

Madison-Austin Corridor Redevelopment Project Area

Tax Increment Financing District  
Eligibility Study, Redevelopment Plan and Project

City of Chicago  
Richard M. Daley, Mayor

June 1999  
**(Revised July 7, 1999)**



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## ***1. Executive Summary***

In October 1998, *S. B. Friedman & Company* was formally engaged by the City of Chicago (the “City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). This report details the eligibility factors found within the Madison-Austin Corridor Redevelopment Project Area (the “Madison-Austin Corridor RPA”) Tax Increment Financing District (“TIF”) in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the Madison-Austin Corridor RPA.

The Madison-Austin Corridor RPA is located within the Austin and West Garfield Park community areas and consists of 1,148 tax parcels on 124 blocks and contains approximately 397 acres of land.

### ***Determination of Eligibility***

This report concludes that the Madison-Austin Corridor RPA is eligible for TIF designation as a “conservation area” because 50% or more of the structures in the area have an age of 35 years or more and because the following eligibility factors have been found to be present to a major extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code; and
- Excessive Vacancies

Additionally, two other eligibility factors are present to a minor extent and demonstrate that the Madison-Austin Corridor RPA is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive commercial and residential disinvestment. These factors include:

- Obsolescence
- Dilapidation

### ***Redevelopment Plan Goal, Objectives, and Strategies***

The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the Madison-Austin Corridor RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish Madison Street as an active and vibrant commercial district, while accommodating residential and institutional uses where appropriate. Like development trends in other sections of the City that were once predominately retail, this goal will support the gradual transformation of Madison Street into a sustainable mixed-use commercial area that will incorporate residential and institutional land uses. Redevelopment of the RPA will reduce the number of vacant

and underutilized properties within the RPA and induce redevelopment opportunities in surrounding neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Thirteen objectives support the overall goal of area-wide revitalization of the Madison-Austin Corridor RPA and the surrounding West Garfield Park and Austin neighborhoods. These include:

1. Facilitate assembly, preparation, and marketing of vacant and underutilized sites for retail, commercial, and residential development.
2. Remediate environmental problems to provide additional land for new retail, commercial, and residential development and redevelopment, as appropriate.
3. Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, and residential development as well as the rehabilitation of residential, commercial, institutional, and public properties within the Madison-Austin Corridor RPA.
4. Facilitate the preservation and/or rehabilitation of anchor retail uses, established institutional facilities, and architecturally and/or historically significant buildings in the Madison-Austin Corridor RPA;
5. Support the goals and objectives of other overlapping redevelopment plans and project areas, including the Madison Cicero Redevelopment Area, Strategic Neighborhood Action Program (SNAP) area, State of Illinois Enterprise Zone 5, and Federal Empowerment Zone 1, and coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
6. Encourage the development of retail and commercial activities along Madison Street between Keeler Avenue and Hamlin Avenue, around the Madison-Pulaski intersection, and at the major arterial intersections along Madison Street west of Keeler Avenue, such as Cicero Avenue, Laramie Avenue, Central Avenue, and Austin Boulevard.
7. Preserve the pedestrian orientation of appropriate retail nodes by encouraging pedestrian friendly uses and design.
  - Pedestrian-friendly uses that should be encouraged include: clothing and shoe stores; specialty item and gift shops; book stores; card shops; restaurants; dry cleaners and laundrettes; barber shops and hair salons; storefront banks; real estate offices; hardware stores; medical offices; coffee shops; and bakeries; etc. Public buildings, such as a post office, should also be encouraged.
  - Pedestrian-friendly design includes multi-story buildings abutting the sidewalk with retail uses on the first floor and attractive street-level frontage, with clear windows

and entrance ways at (or very near) ground level. Strip malls, drive-thru businesses, parking lots, and any other buildings that disrupt the pedestrian-orientation of these nodes should be discouraged.

8. Encourage the concentration of auto-oriented retail and commercial activities in appropriate locations along Madison Street, away from the pedestrian nodes. Good uses for these areas include grocery stores, drive-through pharmacies, restaurants, big box retailers, and strip malls, etc. Residential properties, schools, parks, and any other uses that would be disturbed by the traffic volume nearby should be discouraged in these areas.
9. Decrease the number of underutilized parcels and increase the value of taxable parcels within the Madison-Austin Corridor RPA by providing resources for retail, commercial, residential, and institutional development along Madison Street and in other areas of the Madison-Austin Corridor RPA, as appropriate.
10. Allow for the redevelopment of Lake Street /Corcoran Place between Parkside Avenue and Laramie Avenue as a mixed-use, transit-oriented development district containing primarily residential and pedestrian-oriented commercial uses;
11. Encourage in-fill residential development on the vacant properties in the areas of the Madison-Austin Corridor RPA that have been traditionally residential--along Ohio Street, Race Avenue, Fulton Street, West End Avenue, Lotus Avenue, Monroe Street, Wilcox Street, Adams Street, and Jackson Street.
12. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Madison-Austin Corridor RPA.
13. Support job training programs and increase employment opportunities for area residents.

These objectives will be achieved through implementation of five specific and integrated strategies. These are:

**Implement Public Improvements.** A series of public improvements throughout the Madison-Austin Corridor RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development. These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels;

**Develop Vacant and Underutilized Sites.** The analysis and redevelopment of vacant and underutilized sites within the Madison-Austin Corridor RPA is expected to stimulate both physical and economic private investment and enhance the RPA and the surrounding area. Potential development of vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites and the Madison-Austin Corridor RPA.

**Encourage Private Sector Activities.** Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects, and other improvements and investments that are consistent with the goals of this Redevelopment Plan.

**Facilitate Property Assembly, Demolition, and Site Preparation.** Vacant and underutilized improved sites listed in Appendix 2 may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, assistance may be provided to private developers seeking to acquire land and assemble sites in order to undertake projects supportive of this Redevelopment Plan.

**Facilitate/Support New Development.** In order to facilitate private investment, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that support the goals, objectives, and strategies of this Redevelopment Plan.

### ***Required Findings***

The required conditions for the adoption of the Redevelopment Plan and Project are found to be present within the Madison-Austin Corridor RPA.

First, while some new investment has occurred in the Madison-Austin Corridor RPA between 1993 and 1997, this investment has been minimal in scope. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Madison-Austin Corridor RPA is located within West Chicago Township. From 1993 through 1997 the growth of Equalized Assessed Valuation (“EAV”) of properties in the RPA has lagged behind that of West Chicago Township and the City as a whole. The compound annual growth rate of EAV for the Madison-Austin Corridor RPA was 3.13% between 1993 and 1997. In comparison, the compound annual growth rate of EAV for the City of Chicago was 3.86% and for West Chicago Township was 5.84% over the same period of time.

As another method to examine the scope of new investment in the Madison-Austin Corridor RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period October 1993 to November 1998. This data revealed that 258 permits were issued within the Madison-Austin Corridor RPA totaling \$31.8 million. Approximately 52 of these permits were for building demolition and 206 were for new construction,



rehabilitation, mechanical upgrades, code compliance, or minor repairs. Most of the new investment was publicly initiated or subsidized. Approximately \$10.2 million resulted from the reconstruction of the Chicago Transit Authority (CTA) station at Lake Street and Central Avenue, \$80,000 was for improvements to public schools in the area, \$14.5 million consisted of projects that were not-for-profit or appear to have required some type of public assistance, and \$1.4 million consisted of repairs resulting from code violations. Overall, it is estimated that approximately \$5.2 million of the \$31.0 million in new investment (excluding demolitions) in the RPA (16.8%) was completed by the private sector on its own, without public mandate or subsidy. This is only \$1.0 million per year, or approximately 0.6% of the total market value of all property within the TIF district. At this rate, it would take the private market on its own 150 years to replace all of the value in the RPA.

