3.03 Landscaping | 76,203 | 57,042 |
| 3.05 Streetscape Elements | 20,000 | 16,224 |
| 3.07 Direct Services | 43,889 | 6,865 |
| 3.08 Other: Community Pride Campaign | 20,000 | 9,051 |
| | <u>285,092</u> | <u>184,491</u> |
| Total Public Way Aesthetics | | |
| Tenant Retention/Attraction | | |
| 4.01 Property Owner/Tenant Relations | - | - |
| 4.02 Pre-Development | 25,000 | - |
| 4.03 Site Marketing Materials | - | - |
| 4.04 Technical Assistance to Businesses | - | - |
| 4.06 Direct Services | 11,110 | 5,660 |
| 4.07 Other: Consult | - | - |
| | <u>36,110</u> | <u>5,660</u> |
| Total Tenant Retention/Attraction | | |

See Independent Auditor's Report.

The accompanying notes are an integral part of these financial statements.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
SCHEDULE OF EXPENSES - BUDGET TO ACTUAL (Continued)
YEAR ENDED DECEMBER 31, 2010**

| | <u>Budget</u> | <u>Actual</u> |
|---|---------------------|-------------------|
| Façade Improvements | | |
| 5.01 Façade Enhancement | 30,000 | 8,304 |
| 5.02 Awning Rebate Program | 26,000 | 3,720 |
| 5.04 Service Provider Direct Service | 5,554 | 5,674 |
| Total Façade Improvements | <u>61,554</u> | <u>17,698</u> |
| Safety Programs | | |
| 7.02 Security Rebate | 27,974 | 11,624 |
| 7.09 Service Provider | 5,554 | 5,674 |
| Total Safety Programs | <u>33,528</u> | <u>17,298</u> |
| District Planning | | |
| 8.04 District Master Plan, Corridor Plans, Streetscape Plans, etc. | 20,000 | - |
| 8.06 SSA Start-Up or Reconstitution Costs | 40,000 | 20,843 |
| 8.07 Service Provider Direct Service | 35,835 | 6,754 |
| Total District Planning | <u>95,835</u> | <u>27,597</u> |
| Other Technical Assistance | | |
| 9.01 Service Providers Direct Service | 5,000 | - |
| 9.02 Other: WiFi Infrastructure | 90,000 | 134,040 |
| Total Other Technical Assistance | <u>95,000</u> | <u>134,040</u> |
| Administration | | |
| 10.01 Audit/Bookkeeping | 4,600 | 10,213 |
| 10.03 Meeting Expense | 20,000 | 1,098 |
| 10.04 Office Equipment Lease/Maintenance | - | 1,072 |
| 10.05 Office Rent | 30,855 | 8,956 |
| 10.06 Office Supplies | 3,500 | 10,458 |
| 10.07 Office Utilities/Telephone | 8,378 | 9,434 |
| 10.08 Postage | 1,100 | 1,100 |
| 10.09 Office Printing | 2,000 | 7,036 |
| 10.10 Service Provider Administrative Support | 43,189 | 22,119 |
| 10.11 Subscriptions | 500 | 315 |
| 10.12 Other: Legal, Consultant, Travel, Staff Training, IT Solutior | 11,000 | 19,885 |
| 10.12 Other: Office Cleaning, Waste Management, Exterminator | 3,600 | 5,192 |
| Total Administration | <u>128,722</u> | <u>96,878</u> |
| Loss Collection | | |
| 11.00 Loss Collection | 150,000 | - |
| Total | <u>\$ 1,474,156</u> | <u>\$ 928,399</u> |

See Independent Auditor's Report.
The accompanying notes are an integral part of these financial statements.

**GREATER SOUTHWEST DEVELOPMENT CORPORATION -
SPECIAL SERVICE AREA #3
SUMMARY SCHEDULE OF FINDINGS
YEAR ENDED DECEMBER 31, 2010**

We have read the agreement between the City of Chicago and Greater Southwest Development Corporation and, after conducting the audit, report the following finding.

Finding 2010-1

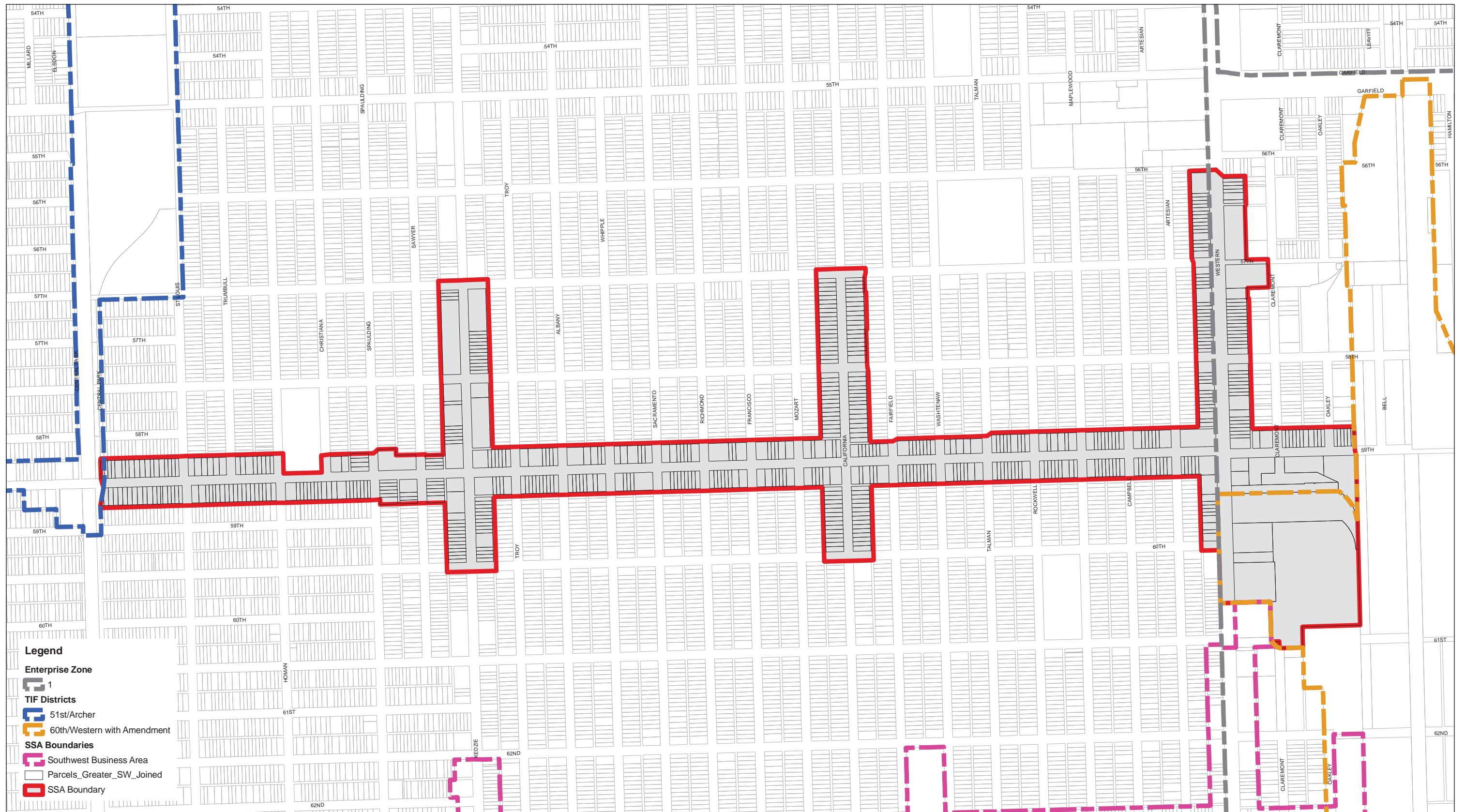
During the year, and as a consequence of frequent employee turnover in the accounting department, a number of checks were printed by the accounting software that did not follow the numbering sequence pre-printed on them. Accordingly the check numbers reported on the bank statements as the checks cleared were not the same as the check numbers reported in the books of original entry.

When this was discovered by the current controller, new controls over check printing were installed and the anomaly disappeared.

Finding 2010-2

Misclassifications of certain cash accounts in the name of GSDC and amounting to \$143,000 may properly belong to SSA #3. These misclassifications, which occurred in years prior to 2010, may have arisen from incorrect allocations for reimbursement of overhead costs incurred by GSDC on behalf of SSA #3. They were discovered by new management as part of its analysis of SSA #3 operations and bank balances.

Management is continuing its investigation into this matter and expects to resolve it during 2011, with repayment by GSDC to SSA #3 of any amount ultimately determined to be owed.



- Legend**
- Enterprise Zone**
 - TIF Districts**
 - 51st/Archer
 - 60th/Western with Amendment
 - SSA Boundaries**
 - Southwest Business Area
 - Parcels_Greater_SW_Joined
 - SSA Boundary

Draft

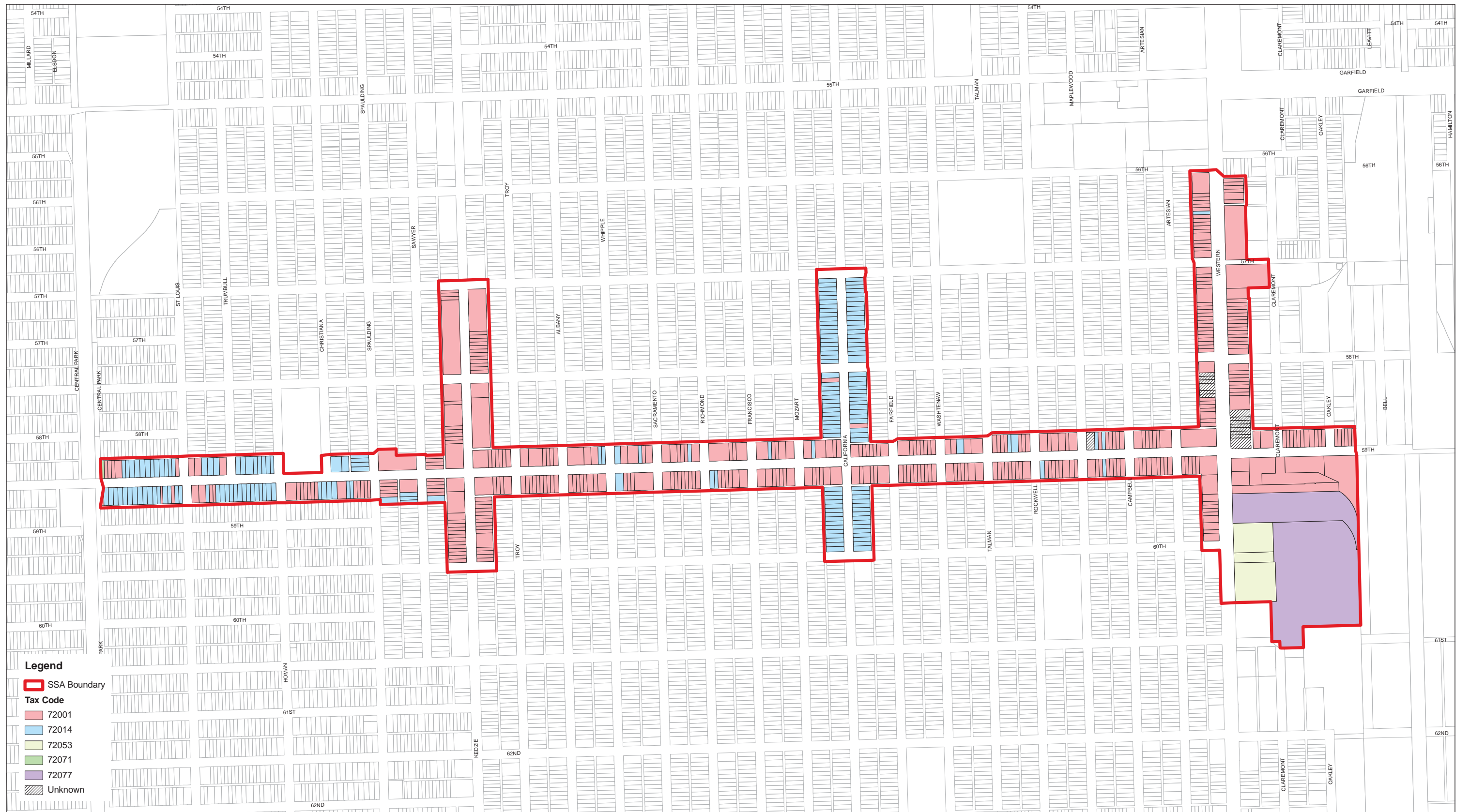
*Data Provided by the City of Chicago

Overlapping Districts

59th St. SSA Maps
Chicago, Illinois

November 2011





Draft

*Data Provided by the City of Chicago

Tax Code Map

59th St. SSA Maps
Chicago, Illinois

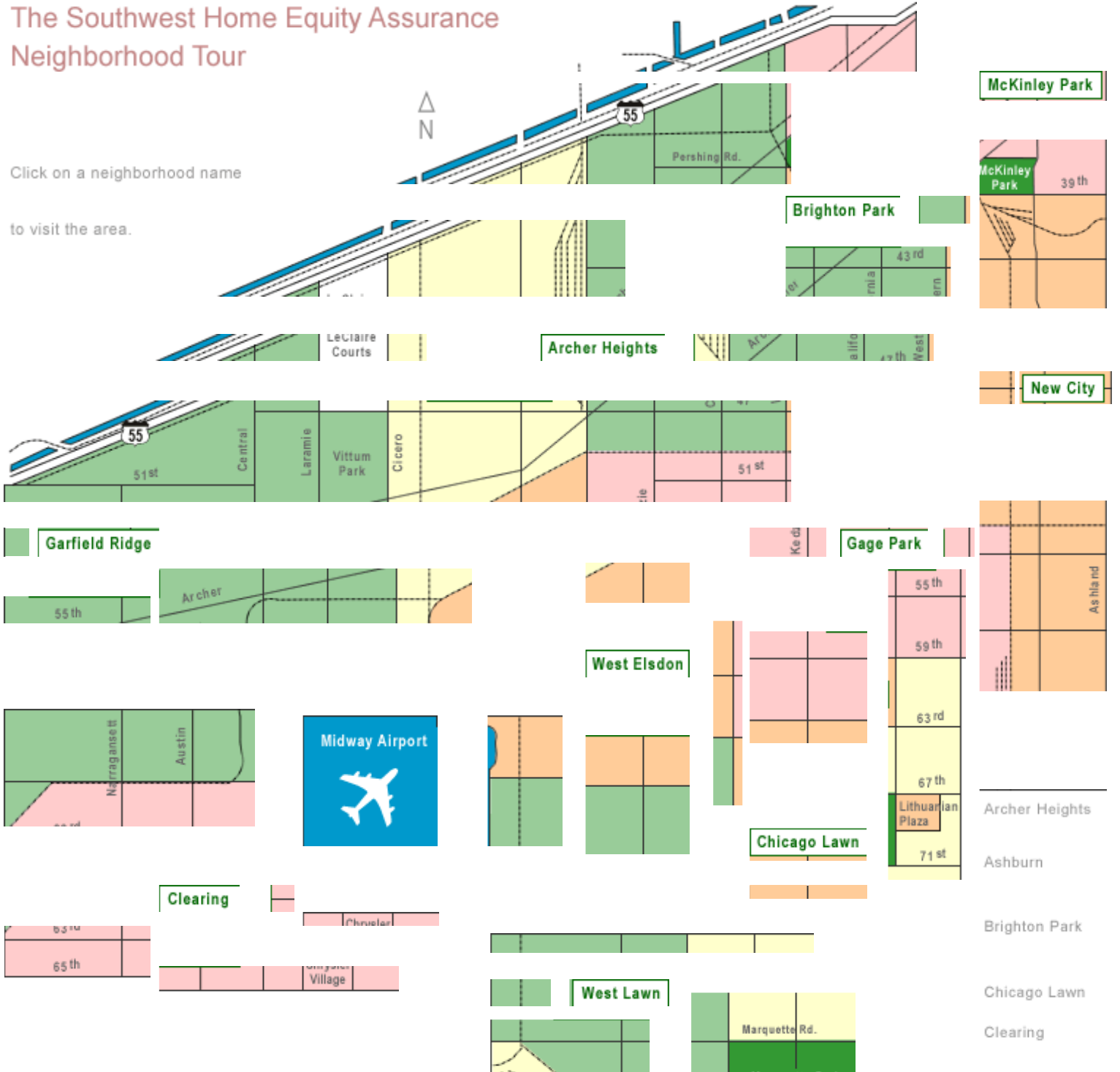
November 2011



The Southwest Home Equity Assurance Neighborhood Tour

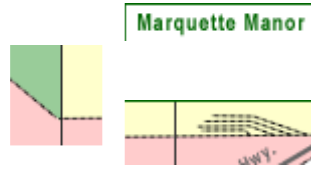
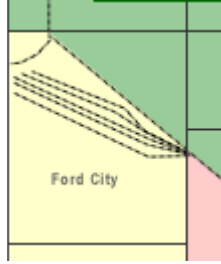
Click on a neighborhood name

to visit the area.