Second, without the support of public resources, the redevelopment objectives of the Madison-Austin Corridor RPA will most likely not be realized. Because of the extensive scope of area-wide improvements and development needed to re-establish the Madison Street as an active and vibrant mixed-use commercial district, the private market would not likely be able to absorb these costs without assistance. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. But for creation of the Madison-Austin Corridor RPA, these types of projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without the benefits associated with the designation of the Madison-Austin Corridor RPA as a tax increment financing district.

Third, the Madison-Austin Corridor RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

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

## 2. Introduction

### *The Study Area*

This document serves as the eligibility study (“Eligibility Study”) and Redevelopment Plan and Project for the Madison-Austin Corridor Redevelopment Project Area (“RPA”). The Madison-Austin Corridor RPA is located within the Austin and West Garfield Park community areas of the City of Chicago (the “City”), in Cook County (the “County”). In October 1998, *S. B. Friedman & Company* was engaged by the City to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a “blighted area” and/or “conservation area” under the Act.

The community context of the Madison-Austin Corridor RPA is detailed on Map 1.

The Madison-Austin Corridor RPA consists of approximately of 1,148 tax parcels on 124 blocks and contains approximately 397 acres of land. Included within the boundaries of the RPA are certain properties along:

- The north and south sides of Madison Street between Hamlin Avenue and Austin Boulevard;
- The east and west sides of Springfield Avenue between Wilcox Street and Jackson Street;
- The west side of Pulaski Road between the alley north of Washington Boulevard to Washington Boulevard and east and west sides of Pulaski Road between Washington Boulevard and Van Buren Street, except for the west side of the street between Wilcox Street and Jackson Boulevard;
- The east and west sides of Karlov Avenue between Washington Boulevard and Monroe Street;
- The east side of Keeler Avenue between Maypole Avenue and Madison Street;
- The west side of Kolmar Avenue between Maypole Avenue and West End Avenue and the east side of Kolmar Avenue between the alley north of West End Avenue and West End Avenue;
- The east and west sides of Kenton Avenue between Maypole Avenue and Jackson Boulevard, including the railroad right-of-way along Kenton Avenue;
- The west side of Kilpatrick Avenue between Washington Boulevard and the alley south of Madison Street;
- The east and west sides of Cicero Avenue between Lake Street and Jackson Boulevard, except for the properties on the east side of the street between Lake Street and Hayman and the properties on west side of the street between West End Avenue and Washington

- Boulevard;
- The east and west sides of Lavergne Avenue between Fulton Street and the alley south of Madison Street;
  - The east and west sides of Laramie Avenue between the alley north of Madison Street to Monroe Street, the west side of Laramie Avenue between Monroe Street and Adams Street, and the frontage on the east side of Laramie Avenue immediately north of the alley that lies north of Madison Street;
  - The west side of Long Avenue between Ferdinand Street and Washington Street;
  - The west side of Lotus Avenue between Lake Street and Fulton Street and between Washington Avenue and Madison Street, and the east and west sides of Lotus Avenue between Fulton Street and Washington Street to include all of Austin High School;
  - The west side of Pine Avenue between Washington Boulevard and Madison Street to include only those properties associated with the Robert Emmet Academy; and the east side of Pine Avenue between Ferdinand Street and Madison Avenue;
  - The west side of Central Avenue between Ohio Street and Adams Street and the east side of Central Avenue between Corcoran Place (Lake Street) and Monroe Street;
  - The east and west sides of Parkside Avenue between Erie and Washington Boulevard and the east side of Parkside Avenue between Madison Street and Adams Street;
  - The west side of Waller Avenue between the alley north of Lake Street and Corcoran Place, and between Washington Street and Madison Street, and the east side of Waller Avenue between the alley north of Ohio Street and Corcoran Place;
  - The west side of Menard Avenue between the alley north of Lake Street and the alley south of Corcoran Place, and the east and west sides of Menard Avenue between Washington Boulevard and Madison Street;
  - The east and west sides of Mayfield Avenue between Lake Street and the alley south of Corcoran Place and between Washington Boulevard and Madison Street;
  - The north side of Ohio Street between Waller Avenue and Parkside Avenue and the south side of Ohio Street between Waller Avenue and Central Avenue;
  - The north and south sides of Race Avenue between Waller Avenue and Central Avenue;
  - The south side of Ferdinand Street between Pine Avenue and Long;
  - The south side of Lake Street (which turns into Kinzie Street east of Pine Avenue) between

Austin Boulevard and Laramie Avenue;

- The south side of Corcoran Place (which turns into Lake Street east of Pine Avenue) between the alley east of Mason Avenue to Menard Avenue and between Parkside Avenue and Laramie Avenue and between Lamont Avenue and Cicero Avenue; and the north side of Corcoran Place between Austin Boulevard and Laramie Avenue;
- The south side of Fulton between LeClaire Avenue and Lavergne Avenue;
- The north side of Maypole Avenue between LeClaire Avenue and Lavergne Avenue and the south side of Maypole Avenue between Kenton Avenue and Kolmar Avenue and between Keeler Avenue and Karlov Avenue;
- The north side of West End Avenue between Kenton Avenue and Kilbourn Avenue and between Keeler Avenue and Karlov Avenue; and the south side of West End Avenue between LeClaire Avenue and Karlov Avenue;
- The north side of Washington Boulevard between Pine Avenue and Long and LeClaire and Pulaski; and the south side of Washington Boulevard between Lavergne Avenue and Kilbourn Avenue, and between Keeler Avenue and Hamlin Boulevard;
- The north and south sides of Monroe Street between Central Avenue and Springfield Avenue;
- The north side of Wilcox Street between Kenton Avenue and Kilbourn Avenue and the north and south side of Wilcox Street between Karlov Avenue and Hamlin Boulevard;
- The north and south side of Adams Street between Parkside Avenue and Hamlin Street; and
- The north and south side of Jackson Boulevard between Lavergne Avenue and Hamlin Boulevard;

Map 2 details the boundaries of the Madison-Austin Corridor RPA which includes only those contiguous parcels of real property that are expected to benefit substantially by the Redevelopment Plan improvements discussed herein.

Appendix 1 contains the legal description of the Madison-Austin Corridor RPA.

The Eligibility Analysis covers events and conditions that exist and that were determined to support the designation of the Madison-Austin Corridor RPA as a "conservation area" under the Act at the completion of our research on March 26, 1999 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman &*



# CITY OF CHICAGO

MADISON-AUSTIN CORRIDOR  
TAX INCREMENT FINANCE DISTRICT

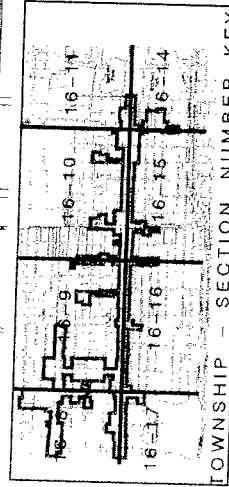
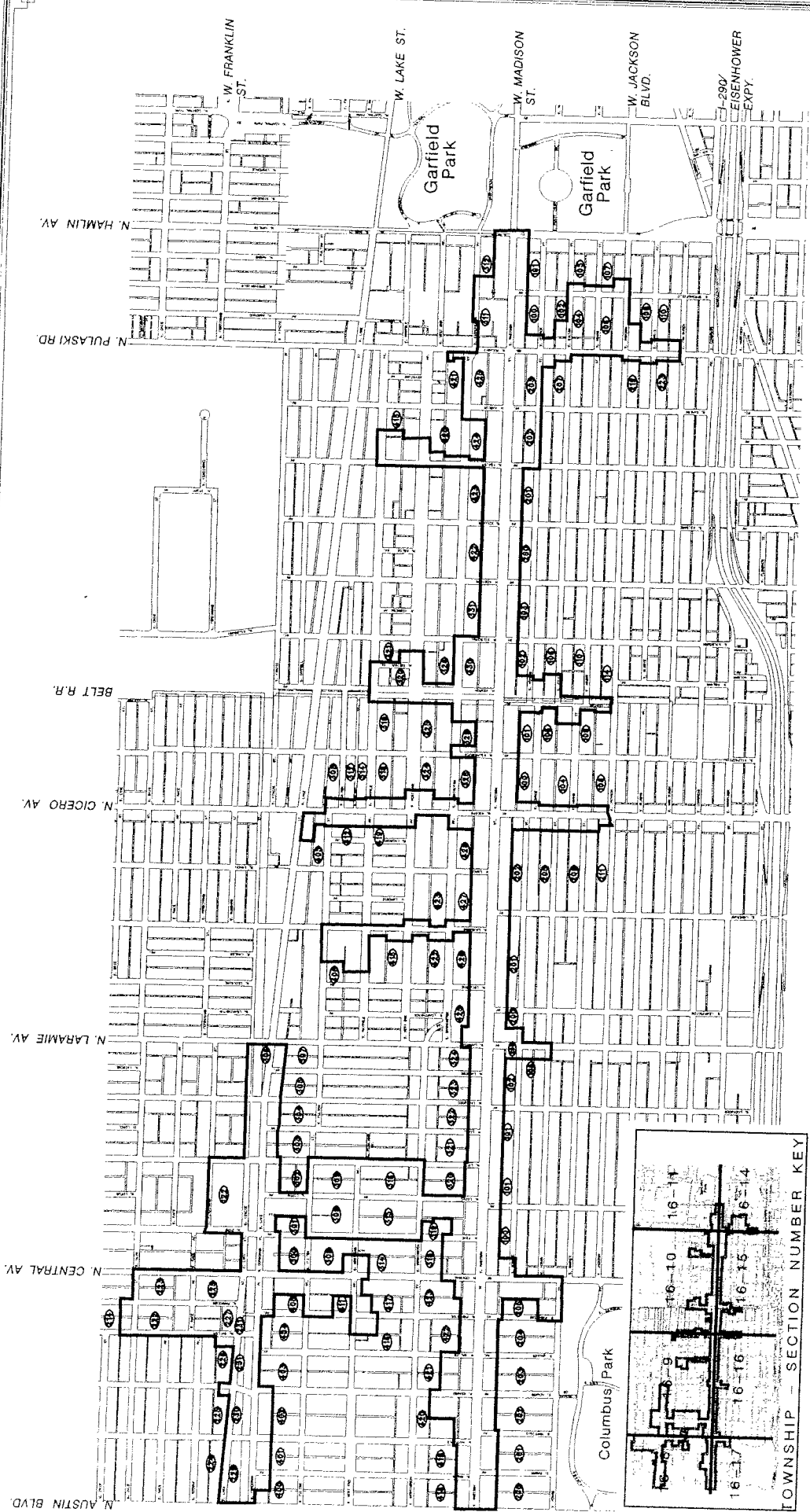


MAP 1  
COMMUNITY  
CONTEXT  
MAP  
MAY 1999

**S. B. Friedman & Company**  
Real Estate Services and Development Consultants

**Campbell Tilg Campbell, Inc.**  
Surveying • Planning • Construction Management





TOWNSHIP - SECTION NUMBER KEY

LEGEND



**F.S.B. Friedman & Company**  
Real Estate Services and Strategic Consultants

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Real Estate • Finance • Construction Managers



# CITY OF CHICAGO

## MADISON-AUSTIN CORRIDOR TAX INCREMENT FINANCE DISTRICT



NORTH

MAP 2  
BOUNDARY  
MAP  
MAY 1999

*Company*. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Madison-Austin Corridor RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the City would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Madison-Austin Corridor RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Madison-Austin Corridor RPA, so that the Redevelopment Plan will comply with the Act and that the Madison-Austin Corridor RPA can be designated as a redevelopment project area in compliance with the Act.

### ***History of Area<sup>1</sup>***

The Madison-Austin Corridor RPA is located within two (2) community areas on the west side of the City that are separated by the Belt Railway that runs north-south along Kenton Avenue: Austin on the west and West Garfield Park on the east.

**West Garfield Park.** The development of West Garfield Park began in the late 1890s. Two annexations by the City of Chicago in 1869 and 1889 and the subsequent extension of transportation and municipal services led to its development. The Lake Street and Garfield Park rapid transit elevated lines were completed during the 1890s, and by the turn of the century, Garfield Park was constructed, and a large racing complex was built south of Madison Street (between Hamlin and Pulaski). These events helped to promote the area and attract residential and commercial development. Eventually, the race track was moved beyond City limits and expensive brick two-flats and small apartment buildings were constructed in its place. Elsewhere in the neighborhood, stone front two-flats and single-family homes predominated.

In the early 1900s, the Chicago & Northwest Railroad tracks became the northern and western boundaries of the community and industry began to locate along these tracks and along another track which ran south of Taylor Street, the southern boundary of West Garfield Park. Eventually, the residential portion of the community was surrounded by warehouse and industrial uses on three sides. Construction continued throughout the 1920s, and by 1930 West Garfield Park reached an all-time population high of more than 50,000. Between 1910 and 1930, a vibrant commercial center developed at Madison Street and Pulaski Road.

After 1930, with the onset of the Depression, construction came to a virtual halt. In the years following the Second World War, the number of housing units increased as a result of the conversion of single-family units and duplexes into multiple units, creating a tendency toward leased rather than owner-occupied housing. The overall population remained relatively stable until about 1970, but the turnover in the area was relatively high and the prospect of maintaining a stable population became uncertain. Between 1970 and 1980 the population dropped by 30% and the number of

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<sup>1</sup>Information on the history of the Austin and West Garfield Park communities was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 95-97 and 98-99 respectively.

housing units decreased 28%. During this time period, approximately 3,595 units were lost to demolition and deterioration of the aging housing stock.

By 1980, the physical and demographic transformation of the community was apparent. Large empty lots, formerly occupied by small- and medium-sized apartment buildings, reflect the loss of living space resulting from the withdrawal of private investment, lack of physical maintenance, and fire. Most of the remaining retail activity within the community exists along Madison Street. However, the overall condition of Madison Street has deteriorated. The number of vacant and underutilized buildings have increased and traditional retail options are limited.

Despite the efforts of community groups, West Garfield Park is a community in need of redevelopment. This is evidenced by the socio-economic profile and documented deteriorating physical conditions. In 1990, the median family income in West Garfield Park was \$17,170, which is 56% of the median family income in the City of Chicago as a whole (\$30,707), and the percent of families living below the poverty level at 36% was twice as high as the City as a whole. Vacant lots and underutilized structures are scattered throughout the West Garfield Park community, and the overall physical condition of the neighborhood has deteriorated due to crime, disinvestment, and community instability. Without a comprehensive approach to address the deteriorated condition of the neighborhood and the resources to acquire and clear vacant and underutilized parcels, West Garfield Park's commercial and residential areas will continue to languish.