◀ Click to enlarge the city map



- Gage Park
- Garfield Ridge
- Marquette Manor
- McKinley Park
- New City
- Scottsdale
- West Elsdon
- West Lawn

The Southwest Home Equity Assurance Program is extremely proud of its Home Improvement Loan Program - an innovative program benefit exclusively for members only. Members are eligible to apply for special no-to low-interest loans to repair or remodel their homes.

59th Street Advisory Committee

Kyu Choi
Business Owner
Blink Mobile
5901 South Kedzie Ave

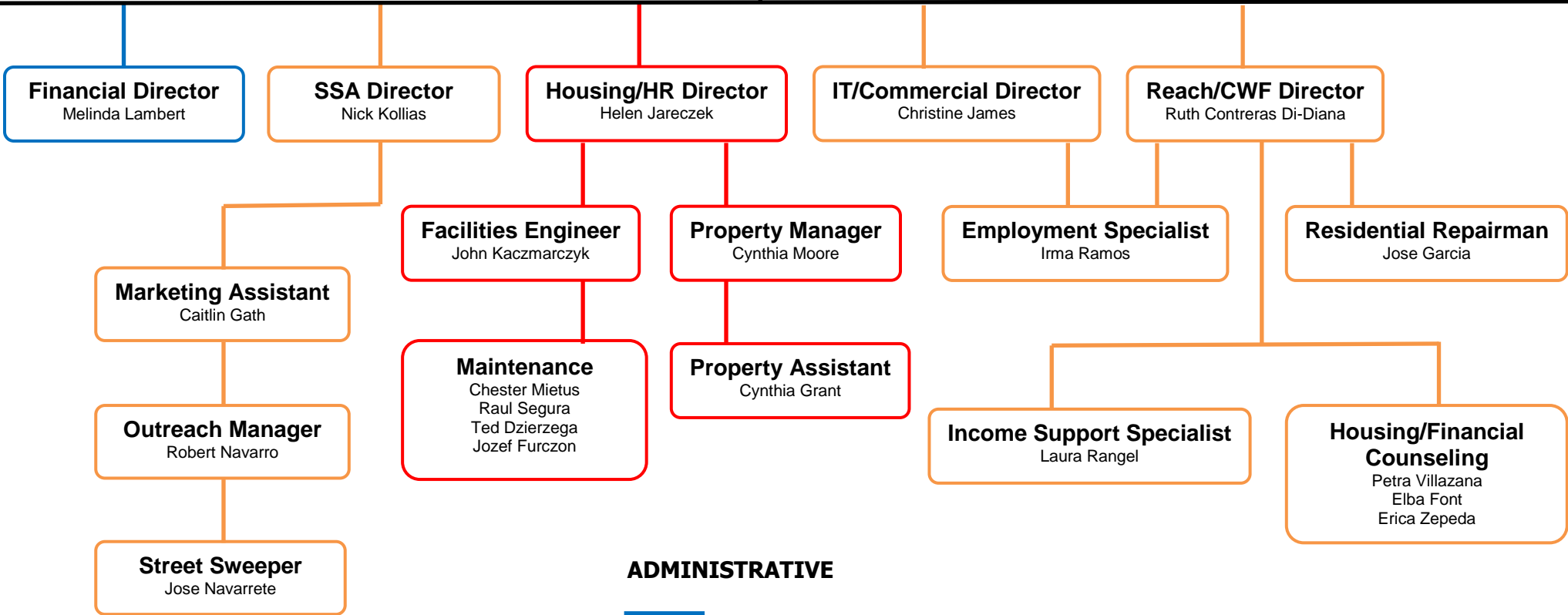
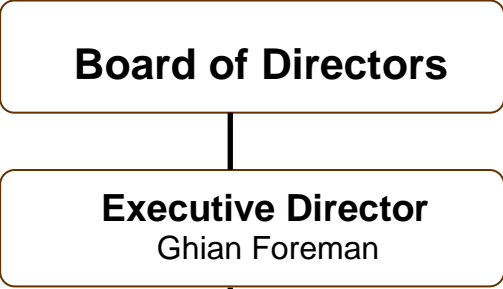
Sergio Leon
Property Owner
2940 West 59th Street

Nancy Hernandez
Business Owner
La Leyenda Le Mexico
3211 West 59th Street

Arvind Aggarwal
Business Owner
Papa John's Pizza
5915 South Kedzie Ave

Cristobal Azoilcueta
Business Owner
Yoshitaka Karate
3039 West 59th Street

Greater Southwest Development Corporation Organizational Chart 2012



ADMINISTRATIVE

PROPERTIES

SERVICES

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|--------------------------------|---------------------------|----------------|----------------|-------------------|----------------|
| 19131160130000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160140000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160150000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160160000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160170000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160180000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160190000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160200000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160210000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160220000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160230000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160240000 | McDONALD CO 120052 | P.O. BOX 66351 | CHICAGO | IL | 60666-0351 | |
| 19131160450000 | ALEX MANJARREZ | 5628 S. KOSTNER AVE | CHICAGO | IL | 60629-4841 | |
| 19131240360000 | FRANCISCO ESTRADA | 8500 W 87TH PL | HICKORY HILLS | IL | 60457-1333 | |
| 19131240370000 | FRANCISCO ESTRADA | 8500 W 87TH PL | HICKORY HILLS | IL | 60457-1333 | |
| 19131240380000 | AHMAD ALKHATIB | P.O. BOX 8019 | CHICAGO | IL | 60680-8019 | |
| 19131240390000 | AHMAD ALKHATIB | P.O. BOX 8019 | CHICAGO | IL | 60680-8019 | |
| 19131240400000 | JOE CASTILLO | 3958 W 55TH ST | CHICAGO | IL | 60632-3745 | Y |
| 19131240410000 | JOE CASTILLO | 3958 W 55TH ST | CHICAGO | IL | 60632-3745 | Y |
| 19131240420000 | DEMETRIOUS MARNERIS | 12741 E TANGLEWOOD CIRCLE | PALOS PARK | IL | 60464-1684 | |
| 19131240430000 | WACHOVIA 1873 | P.O. BOX 560826 | DALLAS | TX | 75356-0826 | |
| 19131250300000 | LOUIS A CANO | P.O. BOX 29673 | CHICAGO | IL | 60629-0673 | |
| 19131250350000 | SERGIO LECHUGA | 3108 W 59TH ST | CHICAGO | IL | 60629-2504 | |
| 19131250360000 | LINDA K KOSARY | 9837 S KEDZIE AVE | EVERGREEN PARK | IL | 60805-3139 | |
| 19131250370000 | LINDA K KOSARY | 9837 S KEDZIE AVE | EVERGREEN PARK | IL | 60805-3139 | |
| 19131250380000 | LINDA K KOSARY | 9837 S KEDZIE AVE | EVERGREEN PARK | IL | 60805-3139 | |
| 19131250390000 | RUNGSARN IMSORN | 18944 CARSON DRIVE | HOMEWOOD | IL | 60430-4063 | |
| 19131260360000 | ELI CAMPBELL | 9758 S BEVERLY BLVD | CHICAGO | IL | 60643-1376 | |
| 19131260390000 | FRANK RUIBYS | 5854 S WHIPPLE ST | CHICAGO | IL | 60629-2525 | |
| 19131260400000 | FRANK RUIBYS | 5854 S WHIPPLE ST | CHICAGO | IL | 60629-2525 | |
| 19131260420000 | GEOGE STERGIADIS | 331 S PEORIA #507 | CHICAGO | IL | 60607-3541 | |
| 19131260430000 | ELIZABETH CAMPBELL | 9758 S BEVERLY BLVD | CHICAGO | IL | 60643-1376 | |
| 19131270300000 | MARIA LOPEZ | 5859 S WHIPPLE ST | CHICAGO | IL | 60629-2539 | |
| 19131270310000 | GOLDEN AZTLAN INC | 3018 W 59TH ST | CHICAGO | IL | 60629-2502 | |
| 19131270350000 | HERMILO LOPEZ | 3008 W 59TH ST | CHICAGO | IL | 60629-2502 | |
| 19131270360000 | HERMILO LOPEZ | 3008 W 59TH ST | CHICAGO | IL | 60629-2502 | |
| 19131270370000 | JESUS GOMEZ | 5958 S KOMENSKY | CHICAGO | IL | 60629-4518 | |
| 19131270400000 | P GOFFINET MARTINEZ | 2223 S BELL #2 | CHICAGO | IL | 60608-3958 | |
| 19131280320000 | JORGE GUERRERO | 3144 W 145TH | POSEN | IL | 60469-1441 | |
| 19131280330000 | P MIRANDA & C RAMIREZ | 3205 W 54TH AVE | CICERO | IL | 60804-3928 | |
| 19131280340000 | PASCUAL MIRANDA | 3205 W 54TH AVE | CICERO | IL | 60804-3928 | |
| 19131280350000 | PASCUAL MIRANDA | 3205 W 54TH AVE | CICERO | IL | 60804-3928 | |
| 19131280360000 | SERGIO LEON | 2940 W 59TH ST | CHICAGO | IL | 60629-2244 | |
| 19131280390000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19131280400000 | DANIEL GARCIA | 5604 S CALIFORNIA AVE | CHICAGO | IL | 60629-2107 | |
| 19131290370000 | MARIA E AVILA | 5628 S KOSTNER AVE | CHICAGO | IL | 60629-4841 | |
| 19131290380000 | MARIA E AVILA | 5628 S KOSTNER AVE | CHICAGO | IL | 60629-4841 | |
| 19131290420000 | MARIA E AVILA | 5628 S KOSTNER AVE | CHICAGO | IL | 60629-4841 | |
| 19131290430000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19131300320000 | TAXPAYER OF | 2848 W 59TH ST | CHICAGO | IL | 60629-2246 | |
| 19131300330000 | HASMUKH THAKKAR | 7943 S KOLMAR | CHICAGO | IL | 60652-2031 | |
| 19131300340000 | HASMUKH THAKKAR | 7943 S KOLMAR | CHICAGO | IL | 60652-2031 | |
| 19131300370000 | M CORDONA | 3915 N FRANCISCO | CHICAGO | IL | 60618-3505 | |
| 19131300380000 | EDWARD W LAKICUAS | P.O. BOX 628 | PALOS HEIGHTS | IL | 60463-0628 | |
| 19131300390000 | MASOCORRO ESCARENODIAZ | 1904 W ERIE ST | CHICAGO | IL | 60622-5521 | |
| 19131310330000 | GERARDO CONTREAS | 3125 S AVERS | CHICAGO | IL | 60623-4938 | |
| 19131310340000 | MARIA RANGEL | 2812 W 59TH ST | CHICAGO | IL | 60629-2201 | |
| 19131310350000 | TAXPAYER OF | 2806 W 59TH ST | CHICAGO | IL | 60629-2201 | |
| 19131310360000 | WILLIAM KRASS | 2816 W 59TH ST | CHICAGO | IL | 60629-2201 | |
| 19131310370000 | JAVIER MAYORGA | 2800 W 59TH ST | CHICAGO | IL | 60629-2201 | |
| 19131310380000 | MARIA D SANCHEZ | 2824 W 59TH ST | CHICAGO | IL | 60629-2201 | |
| 19132110260000 | GLOBAL MOTORS INC | 5628 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110270000 | GLOBAL MOTORS INC | 5628 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110280000 | GLOBAL MOTORS INC | 5628 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110290000 | GLOBAL MOTORS INC | 5628 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110300000 | GLOBAL MOTORS INC | 5628 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110310000 | ODA ISA | 5644 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110320000 | ODA ISA | 5644 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110330000 | ODA ISA | 5644 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|--------------------------------|--------------------------|-----------------|----------------|-------------------|----------------|
| 19132110340000 | ODA ISA | 5644 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110350000 | ODA ISA | 5644 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110360000 | MICHAEL KOZEL | 5654 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110370000 | AIVARO RODRIGUEZ | 5658 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110380000 | ATEF SHAMALIH | 5670 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110390000 | ATEF SHAMALIH | 5670 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110400000 | ATEF SHAMALIH | 5670 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110410000 | ATEF SHAMALIH | 5670 S WESTERN AVE | CHICAGO | IL | 60636-1027 | |
| 19132110450000 | TAISIR REALTY LLC | 5616 S WESTERN AVE | CHICAGO | IL | 60629-1027 | |
| 19132190200000 | MARTIN MORGANSKI | 26016 COUNTY ROAD H | SPOONER | WI | 54801-8918 | |
| 19132190210000 | PABLO MORALES | 5704 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190220000 | ROGACIANO MORALES | 5708 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190230000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190240000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190250000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190260000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190270000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190280000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190290000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190300000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190310000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190320000 | CDE BODY SHOP INC | 5710 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190330000 | VILENTE GUTIERREZ | 5742 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190340000 | UNITED STEEL WORKERS | 5744 S WESTERN AVE | CHICAGO | IL | 60636-1029 | |
| 19132190350000 | MARWAN AHRAM | 1090 GANNON COURT | HOFFMAN ESTATES | IL | 60169-2314 | |
| 19132190360000 | MARWAN AHRAM | 1090 GANNON COURT | HOFFMAN ESTATES | IL | 60169-2314 | |
| 19132190370000 | MARWAN AHRAM | 1090 GANNON COURT | HOFFMAN ESTATES | IL | 60169-2314 | |
| 19132190380000 | MARWAN AHRAM | 1090 GANNON COURT | HOFFMAN ESTATES | IL | 60169-2314 | |
| 19132190390000 | MARWAN AHRAM | 1090 GANNON COURT | HOFFMAN ESTATES | IL | 60169-2314 | |
| 19132200330000 | KAMAL KHATEEB | 2758 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19132200340000 | JOSE VELAZQUEZ | 2752 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19132200350000 | ALEX A OTERO | 2750 W 59TH ST | CHICAGO | IL | 60629-1565 | |
| 19132200360000 | IGNATIUS IDROVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19132200370000 | IGNATIUS IDROVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19132200380000 | IGNATIUS IDROVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19132200390000 | MICHAEL SCHNELL | 14868 MORRINGS LANE | OAK FOREST | IL | 60452-6019 | |
| 19132200400000 | DUENAS REAL ESTATE | 12714 S WINCHESTER | BLUE ISLAND | IL | 60406-3471 | |
| 19132210340000 | IDF COMPANY | 414 PLAZA DRIVE #304 | WESTMONT | IL | 60559-5600 | |
| 19132210350000 | DELFINO L CERVANTEZ | 2712 W 59TH ST | CHICAGO | IL | 60629-1508 | |
| 19132210360000 | EUSTORGIO GOMEZ | 2710 W 59TH ST | CHICAGO | IL | 60629-1508 | |
| 19132210370000 | EUSTORGIO GOMEZ | 2710 W 59TH ST | CHICAGO | IL | 60629-1508 | |
| 19132210380000 | CATHOLIC BISHOP CHICAGO | 155 E SUPERIOR | CHICAGO | IL | 60601 | |
| 19132210390000 | CATHOLIC BISHOP CHICAGO | 155 E SUPERIOR | CHICAGO | IL | 60601 | |
| 19132210400000 | CATHOLIC BISHOP CHICAGO | 155 E SUPERIOR | CHICAGO | IL | 60601 | |
| 19132210450000 | IDF COMPANY | 414 PLAZA DRIVE #304 | WESTMONT | IL | 60559-5600 | |
| 19132220310000 | D MALEC | 14 S LEVITT 4E | CHICAGO | IL | 60612-3186 | |
| 19132220320000 | D MALEC | 14 S LEVITT 4E | CHICAGO | IL | 60612-3186 | |
| 19132220380000 | ARMANDO COSTANEDA | 2704 N KILDARE | CHICAGO | IL | 60639-2015 | |
| 19132220390000 | MEADORS | 2652 W 59TH ST | CHICAGO | IL | 60629-1542 | |
| 19132220400000 | MELCHOR LARA | 2644 W 59TH ST | CHICAGO | IL | 60629-1542 | |
| 19132230270000 | ALFREDO MENA | 2624 W 59TH ST | CHICAGO | IL | 60629-1506 | |
| 19132230280000 | VICTOR B REYES | 6630 S KENNETH ST | CHICAGO | IL | 60629-5616 | |
| 19132230290000 | VICTOR B REYES | 6630 S KENNETH ST | CHICAGO | IL | 60629-5616 | |
| 19132230300000 | AL & TESSIE ANTONUCCI | 4504 S TRUMBULL | CHICAGO | IL | 60632-2943 | |
| 19132230310000 | JOSE ALEJANDRO GARCIA | 2614 W 59TH ST | CHICAGO | IL | 60629-1506 | |
| 19132230320000 | JESUS R SANCHEZ | 2610 W 59TH ST | CHICAGO | IL | 60629-1506 | |
| 19132230330000 | ALMENDRA VELAZQUEZ | 6414 W 28TH PL | BERWYN | IL | 60402-2766 | |
| 19132230340000 | JAVIER DIAZ | 5817 S ROCKWELL | CHICAGO | IL | 60629-1127 | |
| 19132230350000 | JAVIER DIAZ | 2600 W 59TH ST | CHICAGO | IL | 60629-1506 | |
| 19132240300000 | SABAS SALGADO | 2554 W 59TH ST | CHICAGO | IL | 60629-1138 | |
| 19132240310000 | JOHN VELA | 2552 W 59TH ST | CHICAGO | IL | 60629-1138 | |
| 19132240320000 | SCOUT SOUTHTOWN | P.O. BOX 283 | LYONS | IL | 60534-0283 | |
| 19132240330000 | RAYNA JOSEPH | 9610 REDING CIRCLE | DES PLAINES | IL | 60016-1551 | |
| 19132240340000 | RAUL ESPARZA | 2438 S 60TH COURT | CICERO | IL | 60804-2603 | |
| 19132240390000 | MAHER KASSEM | 7430 W 173RD PL | TINLEY PARK | IL | 60477-3204 | |
| 19132250320000 | JAMES KALAFUT | 2518 W 59TH ST | CHICAGO | IL | 60629-1104 | |
| 19132250330000 | JAMES KALAFUT | 2518 W 59TH ST | CHICAGO | IL | 60629-1104 | |
| 19132250340000 | EARL J VINCENT | 10216 S HOYNE AVE | CHICAGO | IL | 60643-2031 | |
| 19132250350000 | CHICAGO DEPARTMENT OF PLANNING | 121 N LA SALLE ROOM 1008 | CHICAGO | IL | 60602 | |