**Austin.** The community of Austin was annexed by the City of Chicago in 1889. Prior to this annexation, Austin and neighboring Oak Park had been part of the Town of Cicero. The extension of the Division Streetcar line to Austin Boulevard in 1915 accelerated development in the area. To accommodate a growing immigrant population, duplexes, two-flats, and brick bungalows were constructed throughout the community. By 1930, Austin had reached residential maturity with a population of more than 130,000. Today, Austin is Chicago's largest community area in both population and land area.

The demographic and physical condition of Austin remained relatively stable through World War II. During these decades, residents of the Near West Side and East and West Garfield Park moved into Austin to escape overcrowded and deteriorating conditions. However, in the 1960s, Austin began to experience problems similar to those that were plaguing other communities nearby, including physical deterioration, overcrowded schools, and increased crime. In spite of this deterioration, the population of Austin continued to grow throughout the 1970s, and by 1980, reached its historic high of 138,000 residents.

Population growth, overcrowding, and physical deterioration took its toll on the community in the 1980s. Between 1980 and 1990, the population of Austin decreased by 24,000, to its lowest level since the 1920s. This population loss is directly related to housing demolition, which has far outpaced new construction and rehabilitation. Most of the housing demolition has occurred south of Chicago Avenue within the neighborhoods encompassing the RPA, which contains aging frame buildings. Over the past 10 years, this area has lost more than a third of its population and housing units.



In 1990, the median family income in the Austin community was \$28,192, which is 92% of the median family income for the City of Chicago as a whole, and the percentage of families below the poverty level was 23%. However, economic data for the census tracts south of Chicago Avenue reveal an area of considerably lower income levels, especially in the area of the Madison-Austin Corridor RPA. The census tracts containing the Madison-Austin Corridor RPA have the lowest income levels and the largest percentages of families below the poverty level compared to other census tracts in Austin. For these census tracts, the 1990 median family incomes ranged from \$18,300 to \$19,600, and the percentages of families below the poverty level ranged from 33% to 42%.

In spite of hopeful signs of community restoration, much of Austin continues to battle poverty, crime, high unemployment rates, physical decay, and building abandonment. Rehabilitation in the area has been scattered and has focused on housing, primarily through the work of church-affiliated groups. The commercial corridors, including Madison Avenue, continue to reflect the blighted condition of the neighborhood with vacant lots and deteriorated buildings and infrastructure. A coordinated redevelopment strategy, along with financing mechanisms for acquisition and rehabilitation, is needed to address these issues and improve the appearance and functionality of Madison Street and the surrounding neighborhood.

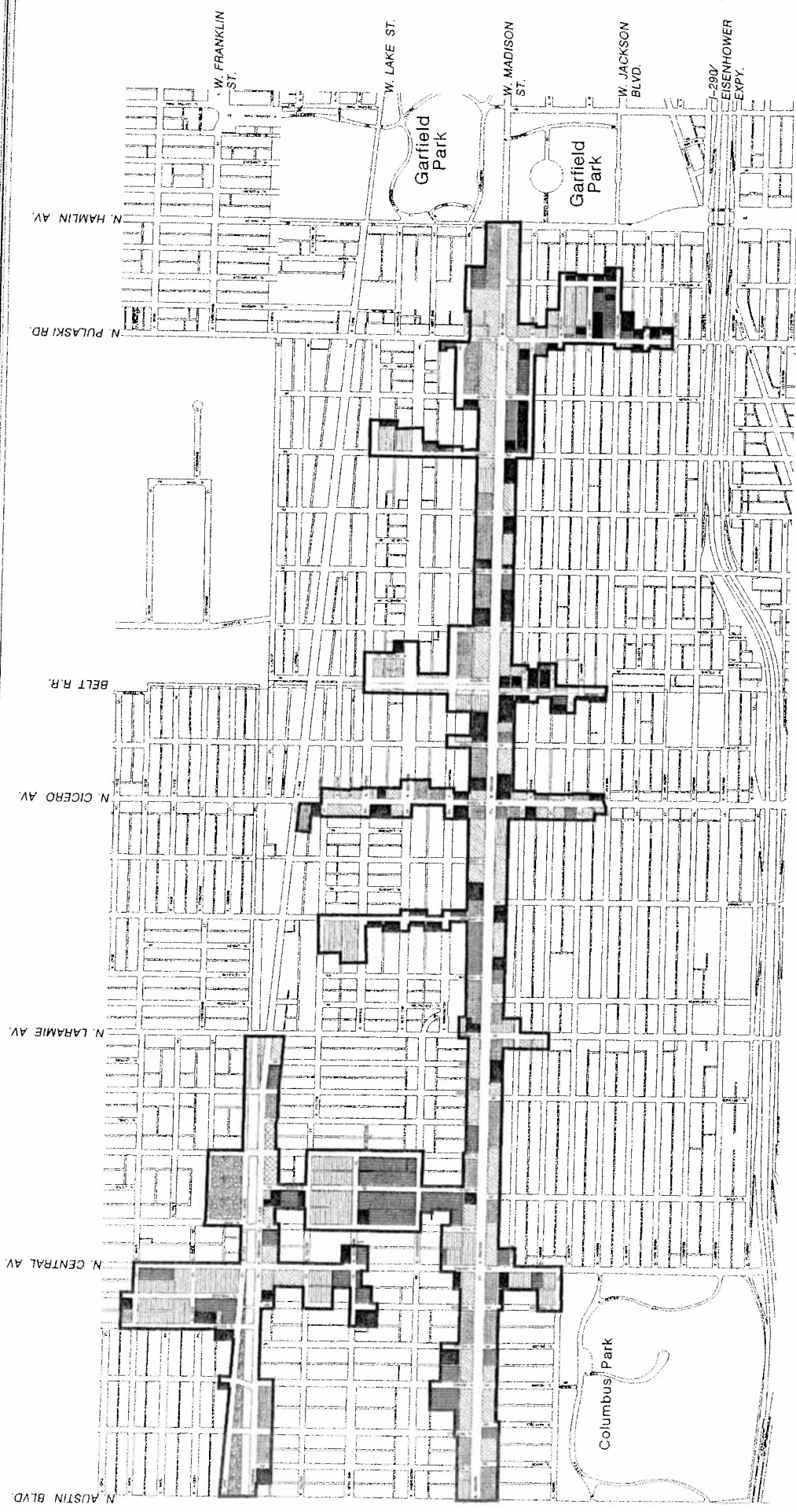
### ***Existing Land Use***

Based upon *S. B. Friedman & Company's* research, eight (8) land use patterns have been identified within the Madison-Austin Corridor RPA:

- Residential;
- Commercial;
- Commercial/Residential (commercial on the first floor/residential above);
- Institutional (including public facilities, social services, religious buildings);
- Parks and Recreation;
- Vacant land;
- Industrial/Warehouse; and
- Mixed Use

The overall pattern of land use in the Madison-Austin Corridor RPA is shown in Map 3. The mixed-use designation is used in those areas where no one land use category predominates. These areas contain two or more of the following land uses: residential, commercial, commercial/residential, institutional, or vacant land.

The predominant land use in the Madison-Austin Corridor RPA is commercial, primarily focused on Madison Street. Commercial development is interspersed with residential and institutional land uses and can also be found along Cicero Avenue, Pulaski Road, Laramie Avenue, and Corcoran Place/Lake Street. Much of the commercial development in the area was built between 1900 and 1940, and is contained in mixed-use buildings with residential uses above. Over the past 20 years, a limited amount of new retail development has occurred in the Madison-Austin Corridor RPA.