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|-------------------------|-----------------------|-----------------|----------------|-------------------|----------------|
| 19132250360000 | MARTIN ESCOTO | 5809 S CAMPBELL | CHICAGO | IL | 60629-1117 | |
| 19132250370000 | ASHTON HOLLINGSWORTH | 2506 W 59TH ST | CHICAGO | IL | 60629-1104 | |
| 19132250380000 | 59TH ST INVESTMENT LLC | 10032 S WESTERN AVE | CHICAGO | IL | 60643-1926 | |
| 19132250390000 | 59TH ST INVESTMENT LLC | 10032 S WESTERN AVE | CHICAGO | IL | 60643-1926 | |
| 19132250400000 | ELIVA SALGADO | 5853 S MAPLEWOOD | CHICAGO | IL | 60629-1123 | |
| 19132250410000 | SABAS & ELVIA SALGADO | 5833 S MAPLEWOOD | CHICAGO | IL | 60629-1123 | |
| 19132260320000 | VALENTE MENDOZA | 2450 W 59TH ST | CHICAGO | IL | 60629-1136 | |
| 19132260330000 | VALENTE MENDOZA SR | 2446 W 59TH ST | CHICAGO | IL | 60629-1136 | |
| 19132260340000 | VALENTE MENDOZA SR | 2446 W 59TH ST | CHICAGO | IL | 60629-1136 | |
| 19132260350000 | JOSE VARGAS | 8541 LEAMINGTON AVE | BURBANK | IL | 60459-2840 | |
| 19132260360000 | JOSE VARGAS | 8541 LEAMINGTON AVE | BURBANK | IL | 60459-2840 | |
| 19132260390000 | STEADMAN REALTY | 6247 S PULASKI | CHICAGO | IL | 60629-4640 | |
| 19132260400000 | ANTONIO AGUILAR | 7831 KEYSTONE RD | ORLAND PARK | IL | 60462-5098 | |
| 19132270240000 | RAMOS AUTO BODY INC | 5826 S WESTERN AVE | CHICAGO | IL | 60636-1527 | |
| 19132270250000 | JAMES JANAS | 5828 S WESTERN AVE | CHICAGO | IL | 60636-1527 | |
| 19132270260000 | JAMES JANAS | 5828 S WESTERN AVE | CHICAGO | IL | 60636-1527 | |
| 19132270270000 | JOSE LC JAIME | 5832 S WESTERN AVE | CHICAGO | IL | 60636-1527 | |
| 19132270280000 | DANIEL MAKAREWICZ | 1500 S CUMBERLAND AVE | PARK RIDGE | IL | 60068-5222 | |
| 19132270290000 | WILLIAM SULICH | 5840 S WESTERN AVE | CHICAGO | IL | 60636-1527 | |
| 19132270300000 | WILLIAM SULICH | 5840 S WESTERN AVE | CHICAGO | IL | 60636-1527 | |
| 19132270380000 | PROCESO JARAMILLO | 5121 W 32ND ST | CICERO | IL | 60804-4075 | |
| 19132270390000 | R REALTY | 3415 S SEPULVEDA BLVD | LOS ANGELES | CA | 90034-6060 | |
| 19132270400000 | GEORGE NOVOGRODER | 875 N MICHIGAN #3612 | CHICAGO | IL | 60611-1947 | |
| 19132270410000 | GEORGE NOVOGRODER | 875 N MICHIGAN #3612 | CHICAGO | IL | 60611-1947 | |
| 19133000010000 | GEORGE S KAMBEROS | 5905 S KEDZIE | CHICAGO | IL | 60629-3214 | |
| 19133000020000 | RUBEN HERNANDEZ | 41 FALCON PL | WESTMONT | IL | 60559-3223 | |
| 19133000030000 | RUBEN HERNANDEZ | 41 FALCON PL | WESTMONT | IL | 60559-3223 | |
| 19133000040000 | RUBEN HERNANDEZ | 41 FALCON PL | WESTMONT | IL | 60559-3223 | |
| 19133000070000 | JOE CASTILLO | 522 N WOOD 2ND FL | CHICAGO | IL | 60622-2011 | Y |
| 19133000080000 | JOE CASTILLO | 3958 W 55TH ST | CHICAGO | IL | 60632-3745 | Y |
| 19133000090000 | EARNEST THOMPSON | 430 HOME AVE | OAK PARK | IL | 60302-3773 | |
| 19133000100000 | SOTIRIAS PSIHAS | 5923 S KEDZIE | CHICAGO | IL | 60629-3214 | |
| 19133000110000 | DUNKIN DONUTS | 13200 W 167TH ST | HOMER GLEN | IL | 60491-8271 | |
| 19133000120000 | DUNKIN DONUTS | 13200 W 167TH ST | HOMER GLEN | IL | 60491-8271 | |
| 19133000130000 | TERRY MARKHAM | 13200 W 167TH ST | HOMER GLEN | IL | 60649-8271 | |
| 19133000140000 | TERRY MARKHAM | 13200 W 167TH ST | HOMER GLEN | IL | 60649-8271 | |
| 19133000150000 | TERRY MARKHAM | 13200 W 167TH ST | HOMER GLEN | IL | 60649-8271 | |
| 19133000160000 | DUNKIN DONUTS | 13200 W 167TH ST | HOMER GLEN | IL | 60649-8271 | |
| 19133000170000 | M N R N M LLC | 13200 W 167TH ST | HOMER GLEN | IL | 60491-8271 | |
| 19133000180000 | VICTOR TORRES | 4456 WOLF ROAD | WESTERN SPRINGS | IL | 60558-1517 | |
| 19133000190000 | JORGE ESTRADA | 5955 S KEDZIE | CHICAGO | IL | 60629-3214 | |
| 19133000200000 | YON HWA JYON | 5040 W BERWYN | CHICAGO | IL | 60630-1502 | |
| 19133000210000 | YON HWA JYON | 5040 W BERWYN | CHICAGO | IL | 60630-1502 | |
| 19133000390000 | RUBEN HERNANDEZ | 41 FALCON PL | WESTMONT | IL | 60559-3223 | |
| 19133010010000 | GRG PARTNERSHIP | 3230 W 38TH ST | CHICAGO | IL | 60632-2705 | |
| 19133010020000 | GRG PARTNERSHIP | 3230 W 38TH ST | CHICAGO | IL | 60632-2705 | |
| 19133010030000 | EDWARD DOLACKI | 3119 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010040000 | EDWARD DOLACKI | 3119 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010050000 | EDWARD DOLACKI | 3119 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010060000 | EDWARD DOLACKI | 3119 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010070000 | BERTHA LEDESMA | 3109 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010080000 | BERTHA LEDESMA | 3109 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010090000 | BERTHA LEDESMA | 3109 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133010100000 | BERTHA LEDESMA | 3109 W 59TH ST | CHICAGO | IL | 60629-2503 | |
| 19133020010000 | CHURCH OF THE OPEN DOOR | 5954 S ALBANY | CHICAGO | IL | 60629 | |
| 19133020020000 | CHURCH OF THE OPEN DOOR | 5954 S ALBANY | CHICAGO | IL | 60629 | |
| 19133020030000 | JOSEPH TOZER | 5727 W 82ND ST | BURBANK | IL | 60459-1935 | |
| 19133020040000 | JOSEPH TOZER | 5727 W 82ND ST | BURBANK | IL | 60459-1935 | |
| 19133020050000 | ALFREDO GUZMAN | 3049 W 59TH ST | CHICAGO | IL | 60629-2540 | |
| 19133020090000 | DOMINGO ZERMENO | 2112 S WASHTEAW | CHICAGO | IL | 60608-3511 | |
| 19133020400000 | CARDM LLC | 3043 W 59TH ST | CHICAGO | IL | 60629-2540 | |
| 19133020410000 | ATERMIO GVERRA | 3041 W 59TH ST | CHICAGO | IL | 60629-2540 | |
| 19133030030000 | JESUS & ANGELA HERRERA | 3019 W 59TH ST | CHICAGO | IL | 60629-2501 | |
| 19133030040000 | CESAR ROSAS LOPEZ | 3017 W 59TH ST | CHICAGO | IL | 60629-2501 | |
| 19133030050000 | HERMILO LOPEZ | 3008 W 59TH ST | CHICAGO | IL | 60629-2502 | |
| 19133030390000 | 60629 | 5958 S KOMENSKY | CHICAGO | IL | 60629-4518 | |
| 19133030400000 | ELMDC 3001 W 59TH | 2850 S MICHIGAN AVE | CHICAGO | IL | 60616-5018 | |
| 19133040010000 | SAMBA INVESTMENTS INC | 2663 N MARSHFIELD | CHICAGO | IL | 60614-1001 | |
| 19133040020000 | CARL J LAUDANDO | 320 60TH COURT | WILLOWBROOK | IL | 60527-3127 | |