# CITY OF CHICAGO










**MADISON-AUSTIN CORRIDOR**  
TAX INCREMENT FINANCE DISTRICT

MAP 3

EXISTING  
LAND USE

MAY 1999

## LEGEND

-  TIF BOUNDARY
-  INDUSTRIAL/ WAREHOUSING
-  RESIDENTIAL/ COMMERCIAL
-  VACANT LAND
-  PARKS/ RECREATION
-  RESIDENTIAL
-  COMMERCIAL
-  MIXED USES
-  PUBLIC/ INSTITUTIONAL



**S. B. Friedman & Company**  
*Real Estate, Finance and Development Consultants*

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*Metropolitan Sales & Construction Managers*



Residential development is located in the neighborhood districts immediately north and south of Madison Street. Most of the residential development consists of duplexes, two-flats, and brick bungalows. Higher density apartment buildings are scattered throughout the RPA and residential housing units can be found above commercial along Madison Street, Cicero Avenue, Pulaski Road, and Lake Street.

Interspersed among the commercial and residential uses are institutional uses, including public facilities, schools, religious institutions, day care facilities, and social service uses. The public schools within the Madison-Austin Corridor RPA are Austin High School, Delano Elementary, Depriest Elementary, Robert Emmet Academy, Douglas Academy, Marconi Elementary, Tilton Elementary, Ellington Elementary, and Spencer Elementary. Public uses and facilities include the Chicago Transit Authority (CTA) bus turnaround at Madison Street and Austin Avenue and the Legler branch of the Chicago Public Library at the corner of Pulaski Road and Wilcox Street. These public facilities are shown in Map 7.

Two industrial/warehouse buildings are located in the Madison-Austin Corridor RPA. They are located on the south side of Lake Street between Lotus Avenue and Lorel Avenue. Both of them are currently vacant, and one of these is in the process of being demolished.

A considerable amount of vacant land can also be found in the Madison-Austin Corridor RPA. Approximately 300, or 26% of the 1,148 parcels within the RPA are vacant. These parcels are distributed throughout the RPA and consist of both residentially and commercially zoned property. In some areas, several vacant parcels are adjoined together creating attractive sites for redevelopment.

### 3. Eligibility Analysis

#### *Provisions of the Illinois Tax Increment Allocation Redevelopment Act*

Based upon the conditions found within the Madison-Austin Corridor RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Madison-Austin Corridor RPA meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

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

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

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

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

The factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined for purposes of this Redevelopment Plan (these factors are not defined in the Act) as follows:

**Age of Structure.** Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use, and value.

**Deterioration.** This is the process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. Primary components include exterior walls, foundations, roof structure, etc. Secondary components include window and door units, porches, exterior surfaces, etc. Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas, and other site features which require treatment or repair beyond that

of normal maintenance.

**Dilapidation.** Dilapidation is an advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

**Obsolescence.** This is the condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for is evidenced by such factors as insufficient width and size, irregular shape, and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

**Illegal Use of Individual Structures.** Illegal use is the presence of land uses or activities which are contrary to law and/or not permitted by municipal ordinances.

**Structure Below Minimum Code.** This factor represents structures containing conditions that are less than the accepted minimum standards of zoning, subdivision, fire, housing, building, or other governmental codes applicable to the property.

**Excessive Vacancy.** Excessive vacancy is a condition evidenced by vacant buildings or portions of buildings which are not being utilized which have an adverse impact on the area.

**Abandonment.** Abandoned properties are those in which the property owner has relinquished all interest and in which it is apparent that no effort will be directed toward future utilization.

**Overcrowding of Structures and Community Facilities.** This refers to over-intensive use of buildings, facilities and properties beyond that permitted by ordinance or capacity.

**Lack of Ventilation, Light or Sanitary Facilities.** These are considered to be substandard conditions which are below minimum code standards that adversely affect the health, safety and welfare of building occupants.

**Inadequate Utilities.** This includes deficiencies and inadequacies in the capacity of utilities which service a property or area.

**Excessive Land Coverage.** Excessive land coverage is the over-intensive use of property evidenced by inadequate yards, setbacks, open space, and the crowding of buildings and accessory facilities onto a site which is out of character with the neighborhood and community as a whole and could have an adverse effect on use of a building.

**Deleterious Land Use or Lay-Out.** Deleterious land use or lay-out refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land use, inadequate lot frontage, irregular lot shape,

insufficient vehicular access, fragmentation of ownership, and other blighting conditions which discourage development and redevelopment.

**Depreciation of Physical Maintenance.** This is the lack of normal maintenance of building components, but not to a degree of structural deficiency or inadequate provision for upkeep of site features and landscaping.

**Lack of Community Planning.** The absence of an effective planning program at the time the area was originally developed which results in physical obstacles to redevelopment, or failure to implement approved plans for the community is considered to be lack of community planning.

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

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

**Obsolete Platting of Vacant Land.** Obsolete platting of land is the arrangement of parcels of land which is not conducive to supporting contemporary land uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple people. This complicates the assembly of small parcels to a size that is large enough to accommodate modern types of development.

**Tax and Special Assessment Delinquencies.** Evidence of delinquent tax payment.

**Flooding on All or Part of the Vacant Land.** Poor drainage of the soil or the location of the property within a special flood hazard area makes financing or insuring the property impossible or more costly and may hinder redevelopment.

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

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the 14 “blighted area” eligibility factors were present immediately prior to demolition of the area’s structures.

The vacant "blighted area" section includes five (5) other tests for establishing eligibility, but none of these are relevant to the conditions within the Madison-Austin Corridor RPA.

### ***Methodology Overview and Determination of Eligibility***

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Madison-Austin Corridor RPA, as well as a review of building and property records. Property records included building code violation citations, building permit data and assessor information. Our survey of the area established that there are 547 buildings within the Madison-Austin Corridor RPA. In addition, to verify the age for the area buildings, aerial photographs were compared to structure base maps.

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

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building basis and analyzed the distribution of the eligibility factors on a block-by-block basis. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations, and record searches. This information was then graphically plotted on a block map of the Madison-Austin Corridor RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

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

### ***Conservation Area Findings***

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three (3) of the 14 other eligibility factors must be found present to a major extent within the Madison-Austin Corridor RPA.

Establishing that at least 50% of the Madison-Austin Corridor RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act.

Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor's Office, aerial photographs, structure base maps, and the historic development patterns within the community, we have established that of the 547 buildings, 471 (86%) within the Madison-Austin Corridor RPA are 35 years of age or older.

In addition to establishing that the Madison-Austin Corridor RPA meets the age requirement, our research has revealed that the following factors are present to a major extent:

- Depreciation of Physical Maintenance;
- Deterioration;
- Structures Below Minimum Code; and
- Excessive Vacancies.

The widespread presence of both depreciation of physical maintenance and deterioration of both buildings and public infrastructure characterizes the level of building deficiencies within the Madison-Austin Corridor RPA. Of the 547 buildings within the RPA, 70% exhibited one of these factors and an additional 3% were deemed to be dilapidated; this represents a total of approximately three (3) out of every four (4) buildings throughout the area with some level of deficiency in building components. In addition, 204 buildings (37%) were cited with building code violations between 1993 and 1998, which further emphasizes the extent of non-compliant structures throughout the Madison-Austin Corridor RPA. The vacancy level is also significant and well distributed throughout the area as 115 (21%) of all buildings were considered to be excessively vacant suggesting a continuing pattern of disinvestment which may result in future deterioration.