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|------------------------------------|---------------------------|---------------|----------------|-------------------|----------------|
| 19133040030000 | CARL J LAUDANDO | 320 60TH COURT | WILLOWBROOK | IL | 60527-3127 | |
| 19133040040000 | CARL J LAUDANDO | 320 60TH COURT | WILLOWBROOK | IL | 60527-3127 | |
| 19133040050000 | BOBBIE MAHAN | 2945 W 59TH ST | CHICAGO | IL | 60629-2243 | |
| 19133040060000 | ELENA GOMEZ | 2943 W 59TH ST | CHICAGO | IL | 60629-2243 | |
| 19133040070000 | RAPAE VEGA | 2941 W 59TH ST | CHICAGO | IL | 60629-2243 | |
| 19133040080000 | EASY PROPERTY INC | 2935 W 59TH ST | CHICAGO | IL | 60629-2243 | |
| 19133040090000 | EASY PROPERTY INC | 2935 W 59TH ST | CHICAGO | IL | 60629-2243 | |
| 19133050010000 | MPS COMMUNITY LLC | 120 S LA SALLE STE 1850 | CHICAGO | IL | 60603-3585 | |
| 19133050020000 | LA SALLE 115 HOLDINGS | P.O. BOX 61 | CHICAGO | IL | 60690-0061 | |
| 19133050030000 | ARANIBAR ROXANA | 2919 W 59TH ST | CHICAGO | IL | 60629-2224 | |
| 19133050040000 | PATRCIA MANJARREZ | 2917 W 59TH ST | CHICAGO | IL | 60629-2247 | |
| 19133050050000 | LILLIAN MANJARREZ | 2911 W 59TH ST | CHICAGO | IL | 60629-2224 | |
| 19133050090000 | DAVID FLORES | 2901-05 W 59TH ST | CHICAGO | IL | 60629-2224 | |
| 19133050390000 | LILLIAN MANJARREZ | 2911 W 59TH ST | CHICAGO | IL | 60629-2224 | |
| 19133050400000 | MARIA CASTILLO | 2907 W 59TH ST | CHICAGO | IL | 60629-2241 | |
| 19133060030000 | RAY RAMIREZ | 2851 W 59TH ST | CHICAGO | IL | 60629-2235 | |
| 19133060040000 | GILBERTO COVARRUBIAS | 2849 W 59TH ST | CHICAGO | IL | 60629-2235 | |
| 19133060050000 | JUAN M FLORES | 3832 W 60TH ST | CHICAGO | IL | 60629-4524 | |
| 19133060060000 | ISIDRO MARTINEZ | 2841 W 59TH ST | CHICAGO | IL | 60629-2235 | |
| 19133060070000 | ISIDRO MARTINEZ | 2841 W 59TH ST | CHICAGO | IL | 60629-2235 | |
| 19133060400000 | TAXPAYER OF | 4130 N MOBILE | CHICAGO | IL | 60634-1546 | |
| 19133060410000 | JOSE TORRES | 3603 S ALBANY | CHICAGO | IL | 60632-2308 | |
| 19133070010000 | CONSTANTINO MEZA | 9652 S 78TH AVE | HICKORY HILLS | IL | 60457-2247 | |
| 19133070020000 | IGLESIA ALCANCE VIC | 2809 W 59TH ST | CHICAGO | IL | 60629 | |
| 19133070030000 | IGLESIA ALCANCE VIC | 2809 W 59TH ST | CHICAGO | IL | 60629 | |
| 19133070040000 | IGLESIA ALCANCE VIC | 2809 W 59TH ST | CHICAGO | IL | 60629 | |
| 19133070050000 | CREATIVE LITTLE ONES ACADEMY, INC. | 2809 W 59TH ST | CHICAGO | IL | 60629 | |
| 19133070390000 | MANZOR HUSSAIN | 2211 W FARWELL AVE | CHICAGO | IL | 60645-4809 | |
| 19134000030000 | MER CAR CORPORATION | 1410 S CLINTON ST | CHICAGO | IL | 60607-5102 | |
| 19134000060000 | IGNATIUS IDRAVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19134000410000 | MER CAR CORPORATION | 1410 S CLINTON ST | CHICAGO | IL | 60607-5102 | |
| 19134000430000 | CHARLES SIX | 4300 W FORD CITY DRIVE | CHICAGO | IL | 60652-1266 | |
| 19134000440000 | IGNATIUS IDROVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19134000450000 | JOHN KALABICH | 6262 W 129TH ST | PALOS HEIGHTS | IL | 60463-2332 | |
| 19134010010000 | IGNATIUS IDROVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19134010020000 | IGNATIUS IDROVO | 2748 W 59TH ST | CHICAGO | IL | 60629-1544 | |
| 19134010030000 | ARTHUR GARIBAY | 1301 MATTHEWS LANE | AUSTIN | TX | 78745-6114 | |
| 19134010040000 | RENE TORRES | 2717 W 59TH ST | CHICAGO | IL | 60629-1507 | |
| 19134010050000 | PROPERTY OWNER | 2915 W 59TH ST | CHICAGO | IL | 60629-2224 | |
| 19134010060000 | CHICAGO DEPT OF PLANNING | CITY HALL - ROOM 1006 | CHICAGO | IL | 60602 | |
| 19134010070000 | MARCOS MENDEZ | 6458 W 81ST ST | BURBANK | IL | 60459-1701 | |
| 19134010080000 | MARCOS MENDEZ | 2710 W 59TH ST | CHICAGO | IL | 60629-1508 | |
| 19134010090000 | PABLO LOPEZ | 2705 W 59TH ST | CHICAGO | IL | 60629-1507 | |
| 19134010100000 | VILMER ALCARAZ | 5734 S WASHTENAW | CHICAGO | IL | 60629-1044 | |
| 19134020030000 | SAMARITAS, INC | 725 S WELLS ST | CHICAGO | IL | 60607 | |
| 19134020040000 | DELIA LUPANCU | 2651 W 59TH ST | CHICAGO | IL | 606029-1541 | |
| 19134020050000 | YANGMOON HWANG | 2641 W 59TH ST | CHICAGO | IL | 60629-1505 | |
| 19134020060000 | YANGMOON HWANG | 2641 W 59TH ST | CHICAGO | IL | 60629-1505 | |
| 19134020070000 | YANGMOON HWANG | 2641 W 59TH ST | CHICAGO | IL | 60629-1505 | |
| 19134020400000 | ALL AROUND REAL ESTATE | 6832 FIELDSTONE DR | BURR RIDGE | IL | 60527-6967 | |
| 19134020410000 | SAMARITAS, INC | 725 S WELLS | CHICAGO | IL | 60607 | |
| 19134030010000 | HUMAN ABUAMARA | 24 W 720 OHIO | NAPERVILLE | IL | 60540-3842 | |
| 19134030020000 | HUMAN ABUAMARA | 24 W 720 OHIO | NAPERVILLE | IL | 60540-3842 | |
| 19134030030000 | HUMAN ABUAMARA | 24 W 720 OHIO | NAPERVILLE | IL | 60540-3842 | |
| 19134030040000 | CAMILO N ANAYA | 1724 BORMAN PLACE | DOWNERS GROVE | IL | 60516-3743 | |
| 19134030050000 | FIRST NATIONAL ACQ | 100 N LA SALLE 24TH FLOOR | CHICAGO | IL | 60602-3512 | |
| 19134030060000 | JOSE LUIS FLORES | 3126 S AVERS | CHICAGO | IL | 60623-4937 | |
| 19134030070000 | LEONARD GALLIMORE | 6736 S EMERALD | CHICAGO | IL | 60621-2510 | |
| 19134030080000 | GREAT CONSULTING INC | 209 WINSTON DR | BOLINGBROOK | IL | 60440-1320 | |
| 19134030090000 | A & S 59TH ST PROPERTY | 5731 W 90TH PL | OAK LAWN | IL | 60453-1507 | |
| 19134040010000 | SALVADOR ZEPEDA | 2559 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040020000 | SADI MUSTAFA | 2553 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040030000 | SADI MUSTAFA | 2553 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040040000 | CLAUDIO TREJO | 2551 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040050000 | BENITO ROMERO | 7722 S LINDER AVE | BURBANK | IL | 60459-1353 | |
| 19134040060000 | JAVIER BERMUDEZ | 2539-2545 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040070000 | JAVIER BERMUDEZ | 2539-2545 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040390000 | IRENE ORDAZ | 2535 W 59TH ST | CHICAGO | IL | 60629-1137 | |
| 19134040400000 | IRENE ORDAZ | 2535 W 59TH ST | CHICAGO | IL | 60629-1137 | |

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|---------------------------------|--------------------------|----------------|----------------|-------------------|----------------|
| 19134050010000 | NOVOGRODER CO FD 6850 | 875 MICHIGAN AVE #3612 | CHICAGO | IL | 60611-1947 | |
| 19134050020000 | SAMARITAS, INC | 725 S WELLS ST | CHICAGO | IL | 60607 | |
| 19134050030000 | MITCHELL MOORE | 2517 W 59TH ST | CHICAGO | IL | 60629-1103 | |
| 19134050040000 | JORGE MEDINA | 15W270 FILLMORE ST | ELMHURST | IL | 60126-5350 | |
| 19134050050000 | CHICAGO DEPARTMENT OF PLANNING | 121 N LA SALLE ROOM 1008 | CHICAGO | IL | 60602 | |
| 19134050060000 | DC EAGLES ATHLETIC CLUB | 2509 W 59TH ST | CHICAGO | IL | 60629-1103 | |
| 19134050070000 | NAVIN B PATEL | 680 EAST 24TH ST | HOLLAND | MI | 49423-9105 | |
| 19134050080000 | WILLIAM CROFT | 7637 S MORGAN | CHICAGO | IL | 60620-2829 | |
| 19134050090000 | WILLIAM CROFT | 7637 S MORGAN | CHICAGO | IL | 60620-2829 | |
| 19134060010000 | ROBERT & JEFF MARVART | 8901 S FRANCISCO AVE | EVERGREEN PARK | IL | 60805-1251 | |
| 19134060020000 | ROBERT & JEFF MARVART | 8901 S FRANCISCO AVE | EVERGREEN PARK | IL | 60805-1251 | |
| 19134060030000 | ROBERT & JEFF MARVART | 8901 S FRANCISCO AVE | EVERGREEN PARK | IL | 60805-1251 | |
| 19134060070000 | BEVERLY B MARKVART | 8901 S FRANCISCO AVE | CHICAGO | IL | 60805-1251 | |
| 19134060080000 | DRS LTD | 431 S DEARBORN #203 | CHICAGO | IL | 60605-1100 | |
| 19134060090000 | DRS LTD | 431 S DEARBORN #203 | CHICAGO | IL | 60605-1100 | |
| 19134060100000 | DRS LTD | 431 S DEARBORN #203 | CHICAGO | IL | 60605-1100 | |
| 19134060410000 | UNITED FAITH PENTACOSTAL CHURCH | P.O. BOX 20481 | CHICAGO | IL | 60620 | |
| 19134060420000 | UNITED FAITH PENTACOSTAL CHURCH | P.O. BOX 20481 | CHICAGO | IL | 60620 | |
| 19134070010000 | CURRENT TAXPAYER | 2425 W 59TH ST | CHICAGO | IL | 60629-1101 | |
| 19134070020000 | TAXPAYER OF | 2423 W 59TH ST | CHICAGO | IL | 60629-1101 | |
| 19134070030000 | JOHN STRAUSS | 2423 W 59TH ST | CHICAGO | IL | 60629-1101 | |
| 19134070040000 | JOHN STRAUSS | 2423 W 59TH ST | CHICAGO | IL | 60629-1101 | |
| 19134070050000 | FLORIBERTO DELGADO | 2413 W 59TH ST | CHICAGO | IL | 60629-1101 | |
| 19134070310000 | JOSE A VARGAS | 8541 LEAMINGTON AVE | BURBANK | IL | 60459-2840 | |
| 19134070320000 | WESTERN INVESTMENTS | 5646 S WESTERN AVE | CHICAGO | IL | 60636-2018 | |
| 19134070330000 | WESTERN INVESTMENTS | 5646 S WESTERN AVE | CHICAGO | IL | 60636-2018 | |
| 19134070340000 | WESTERN INVESTMENTS | 5646 S WESTERN AVE | CHICAGO | IL | 60636-2018 | |
| 19134070350000 | WESTERN INVESTMENTS | 5646 S WESTERN AVE | CHICAGO | IL | 60636-2018 | |
| 19134070370000 | ADNAN MAHMOUD ATEF | 8712 KATHLEEN LANE | TINLEY PARK | IL | 60487-7612 | |
| 19134070380000 | MAHMOUD S ABUSAAD | 7940 S CHRISTIANA AVE | CHICAGO | IL | 60652-1516 | |
| 19134070390000 | ADNAN ATEF | 8712 KATHLEEN DR | TINLEY PARK | IL | 60487-7612 | |
| 19134070400000 | WESTERN INVESTMENTS | 5946 S WESTERN AVE | CHICAGO | IL | 60636-2018 | |
| 19134070420000 | TRICON PIZZA HT 405194 | P. O. BOX 35370 | LOUISVILLE | KY | 40232-5370 | |
| 19134070430000 | NATIONAL SHOPPING PLAZAS | 200 W MADISON ST #4200 | CHICAGO | IL | 60606-3402 | |
| 19142200210000 | CHARLES ALLEN | 3627 N JANSSEN | CHICAGO | IL | 60613-3707 | |
| 19142200220000 | CHARLES ALLEN | 3627 N JANSSEN | CHICAGO | IL | 60613-3707 | |
| 19142200230000 | JD REALTY | 4333 S PULASKI RD | CHICAGO | IL | 60636-4008 | |
| 19142200440000 | JD REALTY | 4333 S PULASKI RD | CHICAGO | IL | 60636-4008 | |
| 19142270430000 | SENIOR SUITES GAGE | 111 E WACKER DR 2200 | CHICAGO | IL | 60601-4601 | |
| 19142280180000 | PARK MANAGEMENT | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19142280190000 | PARK MANAGEMENT | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19142280200000 | PARK MANAGEMENT | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19142280210000 | PARK MANAGEMENT | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19142280260000 | JD REAL ESTATE INC | 4333 S PULASKI RD | CHICAGO | IL | 60632-4008 | |
| 19142280330000 | ABEL SAUCEDA | 5830 S KEDZIE AVE | CHICAGO | IL | 60629-3213 | |
| 19142280340000 | TED LACHOWICZ | 5832 S KEDZIE | CHICAGO | IL | 60629-3213 | |
| 19142280350000 | TED LACHOWICZ | 5834 S KEDZIE | CHICAGO | IL | 60629-3213 | |
| 19142280360000 | SAMSONY NAKKOA | 5838 S KEDZIE | CHICAGO | IL | 60629-3213 | |
| 19142280370000 | JUAN GONZALEZ | 5840 S KEDZIE | CHICAGO | IL | 60629-3213 | |
| 19142280380000 | PARK MANAGEMENT | P.O. BOX 294 | PALOS PARK | IL | 60494-0294 | |
| 19142280390000 | JD REALTY | 4333 S PULASKI RD | CHICAGO | IL | 60632-4008 | |
| 19142280400000 | JD REALTY | 4333 S PULASKI RD | CHICAGO | IL | 60632-4008 | |
| 19144020040000 | AMPARA CHAIDEZ | 3351 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020050000 | FRANCISCO MARTINEZ | 5843 S KILBOURN AVE | CHICAGO | IL | 60629-5230 | |
| 19144020060000 | ELMER L WEYH | 3343 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020070000 | ELMER L WEYH | 3343 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020080000 | FLORENCE M NEDZUEKAS | 3341 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020090000 | ELIZEO FAVELA | 3339 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020100000 | MANUEL PACHECO | 3335 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020180000 | EVERADO & ALMA LOPEZ | 3315 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020190000 | PEDRO JIMENEZ | 3313 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020200000 | WALTER & HELEN MEDLAK | 8957 W 98TH ST | PALOS HILLS | IL | 60465-1018 | |
| 19144020210000 | WALTER & HELEN MEDLAK | 8957 W 98TH ST | PALOS HILLS | IL | 60465-1018 | |
| 19144020220000 | WALTER & HELEN MEDLAK | 8957 W 98TH ST | PALOS HILLS | IL | 60465-1018 | |
| 19144020230000 | WALTER & HELEN MEDLAK | 8957 W 98TH ST | PALOS HILLS | IL | 60465-1018 | |
| 19144020240000 | WALTER & HELEN MEDLAK | 8957 W 98TH ST | PALOS HILLS | IL | 60465-1018 | |
| 19144020520000 | MARIO HERNANDEZ | 3325 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020530000 | HENRY V WISNEWSKI | 5550 S KARLOV | CHICAGO | IL | 60629-4412 | |
| 19144020540000 | URIEL GARCIA | 6018 S KEELER AVE | CHICAGO | IL | 60629-4921 | |

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

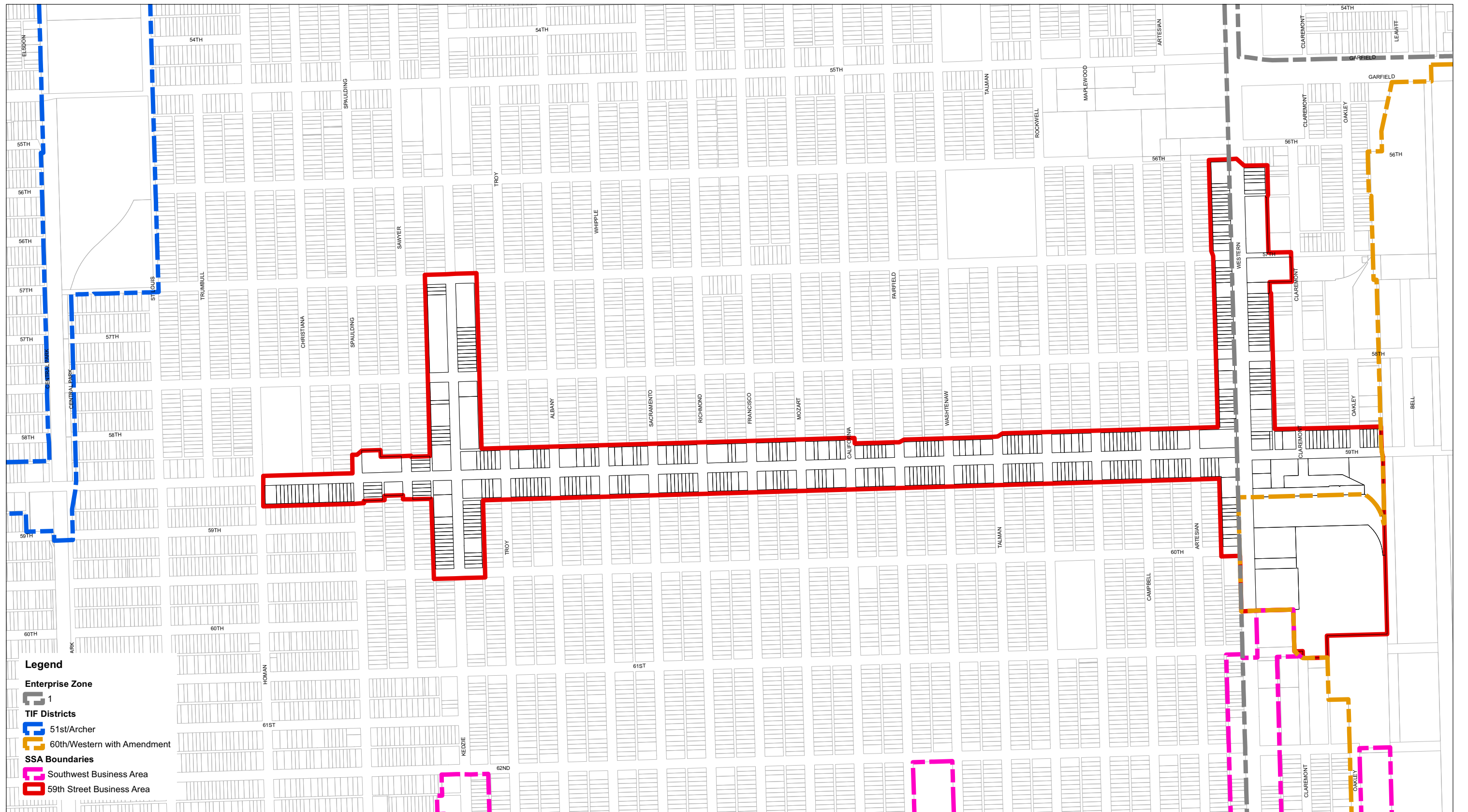
| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|--------------------------------|---------------------------|---------------|----------------|-------------------|----------------|
| 19144020550000 | NORA J MATA | 3329 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144020560000 | MARIA DANIEL | 3333 W 59TH ST | CHICAGO | IL | 60629-3619 | |
| 19144030010000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144030020000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144030030000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144030040000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144030050000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144030360000 | CROWN CASTLE GT CO LLC | 4017 WASHINGTON RD | McMURRAY | PA | 15317-2520 | |
| 19144040010000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144040020000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144040030000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144040040000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144040050000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144040060000 | MARIA RODRIGO AVILES | 5915 S SAWYER AVE | CHICAGO | IL | 60629-3224 | |
| 19144040220000 | PARK MANAGEMENT INVESTMENT LTD | P.O. BOX 294 | PALOS PARK | IL | 60464-0294 | |
| 19144040290000 | OVERHILL ASSOCIATION | 1600 PARKRIDE POINTE | PARK RIDGE | IL | 60068-1303 | |
| 19144040300000 | OVERHILL ASSOCIATION | 1600 PARKRIDE POINTE | PARK RIDGE | IL | 60068-1303 | |
| 19144040310000 | OVERHILL ASSOCIATION | 1600 PARKRIDE POINTE | PARK RIDGE | IL | 60068-1303 | |
| 19144040320000 | OVERHILL ASSOCIATION | 1600 PARKRIDE POINTE | PARK RIDGE | IL | 60068-1303 | |
| 19144040330000 | OVERHILL ASSOCIATION | 1600 PARKRIDE POINTE | PARK RIDGE | IL | 60068-1303 | |
| 19144040340000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040350000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040360000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040370000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040380000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040390000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040400000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040410000 | AMARN INC | P.O. BOX 232 | PALOS PARK | IL | 60464-0232 | |
| 19144040421001 | GUILLERMO & BERTHA RUB | 5920 S KEDZIE AVE UNIT 1 | CHICAGO | IL | 60629-3237 | |
| 19144040421002 | WILLIAM C POWELL | 1951 GEYSER TRACE | LAWRENCEVILLE | GA | 30044-4578 | |
| 19144040421003 | IRENA KOLTERMAN | 5918 S KEDZIE AVE UNIT 3 | CHICAGO | IL | 60629-3215 | |
| 19144040421004 | IRENA KOLTERMAN | 5916 S KEDZIE AVE UNIT 4 | CHICAGO | IL | 60629-3238 | |
| 19144040421005 | E & G KOWALEWSKI | 9050 DEL PRADO DR #2N | PALOS HILLS | IL | 60465-5004 | |
| 19144040421006 | SELMA KLICERA | 5914 S KEDZIE AVE UNIT 6 | CHICAGO | IL | 60629-3239 | |
| 19144040421007 | MARTIN A RANGEL | 5914 S KEDZIE AVE UNIT 7 | CHICAGO | IL | 60629-3239 | |
| 19144040421008 | THELMA J WRIGHT | 5920 S KEDZIE AVE UNIT 8 | CHICAGO | IL | 60629-3237 | |
| 19144040421009 | CYNTHIA LEFRIDGE | 5920 S KEDZIE AVE | CHICAGO | IL | 60629-3237 | |
| 19144040421010 | DAVID NOYOLA | 5918 S KEDZIE AVE UNIT 10 | CHICAGO | IL | 60629-3237 | |
| 19144040421011 | TERESA CADENAS | 5916 S KEDZIE AVE UNIT 11 | CHICAGO | IL | 60629-3238 | |
| 19144040421012 | NIKI PSIHAS | 5916 S KEDZIE AVE UNIT 12 | CHICAGO | IL | 60629-3238 | |
| 19144040421013 | RAMON MORA | 5914 S KEDZIE AVE UNIT 13 | CHICAGO | IL | 60629-3239 | |
| 19144040421014 | MARIA HERNANDEZ | 5914 S KEDZIE AVE UNIT 14 | CHICAGO | IL | 60629-3239 | |
| 19144040421015 | MANUEL RUBIO | 5920 S KEDZIE AVE UNIT 15 | CHICAGO | IL | 60629-3237 | |
| 19144040421016 | MARIA D PEDROTE | 5920 S KEDZIE AVE | CHICAGO | IL | 60629-3237 | |
| 19144040421017 | CHRISTOPHER SALERAN | 5918 S KEDZIE AVE UNIT 17 | CHICAGO | IL | 60629-3215 | |
| 19144040421018 | MARTIN YAZQUEZ | 5916 S KEDZIE AVE UNIT 18 | CHICAGO | IL | 60629-3238 | |
| 19144040421019 | ANNIE COOPER | 5916 S KEDZIE AVE | CHICAGO | IL | 60629-3238 | |
| 19144040421020 | LILIA E VENZOR | 5914 S KEDZIE AVE UNIT 20 | CHICAGO | IL | 60629-3239 | |
| 19144040421021 | NEIL VAN STEEMBURG | 5914 S KEDZIE AVE UNIT 21 | CHICAGO | IL | 60629-3239 | |
| 19144040421022 | NEIL VAN STEEMBURG | 5914 S KEDZIE AVE UNIT 21 | CHICAGO | IL | 60629-3239 | |
| 19144040421023 | PSIHAS SOTIROS | 5920 S KEDZIE AVE UNIT 12 | CHICAGO | IL | 60629-3237 | |
| 19144040421024 | THELMA J WRIGHT | 5920 S KEDZIE AVE UNIT 8 | CHICAGO | IL | 60629-3237 | |
| 19144040421025 | IRENA KOLTERMAN | 5918 S KEDZIE AVE UNIT 3 | CHICAGO | IL | 60629-3215 | |
| 19144040421026 | EDWARD EARLEY | 5914 S KEDZIE AVE UNIT 7 | CHICAGO | IL | 60629-3239 | |
| 19144040421027 | KLICEVA SELMA | 5914 S KEDZIE AVE UNIT 6 | CHICAGO | IL | 60629-3239 | |
| 19144040421028 | E & G KOWALEWSKI | 9050 DEL PRADO DR #2N | PALOS HILLS | IL | 60465-5004 | |
| 19144040421029 | WILLIAM C POWELL | 1951 GEYSER TRACE | LAWRENCEVILLE | GA | 30044-4578 | |
| 19144040421030 | IRENA KOLTERMAN | 5916 S KEDZIE AVE UNIT 4 | CHICAGO | IL | 60629-3238 | |
| 19144040421031 | DAVID NOYOLA | 5918 S KEDZIE AVE UNIT 10 | CHICAGO | IL | 60629-3215 | |
| 19144040421032 | MARTIN VAZQUEZ | 5916 S KEDZIE AVE UNIT 18 | CHICAGO | IL | 60629-3238 | |
| 19144040421033 | CYNTHIA LEFRIDGE | 5920 S KEDZIE AVE | CHICAGO | IL | 60629-3237 | |
| 19144040421034 | MARIA T HERNANDEZ | 5914 S KEDZIE AVE UNIT 14 | CHICAGO | IL | 60629-3239 | |
| 19144040421035 | MARIA D PEDROTE | 5920 S KEDZIE AVE | CHICAGO | IL | 60629-3237 | |
| 19144040421036 | C SALMERON & C DEEKING | 5918 S KEDZIE AVE UNIT 17 | CHICAGO | IL | 60629-3215 | |
| 19144040421037 | TERESA CADENAS | 5916 S KEDZIE AVE UNIT 11 | CHICAGO | IL | 60629-3238 | |
| 20181020030000 | J BURKE B FORU | ONE COMCAST CENTER | PHILADELPHIA | PA | 19103-2838 | |
| 20181070120000 | EUGENE GORDON | 102 PRINCETON LANE | GLENVIEW | IL | 60026-5900 | |
| 20181070130000 | EUGENE GORDON | 102 PRINCETON LANE | GLENVIEW | IL | 60026-5900 | |
| 20181070140000 | EUGENE GORDON | 102 PRINCETON LANE | GLENVIEW | IL | 60026-5900 | |

Exhibit D. 59th Street SSA District Plan

Taxpayer List

June 2012

| PIN14 | TAXPAYER NAME | TAXPAYER ADDRESS | TAXPAYER CITY | TAXPAYER STATE | TAXPAYER ZIP CODE | SUPPORT LETTER |
|----------------|-----------------------------|-------------------------|-----------------|----------------|-------------------|----------------|
| 20181070150000 | EUGENE GORDON | 102 PRINCETON LANE | GLENVIEW | IL | 60026-5900 | |
| 20181070160000 | GUILLERMO ROJAS | 4148 W 47TH ST | CHICAGO | IL | 60632-4130 | |
| 20181070170000 | MAURICIO SANCHEZ | 7215 S SACRAMENTO | CHICAGO | IL | 60629-3018 | |
| 20181070590000 | V & T INVESTMENTS | P.O. BOX 597727 | CHICAGO | IL | 60659-7727 | |
| 20181130040000 | LA SALLE TELECOMMUNICATIONS | ONE COMCAST CENTER | PHILADELPHIA | PA | 19103-2838 | |
| 20181130070000 | 5729 S WESTERN CORP | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130080000 | 5729 S WESTERN CORP | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130090000 | 5729 S WESTERN CORP | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130100000 | FRANCIS A DETOLVE | 5751 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130110000 | FRANCIS A DETOLVE | 5751 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130120000 | CLARENCE SINDELAR | 5751 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130130000 | CLARENCE SINDELAR | 5751 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130140000 | CLARENCE SINDELAR | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130150000 | CLARENCE SINDELAR | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130180000 | MUSTAPHA MOUBACHER | 9650 KRIS TRAIL | ORLAND PARK | IL | 60462-1597 | |
| 20181130280000 | LA SALLE TELECOMMUNICATIONS | ONE COMCAST CENTER | PHILADELPHIA | PA | 19103-2828 | |
| 20181130290000 | 5729 S WESTERN CORP | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130300000 | LA SALLE TELECOMMUNICATIONS | ONE COMCAST CENTER | PHILADELPHIA | PA | 19103-2838 | |
| 20181130310000 | CLARENCE SINDELAR | 5729 S WESTERN AVE | CHICAGO | IL | 60636-1028 | |
| 20181130320000 | MUSTAPHA MOUBACHER | 9650 KRIS TRAIL | ORLAND PARK | IL | 60462-1597 | |
| 20181190010000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190020000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190030000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190040000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190050000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190060000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190070000 | ATEF SHAMILEH | 2759 MANU COURT | GLENVIEW | IL | 60026-1077 | |
| 20181190440000 | MARQUETTE FRAME & WHEEL | 2348 W 59TH ST | CHICAGO | IL | 60636-1539 | |
| 20181190450000 | THREE DDD LLC | 2338 W 59TH ST | CHICAGO | IL | 60636-1539 | |
| 20181190460000 | FELIX FERNANDEZ | 2358 S BLUE ISLAND | CHICAGO | IL | 60608-4228 | |
| 20181190470000 | FELIX FERNANDEZ | 2358 S BLUE ISLAND | CHICAGO | IL | 60608-4228 | |
| 20181190480000 | FRED BLUMENFELD | 5301 DEMPSTER ST #300 | SKOKIE | IL | 60077-1857 | |
| 20181190490000 | FRED BLUMENFELD | 5301 DEMPSTER ST #300 | SKOKIE | IL | 60077-1857 | |
| 20181190500000 | FRED BLUMENFELD | 5301 DEMPSTER ST #300 | SKOKIE | IL | 60077-1857 | |
| 20181190510000 | MARQUETTE FRAME INC | 2348 W 59TH ST | CHICAGO | IL | 60636-1539 | |
| 20181190520000 | GEORGE NOVOGRODER | 875 N MICHIGAN #3612 | CHICAGO | IL | 60611-1947 | |
| 20181200340000 | FLOYD PETERSON | 1813 W 58TH ST | CHICAGO | IL | 60636-1612 | |
| 20181200350000 | DANNY NELSON | 2326 W 59TH ST #2 | CHICAGO | IL | 60636-1519 | |
| 20181200360000 | GILBERT Q BARRERA | 2322 W 59TH ST | CHICAGO | IL | 60636-1519 | |
| 20181200370000 | J & S JACOBS | 2320 W 59TH ST | CHICAGO | IL | 60636-1519 | |
| 20181200380000 | REGENT GLOBAL FUNDS | 446 N WELLS ST #138 | CHICAGO | IL | 60654-4583 | |
| 20181200390000 | BLANCA ROMERO | 5113 N TRIPP | CHICAGO | IL | 60630-2726 | |
| 20181200400000 | IGNACIO LOPEZ | 5821 S CLAREMONT | CHICAGO | IL | 60636-1520 | |
| 20181200430000 | MOISES A MARTINEZ | 2300 W 59TH ST | CHICAGO | IL | 60636-1519 | |
| 20181200440000 | MOISES A MARTINEZ | 2300 W 59TH ST | CHICAGO | IL | 60636-1519 | |
| 20181200450000 | MOISES A MARTINEZ | 2300 W 59TH ST | CHICAGO | IL | 60636-1519 | |
| 20181200490000 | OSCAR J ROSS | 2308 W 59TH ST | CHICAGO | IL | 60636-1519 | |
| 20181210190000 | ANTONIO ZAMORA | 2254 W 59TH ST | CHICAGO | IL | 60636-1540 | |
| 20181210200000 | ANTONIO ZAMORA | 2254 W 59TH ST | CHICAGO | IL | 60636-1540 | |
| 20181210210000 | ANTONIO ZAMORA | 2254 W 59TH ST | CHICAGO | IL | 60636-1540 | |
| 20181210220000 | ANTONIO ZAMORA | 2254 W 59TH ST | CHICAGO | IL | 60636-1540 | |
| 20181210230000 | ANTONIO ZAMORA | 3213 S KEELER | CHICAGO | IL | 60623-4826 | |
| 20181210240000 | ANTONIO ZAMORA | 3213 S KEELER | CHICAGO | IL | 60623-4826 | |
| 20183000500000 | CITY OF CHICAGO | CITY HALL - ROOM 1006 | CHICAGO | IL | 60602 | |
| 20183000130000 | BRUNDAGE PROP GRIFFIN | 254 SPENCER LANE | SAN ANTONIO | TX | 78201-2016 | |
| 20183000170000 | THREE DDD LLC | 2323 W 59TH ST | CHICAGO | IL | 60636-1518 | |
| 20183000210000 | THREE DDD LLC | 2323 W 59TH ST | CHICAGO | IL | 60636-1518 | |
| 20183000220000 | R & M POPERNIK | 2313 W 59TH ST | CHICAGO | IL | 60636-1518 | |
| 20183000230000 | ROBERTO CANELO | 3349 N MONTICELLO | CHICAGO | IL | 60618-5309 | |
| 20183000240000 | SPEED WAY OIL CHANGE | 5901 S WESTERN | CHICAGO | IL | 60636-2017 | |
| 20183000250000 | NOVOGRODER CO WESTERN | 875 N MICHIGAN #3612 | CHICAGO | IL | 60611-1947 | |
| 20183000280000 | THE PEP BOYS TAX DEPT | 3111 W ALLEGHENY AVE | PHILADELPHIA | PA | 19132-1116 | |
| 20183000290000 | THE PEP BOYS TAX DEPT | 3111 W ALLEGHENY AVE | PHILADELPHIA | PA | 19132-1116 | |
| 20183000300000 | ALDI INC STORE 94 | 197 E DIVISION RD | VALPARAISO | IN | 46383-7869 | |
| 20183000310000 | KMART CORP PROP TAX | P.O. BOX 92700 DEPT 768 | HOFFMAN ESTATES | IL | 60179-0001 | |