Table 1 details the conservation eligibility factors by block within the Madison-Austin Corridor RPA. Maps 4a through 4e illustrate the distribution of those conservation eligibility factors found to be present to a major extent within the RPA as a whole by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the Madison-Austin Corridor RPA.





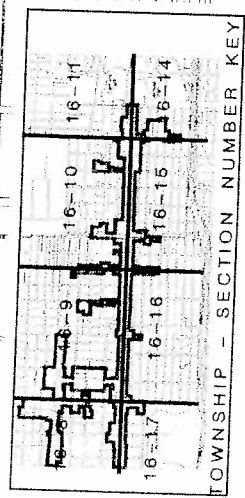
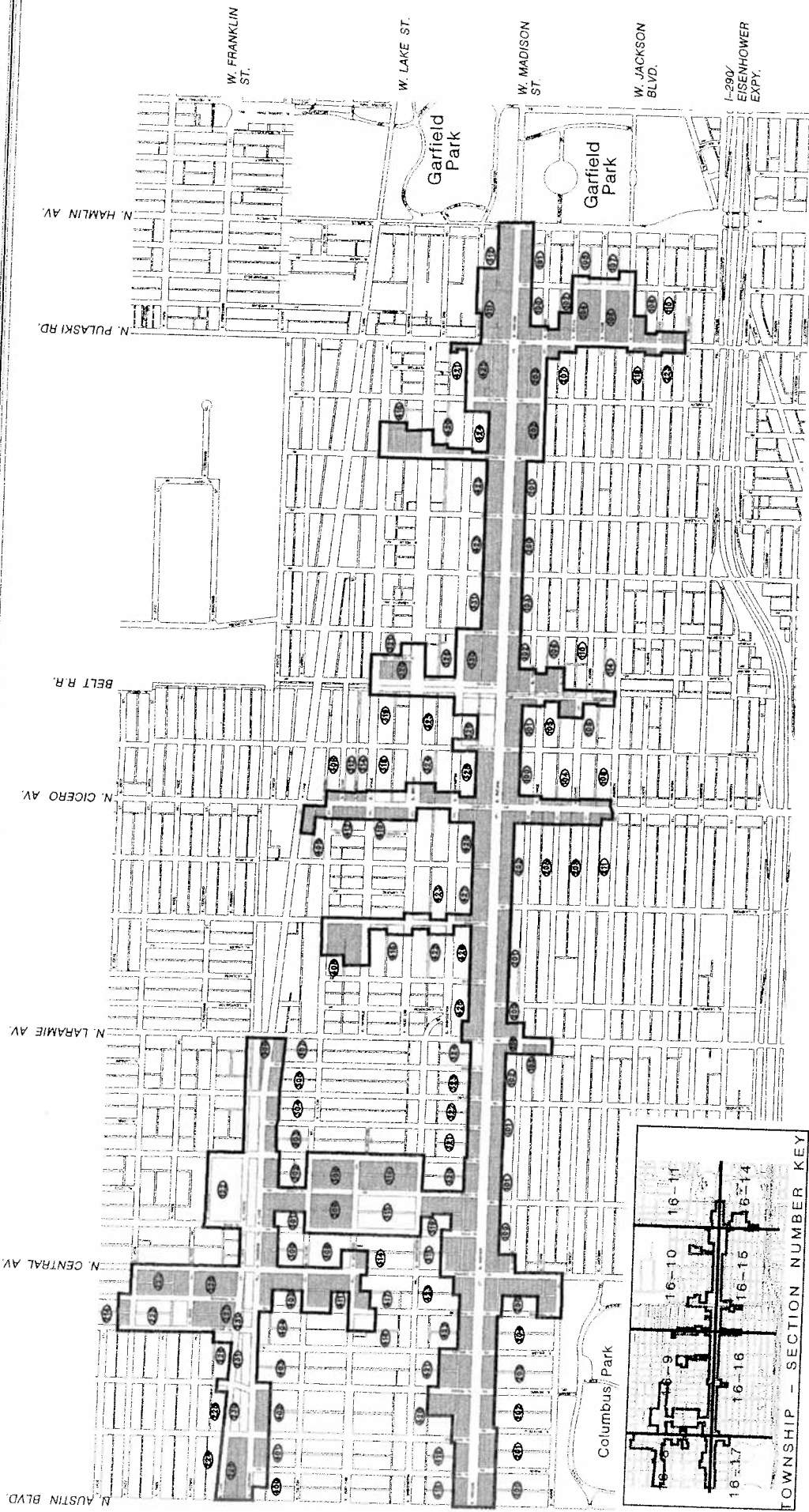
Table 1. Block by Block Distribution of Eligibility Factors

Number of Blocks	Sakell Block Numbers	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Below Minimum Municipal Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detectors Land Use or Lay-Out	Depreciation	Lack of Community Planning
40	16 09 41	xx			xx											
41	16 09 425	xx			xx		xx		xx					xx		
42	16 09 426	xx			xx		xx		xx					xx		
43	16 09 427	xx		x	xx		xx		xx					xx		
44	16 09 428	xx		x	xx		xx		xx					xx		
45	16 10 308	xx		x	xx		xx		xx					xx		
46	16 10 312	xx			xx		xx		xx					xx		
47	16 10 314	xx			xx		xx		xx					xx		
48	16 10 318	xx			xx		xx		xx					xx		
49	16 10 320	xx			xx		xx		xx					xx		
50	16 10 324	xx	x		xx		xx		xx					xx		
51	16 10 328	xx			xx		xx		xx					xx		
52	16 10 329	xx			xx		xx		xx					xx		
53	16 10 330	xx		x	xx		xx		xx					xx		
54	16 10 331	xx			xx		xx		xx					xx		
55	16 10 415	xx		x	xx		xx		xx					xx		
56	16 10 420	xx			xx		xx		xx					xx		
57	16 10 421	xx			xx		xx		xx					xx		
58	16 10 422	xx			xx		xx		xx					xx		
59	16 10 423	xx			xx		xx		xx					xx		
60	16 10 424	xx			xx		xx		xx					xx		
61	16 10 425	xx			xx		xx		xx					xx		
62	16 11 311	xx			xx		xx		xx					xx		
63	16 11 312	xx			xx		xx		xx					xx		
64	16 14 100	xx			xx		xx		xx					xx		
65	16 14 101	xx			xx		xx		xx					xx		
66	16 14 102	xx			xx		xx		xx					xx		
67	16 14 104	xx			xx		xx		xx					xx		
68	16 14 106	xx			xx		xx		xx					xx		
69	16 14 108	xx			xx		xx		xx					xx		
70	16 14 110	xx			xx		xx		xx					xx		
71	16 15 100	xx		x	xx		xx		xx					xx		
72	16 15 101	xx		x	xx		xx		xx					xx		
73	16 15 102	xx		x	xx		xx		xx					xx		
74	16 15 103	xx			xx		xx		xx					xx		
75	16 15 104	xx			xx		xx		xx					xx		
76	16 15 105	xx		x	xx		xx		xx					xx		
77	16 15 106	xx		x	xx		xx		xx					xx		
78	16 15 108	xx			xx		xx		xx					xx		

Table 1. Block by Block Distribution of Eligibility Factors

7. Number of Blocks	Sidwell Block Numbers		Age	Dilapidation	Obsolescence	Deterioration	Legal Use	Below Minimum Code	Abandonment	Excessive Vacancies	Overcrowding	Lack of Vent, Light, or Sanitary Facilities	Inadequate Utilities	Land Coverage	Detrimentous Land Use or Lay-Out	Depreciation	Lack of Community Planning
	16	15															
78	16	15	200														
80	16	15	201														
81	16	15	202														
82	16	15	203														
83	16	15	207														
84	16	15	219														
85	16	15	223														
86	16	16	100														
87	16	16	101														
88	16	16	102														
89	16	16	105														
90	16	16	200														
91	16	16	201														
92	16	16	202														
93	16	16	205														
94	16	16	208														
95	16	17	211														
96	16	17	200														
97	16	17	201														
98	16	17	202														
99	16	17	203														
100	16	17	204														
101	16	17	205														

Notes:  
 (1) xx signifies those factors present to a major extent.  
 (2) x signifies those supporting factors present to minor extent.  
 (3) Gray shaded columns indicate that these factors are not present within the proposed RPA to either a minor or major extent.



MAP 4A  
 CONSERVATION  
 FACTORS  
 MAP  
 AGE  
 MAY 1999

**CITY OF CHICAGO**  
**MADISON-AUSTIN CORRIDOR**  
 TAX INCREMENT FINANCE DISTRICT




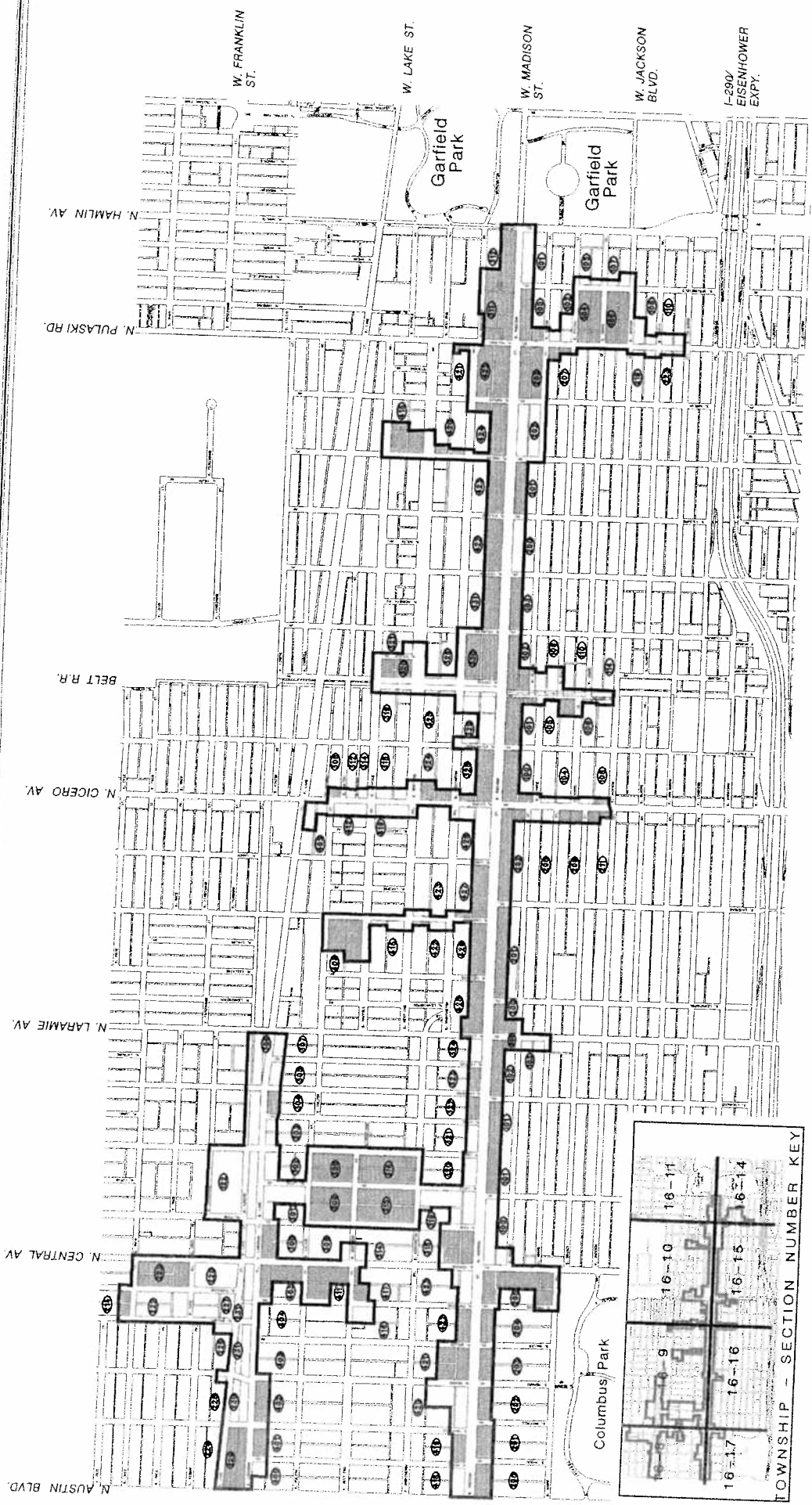
**LEGEND**

- TIF BOUNDARY
- AGE

**F. B. Friedman & Company**  
*and their affiliates are independent contractors*

**Compbell Tiu Campbell, Inc.**  
*Architects, Engineers, Construction Managers*





**CITY OF CHICAGO**  
**MADISON-AUSTIN CORRIDOR**  
 TAX INCREMENT FINANCE DISTRICT

**MAP 4B**  
**CONSERVATION**  
**FACTORS**  
**MAP**  
**DEPRECIATION**  
 MAY 1999

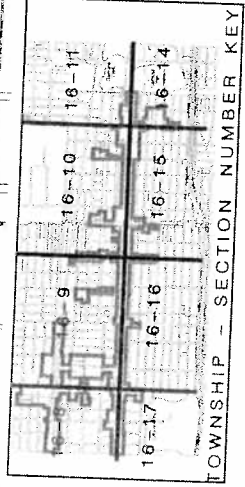


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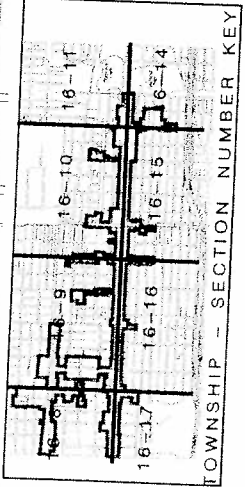
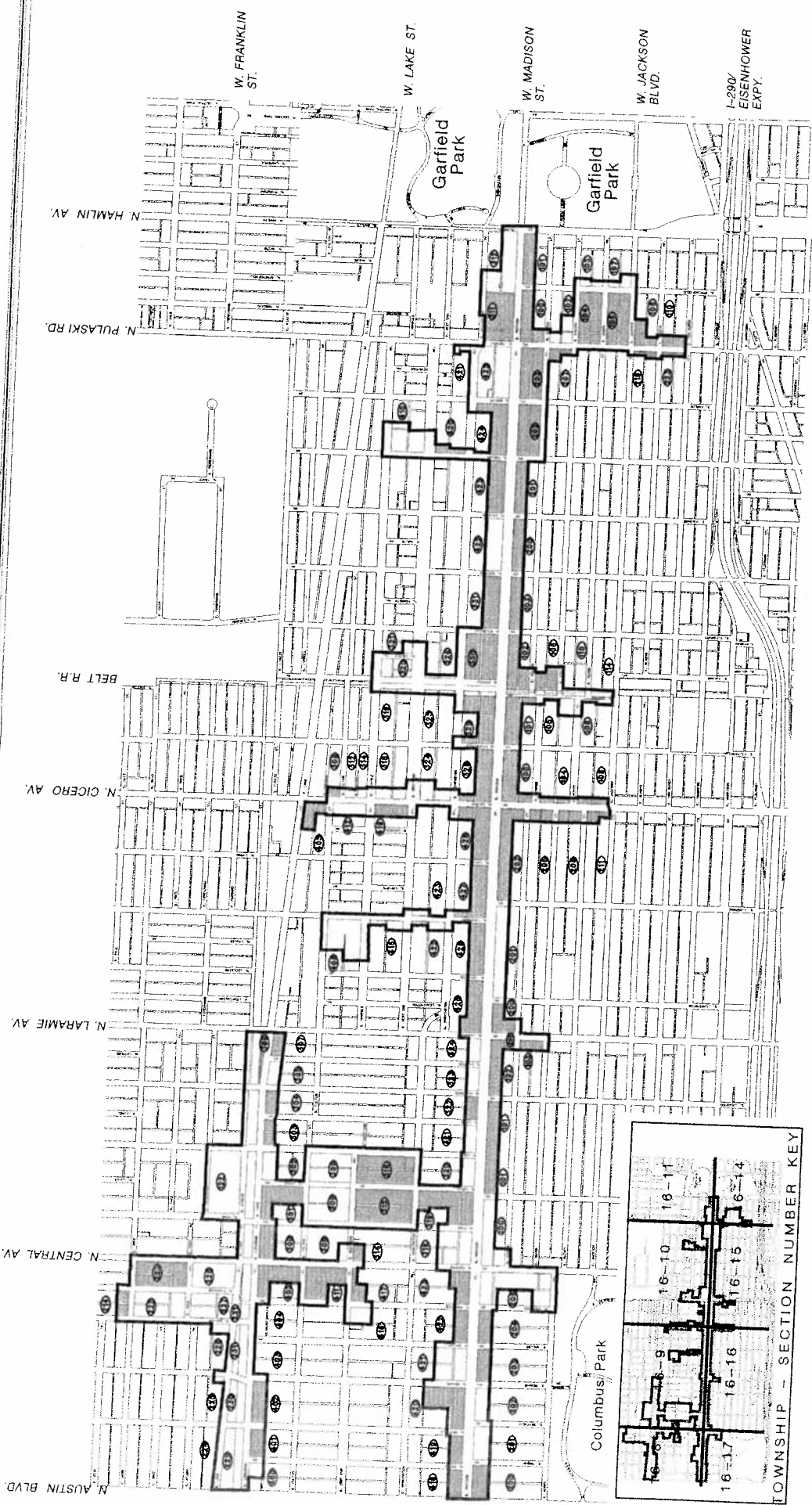