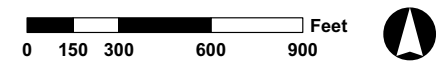
- Legend**
- Enterprise Zone**
 - TIF Districts**
 - SSA Boundaries**

Draft

Overlapping Districts

59th Street Special Service Area
Chicago, Illinois

March 2012





GREATER SOUTHWEST
DEVELOPMENT CORPORATION

May 16, 2012

Dear Property Owner/Tenant:

Greater Southwest Development Corporation (GSDC) is inviting you to two community meetings to get your input about the creation of a new Special Service Area along the 59th Street/Western Avenue Business District.

According to the City of Chicago's website, www.cityofchicago.org, an SSA is "a taxing district that is an economic development tool. Created by state statute and city ordinance, SSAs are an additional real estate property tax levy that funds additional services beyond municipal services in a defined district." SSA property tax funding is generated and overseen by a local Commission of property and business owners. "SSA Commissioners are volunteers from the community that provide local oversight on SSA services, budget and the SSA Agency. Commissioners are selected locally with Aldermanic approval, are appointed by the Mayor, and confirmed by City Council. The Service Provider Agency provides daily management of the SSA and helps assess program performance."

Creation and maintenance of an SSA is a two-fold decision. First, property owners and organizations work with the local alderman and the Department of Housing and Economic Development (HED) to evaluate whether an SSA is the right tool for their district. After the sponsoring community agency submits an application to HED that is reviewed by various departments, the City Council votes on an "SSA Establishment Ordinance."

The proposed SSA will be for the 59th Street/Western Avenue Business District with the following boundaries: 59th Street, bounded by Homan Avenue to the west and Oakley Avenue to the east; Western Avenue, bounded by 56th Street to the north and 60th Street to the south; and Kedzie Avenue, bounded by 57th Street to the north and 61st Place to the south.

For residents, tenants and business owners inside SSA boundaries, the SSA provides services such as public way maintenance, beautification, advertising/marketing, business retention/recruitment, and safety. The five member Advisory Committee composed of local property and business owners has been working on developing boundaries, programs and services, a budget, and corresponding tax rates and tax rate caps.

We invite you to discuss these recommendations at two upcoming meetings. The percentage of the tax will be determined through a community process and it is not pre-determined. Feedback will be taken at the first Community Meeting and any adjustments to the SSA scope based on input from this first meeting and other factors will be presented at the second Community Meeting.

Tuesday, June 5th, 2012
12:00pm – 2pm
Greater Southwest Development Corporation
2601 West 63rd Street Chicago IL 60629
(773-362-3391)

Thursday, June 7th, 2012
9:00 – 11am
Greater Southwest Development Corporation
2601 West 63rd Street Chicago IL 60629
(773-362-3391)

Given the preliminary 2013 budget developed by the Advisory Committee, the additional annual tax payment at a 0.75% tax rate would be \$375 for a property with an equalized assessed value (EAV) of \$50,000, \$750 for a property with an EAV of \$100,000 and \$1,500 for a property with an EAV of \$200,000.

We hope to see you at one or both of these meetings. If you are unable to attend, please feel free to contact Nick Kollias, 63rd Street SSA Program Manager, at n.kollias@greatersouthwest.org or stop by the GSDC office at 2601 West 63rd Street. Changes or updates from the first meeting will be available at www.greatersouthwest.org. Hard copies of this information will be available at the GSDC office, 2601 West 63rd Street.

Sincerely,

Nick Kollias

Nick Kollias
Commercial Director
Greater Southwest Development Corporation

Kyu Choi

Kyu Choi
Chairman, 59th Street Advisory Committee



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

29 de mayo 2012

Querido dueño de la propiedad/inquilino:

Greater Southwest Development Corporation (GSDC) le invita a dos reuniones ver que les parece la creación de una nueva Área Especial de Servicio (SSA) por el Distrito de Negocio de la Calle 59th y la Avenida Western.

Según el sitio Web de la Ciudad de Chicago, www.cityofchicago.org, un SSA es “un distrito de impuesto que es una herramienta de desarrollo económico. Creado por un estatuto del estado y ordenanza de la ciudad, SSAs son un impuesto de propiedad adicional de bienes raíces que paga por servicios adicionales justo pasando los servicios municipales en un distrito definido.” La financiación del impuesto de propiedad de SSA es generada y supervisada por una comisión local de unos dueños de propiedad y negocios. “Miembros de la Comisión son voluntarios de la comunidad que les dan consejo financiero sobre los servicios de SSA, presupuesto y la Agencia SSA. Miembros de la comisión son elegidos localmente con apoyo del concejal, designado por el alcalde y confirmado por el consejo municipal. La Agencia de Proveedor de Servicio provee mantenimiento cotidiano del SSA y ayuda evaluar la función del programa.”

Creación y mantenimiento de un SSA tiene dos partes. Primero, los dueños de la propiedad y las organizaciones trabajan con los concejales locales y el Departamento de Vivienda y Desarrollo Económico (HED) para evaluar si un SSA es la manera mejor para su distrito. Después la agencia patrocínate de la comunidad presenta una aplicación al HED que es examinado por departamentos varios, el consejo municipal vota en un “SSA Establishment Ordinance.”

El SSA propuesto será por el Distrito de Negocio de la calle 59th y la Avenida Western con los próximos límites: la Calle 59th, por la Avenida Homan al oeste y la Avenida Oakley al este; La Avenida Western, por la Calle 56th al norte y la Calle 60th al sur; y la Avenida Kedzie, por la Calle 57th al norte y el Puesto 61st al sur.

Por residentes, inquilinos y los dueños del negocio que están en los límites del SSA, el SSA provee servicios como mantenimiento del área público, embellecimiento, publicidad/marketing, retención/reclutamiento y la seguridad. Los cinco miembros de la Comisión de los dueños de propiedad y negocio había trabajado en desarrollando los límites, programas y servicios, un presupuesto y las tarifas correspondientes.

Nos invitamos a discutir estas recomendaciones en las próximas reuniones. El porcentaje del impuesto decidirá por un proceso de la comunidad y no es pre-determinado. Comentario es bienvenidos en la primera reunión y algunos cambios o pensamientos del primer presentarán en el segundo reunión.

martes el 5 de junio 2012
12:00 – 2pm
Greater Southwest Development Corporation
2601 West 63rd Street Chicago IL 60629
(773-362-3391)

jueves el 7 de junio 2012
9:00 – 11am
Greater Southwest Development Corporation
2601 West 63rd Street Chicago IL 60629
(773-362-3391)

Con el presupuesto preliminar de 2013 que fue creado por la Comisión, el impuesto adicional anual con una tasa de 0.75% sería \$375 por cada propiedad con una valor evaluada empata (EAV) de \$50,000, \$750 por una propiedad con una EAV de \$100,000 y \$1,500 por una propiedad con una EAV de \$200,000.

Esperamos que nos vaya en uno o dos de estas reuniones. Si no puede asistir, por favor, contacta con Nick Kollias, el Director Comercial, al n.kollias@greatersouthwest.org o ven a la oficina de GSDC al 2601 West 63rd Street. Cambios y comentario de la primera reunión estará en www.greatersouthwest.org. Copias de esta información estará en la oficina de GSDC al 2601 West 63rd Street.

Sinceramente,

Nick Kollias

Nick Kollias
Director Comercial, GSDC

Kyu Choi

Kyu Choi
Chairman, Comisión de la Calle 59th



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

Greater Southwest Development Corporation

59th Street SSA Community Meeting

June 5, 2012

Present: Nick Kollias (Greater Southwest Development Corporation); Caitlin Gath (Greater Southwest Development Corporation); Tina James (Greater Southwest Development Corporation); Ghian Foreman (Greater Southwest Development Corporation); Rob Navarro (Greater Southwest Development Corporation); Aimee Navarro (Greater Southwest Development Corporation); Kyu Choi (Total Connections); Esmeralda Quevedo (Cut It Out Hair Designs); Maher Kassem (Save More); Ana Yaneth Garcia (La Solucion Inc); Bobby Fain (Homeowner); S. Diaz (MS Signs); N. Szanclord (J.D. Techcopy); Dwayne Burgess (16th Ward Ald. JoAnn Thompson); Daniel Azpilcueza (Yoshitaka Karate-Do); Alfred Rodgers; Jose Garcia; Sabas Salgado (Tire Shop); Chuck Arfibefido (CDE Collision Center); Gene White (Phillips Air); Nora Curry (City of Chicago-HED); Annie Coakley (City of Chicago-HED)

Meeting called to order at 12:15 by Nick Kollias.

Welcome & Introductions

Alderman JoAnn Thompson, 16th Ward

Nick Kollias, SSA Manager for SSA #3, welcomes everyone to the meeting and has everyone introduce him or herself.

Present the Agenda

Nick Kollias, GSDC

Nick introduces the agenda, including the representatives from the City of Chicago's Department of Housing and Economic Development, Annie Coakley and Nora Curry, so they can begin their presentation on what is an SSA.

City of Chicago – Presentation about Special Service Areas

Annie Coakley, City of Chicago: Department of Housing & Economic Development

Annie says that Special Service Areas (SSAs) are taxing districts, just like a park district; this is an extra tax on your property, if you are a property owner, to pay for services that go above and beyond what the city does. If you are a tenant, it could trickle down from the property owner. This is enabled through a state statute and facilitated locally through City Council in Chicago. There are currently 44 active SSAs in the city.

There are 35 service provider agencies (which is like what Greater Southwest Development Corporation [GSDC] is). They are service providers because they provide the day-to-day services that this tax allows. Most of the time they are Chambers of Commerce.

There are 400 commissioners. Each SSA has a commission, which is a body of stakeholders that manage where the funds go. The first SSA was created in 1977 on State Street; there has been a 70 percent increase in the last 10 years, mostly on the South Side. Most SSAs overlap with TIFs.

Why would an SSA be created? They are a return on your investment and allow for cleaner and safer streets, more beautification in an area—all things that the city cannot routinely provide.

Annie then breaks down how the funds and SSA areas are managed (see top slide on page 3 of City's presentation).

Typical authorized services are also discussed, and usually include, but are not limited to, the following:

- Public way maintenance
- Advertising and promotion
- Façade rebate programs
- Security
- Tenant retention and attraction
- SSA outreach and communications

Common terms are reviewed, including the following:

- Levy: SSA tax funds
- Tax rate cap: maximum tax rate
- Annual tax rate: cannot exceed the tax rate cap
- EAV: equalized assessed value (levy=tax rate x EAV)
- Carryover: unspent and/or previous years' SSA taxes
- Loss collection: for unpaid taxes, tax appeals, etc.

Key Legislation for SSAs is reviewed, making a special note to the following:

- All service providers are non-profits

SSA Accountability is discussed, including the following points:

- Everything should be very transparent, especially: annual audits, assessments and reporting, aldermanic and city council approval
- No portability means that money levies within this district must stay in the district
- There are five other districts looking to create SSAs in the city this year
- The city does not go fishing for these districts to be created; a service provider, elected official or business community goes to the city and requests it

Questions to consider when approving an SSA

- What is the pain threshold for the community to do this? Is this right for this community and are the stakeholders willing to take on the extra tax in order to make this work?

GSDC Introductions & 59th Street SSA Overview

Nick Kollias, GSDC

Kyu Choi, 59th Street Advisory Board Chairman

Jeanne Lindwall, Camiros

Maher Kassem, a business owner, interjects before Nick begins his presentation and wants to know if this is a public hearing today with voting options or if this project is simply being imposed.

Kyu Choi, 59th Street Advisory Board Chairman, responds by saying that he has a business on 63rd and 59th Streets. He feels that the SSA helps to develop the area to make it safer and more robust. He feels that it will help him to buy, build and continue to do business here in the future.

Nick returns to his presentation and begins a brief history of GSDC. GSDC was formed in 1974 and over the years, has come to focus its work in four different areas: commercial, industrial, housing and development.

The commercial division primarily manages SSA #3, which has been in effect since 1984. He says that it began with a conversation back then in which property owners came together to figure out how they could strategically keep the area alive.

SSA #3 has a variety of services that the Advisory Board has come together to decide how to spend. Some of those programs include, but are not limited to, the following:

- Banners and holiday decorations
- Flowerpot program
- Rebate programs—this is the meat and bones of the program (Garifuna Flava Restaurant is a prime example and photos are shown)
- Awning rebate, security rebate, façade rebate, graffiti rebate

Annie mentions that the façade rebate program offered by the city is no longer in existence because of a lack of funding, but the program within an SSA (as Nick just mentioned) does exist and is only available to those who pay the SSA tax.

Kyu will now talk about the community process of developing the 59th Street SSA.

Kyu has a business on 63rd street and another on the corner of Kedzie Avenue and 59th Street. He talks about the needs analysis for the creation of the SSA, from which all data has come from business surveys conducted along 59th Street. The biggest concern is cleaning the streets, graffiti removal and keeping the area safer.

The top priorities, included in the five-year plan for the SSA are to connect people, both business and homeowners, together.

-First year: organize and connect people, introduce rebate programs, cleaning measures and security program

-Second year: continue expanding on the first year

-Third year: continue expanding on first two years while hopefully making a strategic plan on how to decide what to do in the future

59th Street, Kyu says, from my experience, is growing and could be better.

Jeanne Lindwall from Camiros explains the tax analysis – how much more property owners are going to have to pay if the SSA is established.

She begins by going over some of the budgets and tax rates from surrounding SSAs, including SSA #3, which has a budget of about \$1.4 million. Property owners wouldn't start

seeing additional taxes as a result of the SSA until next year's (2013) tax bills. The tax rate for 59th Street cannot be higher than .75 with an estimated tax rate of .709, which is a proposed budget of \$355,000 for the entire SSA.

She walks through how tax bills are structured:

When the property is taxed, the county assessor establishes a market value for the property, which is multiplied by the assessment ratio to yield the assessed value. The assessed value is then multiplied by the cook county multiplier, homeowner exemptions are subtracted, and the EAV is established. The tax levy, or budget, is divided by the total district EAV to get the tax rate. The individual property EAV is multiplied by the tax rate to get the actual bill amount.

If the EAV is \$10,000, the property owner pays \$493 in taxes and \$71 is the SSA tax (based on a 2010 composite tax rate), an EAV of \$25,000 yields \$1,233 in taxes and \$177 is the SSA tax, an EAV of \$50,000 yields \$2,466 in taxes and \$355 is the SSA tax, an EAV of \$100,000 yields \$4,931 in taxes and \$709 is the SSA tax, an EAV of \$200,000 yields \$9,862 in taxes and \$1,418 is the SSA tax, and an EAV of \$500,000 yields \$24,655 and \$3,545 is the SSA tax. The values will change for 2011 and this is only an estimate. Based on the 2010 property tax rates and EAV, the 59th Street SSA tax increase would be about 14 percent.

Nick reviews the proposed 2013 budget for the 59th Street SSA, which includes all proposed SSA programs and administration (both personnel and non-personnel) costs.

Ald. JoAnn Thompson explains that the reason she is pursuing this SSA is so that the businesses on 59th Street can get help. She says the budget she has only covers sidewalk upkeep and similar projects, and that can't fund the types of programs an SSA would provide.

Q & A

Maher makes known his opposition again and feels that this project is not designed for the business owners who are going to last and stay in the community. He is concerned about where the new business is going to come from and feels the community would just be hanging themselves with the program. He feels very strongly against a tax increase.

Daniel Azpilcuez, a business owner who owns a karate shop, thinks the program is working on 63rd Street and thinks it didn't always look as good as it does now. He has had people robbed on his corner (of his business), which scares off his customers and he then loses business. He wants security measures put in place and if he's already paying taxes and not getting what he wants, maybe this can help. He has friends on 63rd Street who are business owners like Kyu and Eclipse Travel, and they are growing because their customers feel safe and want to keep coming back.

Ghian Foreman, executive director of GSDC, gives an example of how Garifuna Flava Restaurant benefitted from the program because of enhanced security services outside their restaurant.

S. Diaz, a business owner, feels that business owners can come together with homeowners to come up with their own ideas without raising the taxes.

Chuck Arfibefido, a business owner who has been on Western Avenue for 30 years, feels that while they do their best to keep their space clean, it's difficult to put money into it when the area is deteriorating and other business owners are not following suit. He feels the community deserves to be better, especially because he lives off this community.

Jose Garcia, a business owner, feels that if homeowners could help pick up some of the slack to relieve some of the burden on business owners, it would alleviate some of the stress.

Ana Yaneth Garcia, a business owner, feels that everyone is focusing too much on the negative impacts, and should instead focus more on the positive aspects. Because of the programs she is just finding out about with SSA #3 and GSDC, she has been educated on how to run her business properly. If all the business owners would work together to take advantage of every program, the community could only go up, and it's already at the bottom.

Meeting adjourned at 2pm.



GREATER SOUTHWEST
DEVELOPMENT CORPORATION

Greater Southwest Development Corporation

59th Street SSA Community Meeting

June 7, 2012

Present: Nick Kollias (Greater Southwest Development Corporation); Caitlin Gath (Greater Southwest Development Corporation); Tina James (Greater Southwest Development Corporation); Ghian Foreman (Greater Southwest Development Corporation); Rob Navarro (Greater Southwest Development Corporation); Kyu Choi (Total Connections); Kay and Bobby Fain (Homeowners); Leonard Gallivel (Property Owner); Sergio Leon (Handyman Remodeling Inc.); Albert Garcia (State Farm); Nora Curry (City of Chicago-HED); Annie Coakley (City of Chicago-HED); Ted Lachowicz (Ted's Firewater); Sabe Salgado (Rockwell Tire Shop); S. Diaz (MK Signs); Ald. JoAnn Thompson (16th Ward); Daniel Azodcueta (Yoshitaka Karate-Do); Cesar Perez (Eclipse Travel); Jose Garcia (Homeowner)

Meeting called to order at 9am by Nick Kollias.

Welcome & Introductions

Nick Kollias, GSDC

Nick Kollias of Greater Southwest Development Corporation (GSDC) introduces himself and asks everyone present to do the same.

Present the agenda

Nick Kollias, GSDC

Nick presents the agenda and requests that everyone refrain from commenting until the Q&A portion.

GSDC Introduction and 59th Street SSA Discussion

Nick Kollias, GSDC

Kyu Choi, 59th Street Advisory Board Chairman

Jeanne Lindwall, Camiros

Annie Coakley, with the City of Chicago's Department of Housing and Economic Development, gives a brief overview of what is an SSA. An SSA is a taxing district, it is an increase on property taxes, but those funds can be used to pay for services above and beyond what the city can offer. The money is spent and managed locally. Examples of such services are security programs, flowerpot boxes and snow removal. Generally the motto is: "clean green and safe." The

program is gaining popularity, especially on the south side. It is a state statute, but is managed locally by the city (see slide for more detailed breakdown [the city presentation is available on the GSDC website]).

GSDC already manages SSA #3 so they have an SSA already in their work plan. There is a commission of unpaid volunteers who are appointed by the mayor through City Council who requests the tax levy, recommends the services and manages the funds to decide how the money should be spent.

Annie also discusses the typical authorized services offered by an SSA:

- Maintenance and beautification
- Façade enhancement
- Security services

She says snow removal and regular street sweeping are big things the city doesn't do and won't do, but many SSAs find these services useful.

All SSAs are charged with having their meetings and communication made public via the Open Meetings Act.

Common terms are reviewed, including the following:

- Levy: SSA tax funds
- Tax rate cap: maximum tax rate
- Annual tax rate: cannot exceed the tax rate cap
- EAV: equalized assessed value (levy=tax rate x EAV)
- Carryover: unspent and/or previous years' SSA taxes
- Loss collection: for unpaid taxes, tax appeals, etc.

A commissioner (member of the 59th Street SSA Advisory Board) is appointed by the City Council and is an extension of the city, but not a city employee. Commissioners do have term lengths.

There are 35 service providers (like what GSDC is) and most are chambers but some are development corporations like GSDC. There are three development corporations and five civic service organizations. Service providers have had to be removed in the past because they weren't managing SSA funds up to the city's standards.

For all SSAs looking to be created in 2013, there will be a public hearing in late fall, around Halloween. If the SSA is created it goes live in 2013, but the first tax collection wouldn't happen until fall 2013. The money that is collected within the district stays within the district, which is why Annie thinks the SSA program has become so popular.

Nick gives brief overview of GSDC. GSDC was formed in 1974 and over the years, has come to focus its work in four different areas: commercial, industrial, housing and development. The commercial division primarily manages SSA #3, which has been in effect since 1984; it was later expanded to Cicero Avenue and Pulaski Avenue in 2010. He says that it began with a conversation back then in which property owners came together to figure out how they could strategically keep the area alive.

SSA #3 has a variety of services that the Advisory Board has come together to decide how to spend. Some of those programs include, but are not limited to, the following:

- Banners and holiday decorations
- Flowerpot program
- Rebate programs—this is the meat and bones of the program (Garifuna Flava Restaurant is a prime example and photos are shown)
- Awning rebate, security rebate, façade rebate, graffiti rebate

Kyu Choi, the 59th Street Advisory Board Chairman, speaks about the community process of creating an SSA. Two town hall meetings were hosted in March – GSDC reached out to local business owners, a 59th Street Advisory Committee was formed and a needs analysis was created

S. Diaz, a business and property owner, doesn't feel that business owners on 59th Street have been communicated with and approached enough. He also feels that if someone is a renter the SSA affects them differently than a property owner. Cesar Perez, a business owner on 63rd Street, feels that the services are great for boosting the community.

Kyu says the vision for 59th Street is to make it a better shopping district, to make it a destination for consumers. The top priorities and five-year plan are loosely, as follows:

- First year: organize events and connect owners to one another, begin rebate programs, security patrol, sidewalk cleaning and promotions
 - Second year: continue first year programs
 - Third year: move into strategic planning and begin district-wide beautification programs
- Kyu also goes over the boundaries for the proposed SSA.

Jeanne Lindwall from Camiros discusses the area and occupancy status, and what the impact would be on tax bills. She also goes over the boundaries and the types of buildings in the proposed district (commercial parcels, vacant lots, TIFs, parcels that are tax exempt, condominiums within the district).

There are 44 active SSAs currently in the city and Jeanne compares some of them that are on the SW side with the proposed 59th Street SSA. The proposed budget is \$355,000, with a tax rate of .709% and a tax rate cap of .750%. Jeanne gives a property tax overview and describes the process by which the EAV is determined and how an individual tax bill is created.

Jeanne notes that the Southwest Equity Program is a separate taxing district, which is a levy that applies to residential properties only. There are 479 parcels in the proposed SSA. Pep Boys and Aldi have added some new value to the TIF district at 60th and Western. Based on the 2010 property tax rates and equalized assessed values (EAVs), the 59th Street SSA would increase property taxes by 14% (if it had been in place in 2010), assuming a budget of \$355,000.

Ted Lachowicz, a business and property owner, feels that 14% is a big increase and Annie points out that the tax rate cap cannot be increased.

Nick discusses the proposed budget.

85% will go toward service programs such as security patrols, holiday and seasonal promotions, façade enhancement and rebate programs. 12% goes to administration-personnel costs (which includes a street cleaner and SSA manager) and 3% goes to administration-non-personnel costs (which includes, but it not limited to, an SSA audit, office supplies, meeting expenses, etc.)

It is up to the commissioners, however, to decide how much money gets allocated to each program, based on feedback from other property owners and business owners.

Ted asks how a rebate would work. Nick explains that it is a simple program and it may only take one to two weeks to receive reimbursement. Nick also talks about the history of the graffiti rebate program, which came about after a rash of graffiti in the city several years ago. Nick shows examples of “blighted” properties (properties that could be improved) on 59th Street and the photos of several businesses that have taken advantage of the awning and facade rebate programs on 63rd Street.

Sabe Salgado, a business and property owner, feels that when you improve your business your property value goes up and so does your insurance. Nick says that SSA programs support the community at large, that they’re not designed to benefit the individual business (they might because of the rebate programs), but they benefit everyone. Creating programs like this is like putting a spark in a specific area, he says. Sabe says that all the programs sound really good, but there are still going to be tax increases every year no matter what.

Kyu suggests looking into tax appeals and making sure that properties are being taxed at the correct value.

Nick says that we are not here to burden you or other business and property owners, but instead are here to make the community better. Nick explains the purchasing pool program at this point.

S. Diaz says that he wants these services, but doesn’t want to pay any more taxes for them and feels that the city should provide them. He says his customers are gone because taxes are already too high. He says there is taxation without representation. Nick says there is no way you can offer the programs an SSA provides without increasing taxes; someone has to pay for it. If an economic mechanism is not in place, none of this will happen.

Ted asks if there is an opportunity to vote for the program. Nick says the public hearing will occur in late fall around Halloween time. Annie adds that it is a program that the state feels is good so there is no vote “in favor” of it, and it will happen **unless** there is enough opposition, which is 51% of those on record.

Cesar Perez, a business owner on 63rd Street, shares his feelings about security and safety on 59th street. He says this is not only for business and property owners; this is for the whole community and making sure people come to our businesses. He is tired of seeing people that are scared of walking down the street.

Nick says this about working together and fighting the issues. Ted says it should be a matter of personal responsibility to maintain a business and clean the messes out front; he wonders why they can’t be fined for making a mess. He says 59th Street wouldn’t need half of these services if people cleaned up after themselves. He feels that the supposed 63rd Street cleaner is not making a difference. Nick makes it clear that the street cleaner for 63rd street is **not the guy** who Ted is referring to.

Sergio Leon, a property owner and member of the 59th Street Advisory Board, says this is a small group present and wants to know how many times we have all gotten together and gotten to know one another to figure out how to make things happen. He says we've never even met one another. The main thing is to help each other out while trying to get back some of the money we pay. One block is not going to make an entire business district better.

Sabe says the way he got rid of the graffiti on his building was by buying cameras and installing them himself without the SSA.

Meeting adjourned at 1040am.



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

ROOM 302, CITY HALL

TELEPHONE: (312) 744-3380

COMMITTEE MEMBERSHIPS

FINANCE
(CHAIRMAN)

COMMITTEES, RULES AND ETHICS
(VICE-CHAIRMAN)

AVIATION

BUDGET AND GOVERNMENT OPERATION

ENERGY, ENVIRONMENT PROTECTION AND
PUBLIC UTILITIES

POLICE AND FIRE

ZONING

EDWARD M. BURKE

ALDERMAN, 14TH WARD
2650 WEST 51ST STREET
CHICAGO, IL 60632
TELEPHONE: (773) 471-1414

May 7, 2012

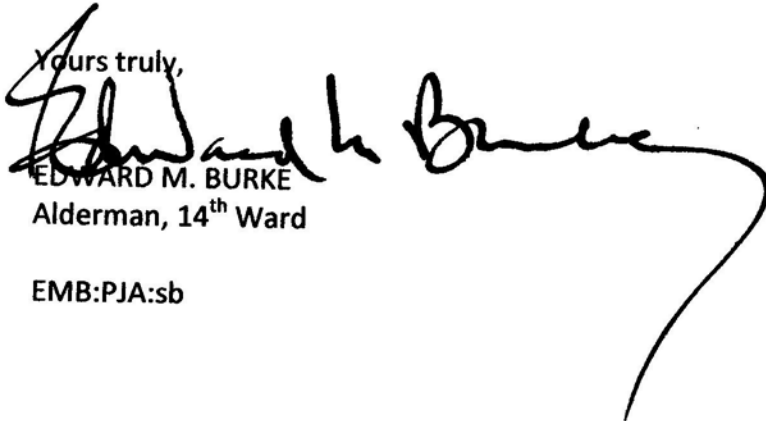
Alderman JoAnn Thompson
16th Ward Service Center
5335 South Western Blvd.
Chicago, IL 60609

Dear Alderman Thompson:

Please be advised that I am in support of the ordinance that you introduced calling for the creation of the Special Service Area No. 55 of the Greater Southwest Development Corporation which consists of a portion within the current boundaries of the 14th Ward

If you should have any questions regarding the support of this matter please don't hesitate to contact me.

Yours truly,



EDWARD M. BURKE
Alderman, 14th Ward

EMB:PJA:sb



JoANN THOMPSON

**CITY COUNCIL
CITY OF CHICAGO**

ALDERMAN, 16TH WARD
16TH WARD SERVICE CENTER
5335 SOUTH WESTERN BOULEVARD
CHICAGO, ILLINOIS 60609
TELEPHONE: 773-434-3399
FAX: 773-434-3889

COMMITTEE MEMBERSHIPS

AVIATION

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES & ETHICS

FINANCE

HEALTH AND ENVIRONMENTAL PROTECTION

HOUSING AND REAL ESTATE

COUNCIL CHAMBER

CITY HALL, ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-3069

February 28, 2012

Alderman Edward M. Burke
Chairman of the Finance Committee
City of Chicago
City Hall, Room 302
121 N. LaSalle St.
Chicago, IL 60602

Dear Alderman Burke:

Please consider this correspondence my support of the Greater Southwest Development Corporation (GSDC) establishment of a Special Service Area for the 59th Street Corridor located in the 16th Ward.

The proposed 59th Street Corridor will provide the following scope of services:

- maintenance and beautification services
- coordination of promotional and advertising activities for local businesses
- funding for existing businesses in the form of rebates for rehab
- security and technical assistance to promote commercial development

The GSDC success during the past 30 years can be directly attributed to strong partnerships. For example, working with Southwest Home Equity Assurance to hold banks accountable and to stop the growing disinvestment in our Southwest neighborhoods.

Please be advised that I am astutely aware of the programs offered to the small businesses throughout the City of Chicago by the Greater Southwest Development Corporation. To this end, the staff at the 16th Ward Service Center and I have every confidence that GSDC can bring similar program offerings to the businesses of the 59th Street Corridor.

Thank you in advance for your favorable review of the Greater Southwest Development Corporation proposal for implementation of a Special Service Area for the 59th Street Corridor in the 16th Ward.

Sincerely,

JoAnn Thompson
Alderman, 16th Ward



JoANN THOMPSON

**CITY COUNCIL
CITY OF CHICAGO**

ALDERMAN, 16TH WARD
16TH WARD SERVICE CENTER
5335 SOUTH WESTERN BOULEVARD
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Sincerely,

JoAnn Thompson
Alderman, 16th Ward

59th Street SSA Commissioners

Kyu Choi
Business Owner
Blink Mobile
5901 South Kedzie Ave

Sergio Leon
Property Owner
2940 West 59th Street

Jose Garcia
Property Owner
2614 West 59th Street

Arvind Aggarwal
Business Owner
Papa John's Pizza
5915 South Kedzie Ave

Cristobal Azoilcueta
Business Owner
Yoshitaka Karate
3039 West 59th Street

I. GENERAL

1. The GSDC Board of Directors sets financial policies, delegates administration of the financial policies to the Executive Director, and reviews operations and activities.
2. The Executive Director has management responsibility including fiscal management and financial reporting.
3. The Executive Director will maintain job descriptions indicating financial duties and responsibilities for all employees, including the Special Service Manager and Street Cleaner for the 59th Street SSA.
4. The Executive Director will define financial duties and responsibilities so that no one employee has sole control over cash receipts; disbursements; payroll; reconciliation of bank accounts; etc. Or, if segregation of duties is not cost effective, the Executive Director will implement mitigating controls.
5. The Executive Director or designee will maintain a current and accurate chart of accounts.
6. The Board of Directors/Board of Trustees will review these policies and procedures annually and make any necessary changes.

II. CASH RECEIPTS

1. The Executive Director or designee will open all mail addressed to the agency and maintain a log of checks or cash received.
2. The Executive Director or designee will endorse all checks upon receipt.
3. The Executive Director or designee will deposit checks and cash daily on a normal basis and no less often than once a week under extenuating circumstances.
4. The Executive Director or designee will make copies of all checks and the corresponding deposit slips prior to deposit and file them chronologically.
5. All deposits will be made intact; no disbursements will be made from cash or check receipts prior to deposit.

III. PURCHASING

1. The Executive Director or designee will procure all goods and services within the budget, policies and guidelines set by the Board of Directors/Board of Trustees as well as those set by grantors.
2. The Executive Director or designee will ensure that all conditions and specifications of a contract, bid, or order have been satisfactorily fulfilled and will resolve all discrepancies on a timely basis before payment is made.

3. The Executive Director or designee will ensure that goods and services are procured in a manner that meets the needs of the organization and puts the interests of the organization first.
4. When competitive bidding is used:
 - a. The Executive Director or designee will ensure that bid requests contain clear specifications and that no features unduly restrict competition.
 - b. The Executive Director or designee will ensure that purchases are not fragmented to avoid the bid process.
5. The Board of Directors delegates to the Executive Director or designee the authority to procure the goods and services needed by the organization on a day-to-day basis; all other expenditures or purchases require prior approval by the Board of Directors/Board of Trustees.

IV. INVOICE PROCESSING

1. The Executive Director or designee will review all invoices for mathematical accuracy, validity, conformity to the budget (or other board authorization) and compliance with bid or contract requirements.
2. The Executive Director or designee will ensure that all conditions and specifications on a contract or order have been satisfactorily fulfilled, including inventorying items received against packing slip counts.
3. The Executive Director or designee will follow-up and resolve discrepancies.
4. When all pending issues have been resolved, the Executive Director or designee will approve the invoice in writing and code the invoice with the appropriate chart of accounts line item, program and/or grant and will enter approved invoices into the accounting system.
5. Accounting will verify that invoices have been properly approved before entering the invoice to the accounting system and generating checks.

V. BILL PAYMENT

1. Accounting will prepare checks on a weekly basis.
2. Authorized signers include Executive Director, President, Vice President, Secretary and Treasurer of the agency's Board of Director. Two signatures are required on all checks for SSA expenditures and anything over \$2,500.00.

VI. CHECKS

1. The Executive Director or designee will be responsible for all blank checks.
2. All checks, with the exceptions of direct deposit payroll items and payroll system generated checks, will be signed by the designated members of the Board of Directors/Board of Trustees and the Executive Director.

3. Accounting will void checks by writing "VOID" boldly in ink on the checks and by voiding them in the accounting system. Void checks will be kept on file.
4. No blank checks (checks without a date or payee designated) will be signed in advance and no checks be made out to "cash" or "bearer."
5. In the event that it is necessary to issue a duplicate check for checks in an amount over \$100, a stop payment will be ordered at the bank on the original check.

VII. BANK RECONCILIATIONS

1. The Executive Director or designee will receive and open all bank statements.
2. The Executive Director or designee will ensure that bank statements are reconciled within 15 business days after the receipt and will review all reconciliations each month.
3. The preparer and the reviewer will print a copy of the bank reconciliation, initial and date it to document the performance of the preparation and review for each active account. For accounts with little or no activity, the preparer may keep a log instead. The log must include the ending balance, the preparer's initials and the date of the reconciliation.
4. The Executive Director or designee will provide the Treasurer of the Board of Directors/Board of Trustees with Check Detail reports for all accounts on a monthly basis.
5. The Treasurer of the Board of Directors/Board of Trustees shall periodically verify the reconciliation of the bank accounts.
6. The Executive Director or designee will take appropriate action to resolve all outstanding checks over 90 days old.

VIII. OTHER FINANCIAL

1. The Executive Director or designee will establish and properly maintain a small petty cash fund for immediate cash needs.
2. The Executive Director or designee will determine credit card needs. The Executive Director or designee will obtain and issue credit cards to those employees who need them.
3. The Executive Director will issue guidelines regarding use of the company credit cards. Those guidelines should say that personal use is not allowed.
4. The Executive Director will develop appropriate procedures for the review of credit card charges and to ensure that such charges are appropriate and properly coded.

IX. PERSONEL

1. The Executive Director is responsible for decisions about staffing levels; the Executive Director or designee will make hiring and firing decisions.

2. The Executive Director or designee will determine appropriate employee fringe benefits and make them available to employees. Benefits will be in accordance with the personnel policies, benefit plan and applicable laws.
3. The Executive Director or designee will maintain a personnel file for each employee, containing appropriate documents, such as the signed compensation agreement, approval of changes in compensation, an I-9 immigration form, and withholding forms for taxes, benefits, deferred compensation, and charitable contributions. Files will be maintained in a confidential manner.

X. TIME SHEETS

1. Each employee will, within two days after the last working day of each pay period, complete a time sheet, date and sign it and submit to his or her immediate supervisor.
2. The supervisor will verify the accuracy of the time sheets and if approved forward the time sheets to Accounting.
3. An incomplete time sheet will be returned to the employee for correction and the employee will not be paid; however, the Executive Director may override this requirement when necessary because of illness or other extenuating circumstances.

XI. PAYROLL

1. Employees will be paid on a bi weekly basis. There are 26 pay periods annually.
2. The Executive Director or designee will process payroll, review payroll reports, resolve any discrepancies with the payroll company, and provide copies of payroll reports to the Treasurer.
3. The Executive Director will review the payroll reports.
4. For employees paid by check, the Executive Director or designee will distribute the payroll checks to the employees.
5. Payroll checks will not be issued to any person other than the employee without written authorization from the employee.
6. Paychecks for persons who voluntarily and involuntarily terminate their employment will be issued at the regular pay date. Vacation, severance and other pay, if any, will be made as quickly as possible.

XII. PAYROLL TAXES

1. The Executive Director or designee will prepare and transmit the payroll tax reports, W-2 forms, and 1099 forms.
2. The Executive Director will verify payroll tax preparation on a quarterly basis.

XIII. TRAVEL & EXPENSES

1. Employees with credit cards are encouraged to use them for travel and expenses.

2. Employees who incur out-of-pocket expenses including use of a personal car on behalf of the organization will complete Expense Vouchers.
3. The employee will provide necessary documentation and code each expense with the appropriate chart of accounts line item, program and/or grant. Receipts are required for all expenditures. The Executive Director may make an exception and reimburse employees for occasional lost receipts.

XIV. JOB DESCRIPTIONS



Title: Commercial Director
Reports to: Executive Director
Basic Function: Provides business development support to the businesses within the Special Service Area. Works closely with the property/business owners to stabilize and improve properties'/businesses' appearance, increase businesses' profits, and offer technical assistance to existing and potential businesses owners.

1. Conduct 120 one-on-one consultations with existing and new potential business owners to discuss business feasibility, business plans, site selection, and marketing plans. Assist business owners with any expansion plans and needs.
2. Conduct and promote networking opportunities with local businesses and provide any follow-up technical assistance needed. Encourage appropriate design and rehabilitation by marketing the security, awning and facade rebate programs.
3. Promote and market the Special Service Area.
4. Ensure beautification of the commercial district by supervision of the street cleaner, landscaping, and installation of banners.
5. Execute new anti-littering program along the commercial district. Supervise summer volunteers.
6. Assess the Special Service Area program via survey methodology and provide reports to the SSA Commissioners, the City and the community at large.

Position Qualifications

| | |
|--------------------------|---|
| Education | Four-year college degree required. |
| Job Experience | Knowledge of small business development and financial business planning are highly desirable. Excellent interpersonal skills. |
| Special Knowledge/Skills | Proficient in Microsoft Office applications. Spanish speaking highly desirable. |
| Other Requirements | Excellent problem solving, communication, organization and customer service skills required. |



| | |
|-----------------------|--|
| Title | Street Cleaner |
| Reports to | Special Service Area Manager |
| Basic Function | Promote the attractiveness of the 59th Street Commercial District. |

Principal Job Duties and Responsibilities

1. Clean the sidewalks along the 59th Street Commercial District three times a week.
2. Distribute newsletters and flyers, as well as City of Chicago literature to businesses within the Special Service Area.
3. Maintain a cordial and enthusiastic relationship with businesses within the Special Service Area
4. Maintain monthly record of street cleaning expenses and report to SSA Manager on weekly basis.
5. Perform other duties as assigned.

| Position Qualifications | |
|--------------------------|---|
| Education | High School diploma, valid driver's license |
| Job Experience | Extensive experience in outside cleaning & trash removal. |
| Special Knowledge/Skills | |
| Other Requirements | Must be able to lift 50-60lbs |

XV. ASSESSMENTS

Greater Southwest Development Corporation will use survey methodology, one-on-one interview, and statistical data to assess the effectiveness of its programs along 59th Street. The following table indicates the assessment methods for each of the proposed programs.

| Program | Assessment Type | Notes |
|-----------------------------------|------------------------|---|
| Street Cleaning | Survey | Business/Property owners will evaluate the street cleaner's performance at the end of the summer season |
| Security Services | Survey | Business/Property owners will evaluate the security officers' performance at the end of the summer season. |
| Façade Enhancement Program | Survey | Program Participating Business/Property owners will evaluate the effectiveness of the program at the end of the summer season. |
| Awning Rebate Program | Survey | Program Participating Business/Property owners will evaluate the effectiveness of the program at the end of the summer season. |
| Graffiti Removal Program | Survey | Program Participating Business/property owners will evaluate the effectiveness of the program at the end of the summer season. |
| Security Rebate Program | Survey | Program Participating Business/property owners will evaluate the effectiveness of the program. |
| Marketing Promotions | Interviews | Program participating business owners will evaluate the effectiveness of the program |

Cleaning Services Survey

The 59th Street Growth Commission is seeking your input on how effective the cleaning services have been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

Have you observed our street cleaner and cleaning machine along 59th Street?

Yes No

How would you rate the effectiveness of our cleaning services along our district?

(10 being the highest)

Please circle one 1 2 3 4 5 6 7 8 9
10

Would you like the 59th Street Growth Commission to continue offer cleaning services along the district?

Yes No

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44
 45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander

Black or African-American Hispanic or Latino

Middle Eastern White, non-Hispanic

Other: _____

Your Name (optional): _____

Business Name (optional): _____

Security Services Survey

The 59th Street Growth Commission is seeking your input on how effective the security services have been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629.**

Have you observed our security services along 59th Street?

Yes No

How would you rate the effectiveness of our security services along our district?

(10 being the highest)

Please circle one 1 2 3 4 5 6 7 8 9
10

Would you like the 59th Street Growth Commission to continue offer cleaning services along the district?

Yes No

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44
 45–54 55–64 65 and over

Ethnicity (optional):

- American Indian or Alaska Native Asian or Pacific Islander
- Black or African-American Hispanic or Latino
- Middle Eastern White, non-Hispanic
- Other: _____

Your Name (optional): _____

Business Name (optional): _____

Façade Enhancement Services Survey

The 59th Street Growth Commission is seeking your input on how effective the Façade Enhancement Program has been for our district. Please fill out the survey as completely as possible and either **fax it to (773) 471-8206** or **mail it to 2601 W. 63rd Street, Chicago IL 60629**.

My customers enjoyed our Façade Enhancement project. **Yes**

No

The Façade Enhancement program helped my business attract more customers

Yes No

The Façade Enhancement program helped my business build stronger customer relationships

Yes No

I believe the Façade Enhancement program promotes our business district

Yes No

How would you rate the effectiveness of the Façade Enhancement program (10 being the highest)?

Please circle one **1 2 3 4 5 6 7 8 9**
10

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44
 45–54 55–64 65 and over

Ethnicity (optional):

American Indian or Alaska Native Asian or Pacific Islander
 Black or African-American Hispanic or Latino
 Middle Eastern White, non-Hispanic
 Other: _____

Your Name (optional): _____

Business Name (optional): _____

Awning Rebate Program Survey

The 59th Street Growth Commission is seeking your input on how effective the Awning Rebate Program has been for our district. Please fill out the survey as completely as possible and either fax it to (773) 471-8206 or mail it to 2601 W. 63rd Street, Chicago IL 60629.

My customers enjoyed our new awning project.

Yes No

The awning rebate program helped my business attract more customers

Yes No

The awning rebate program helped my business build stronger customer relationships

Yes No

I believe the Awning Rebate program promotes our business district

Yes No

How would you rate the effectiveness of the Awning Rebate Program (10 being the highest)?

Please circle one 1 2 3 4 5 6 7 8 9 10

How long have you owned your business in this neighborhood, Chicago Lawn?

Less than 1 year 1–5 years 6–10 years More than 10 years

Do you own or rent your business property? Own Rent

Sex: Male Female

Age: Under 25 26–35 36–44 45–54 55–64 65 and over

Ethnicity (optional):

- American Indian or Alaska Native Asian or Pacific Islander
- Black or African-American Hispanic or Latino
- Middle Eastern White, non-Hispanic
- Other: _____

Your Name (optional): _____

Business Name (optional): _____