-  TIF BOUNDARY
-  DEPRECIATION

**F. S. B. Friedman & Company**  
*and their former and subsequent associates*

**Campbell Tlu Campbell, Inc.**  
*with its former and subsequent associates*



TOWNSHIP - SECTION NUMBER KEY





MAP 4C  
 CONSERVATION  
 FACTORS  
 MAP  
 DETERIORATION  
 MAY 1999

**CITY OF CHICAGO**  
 MADISON-AUSTIN CORRIDOR  
 TAX INCREMENT FINANCE DISTRICT

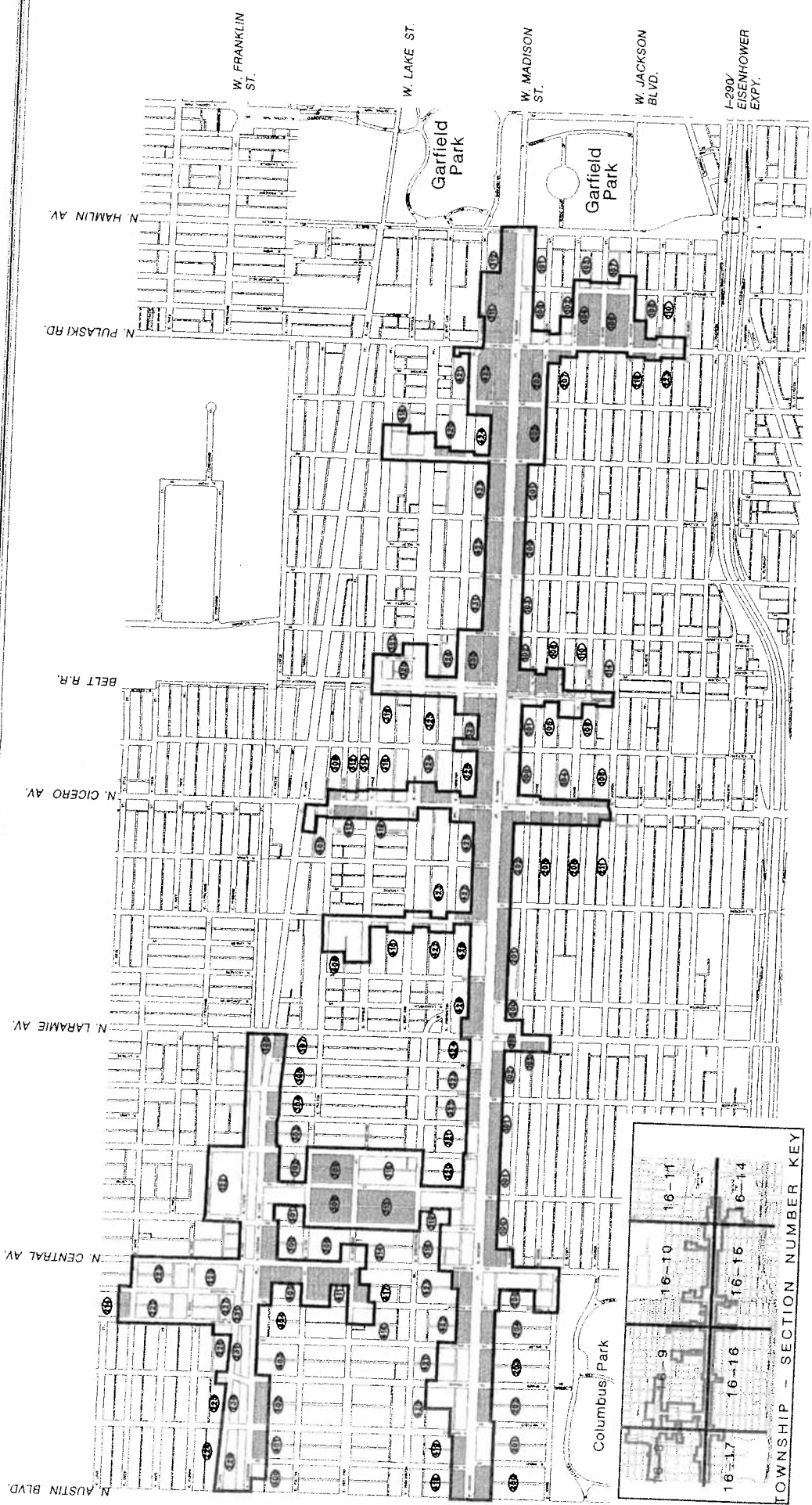


**LEGEND**

-  TIF BOUNDARY
-  DETERIORATION

**S. B. Friedman & Company**  
*and* **Blair Brown and Associates, Inc.**  
 Campbell Tlu Campbell, Inc.  
*Accountants - Appraisers - Construction Managers*





MAP 4D  
 CONSERVATION  
 FACTORS  
 MAP  
 STRUCTURES BELOW  
 MINIMUM CODE  
 MAY 1999

**CITY OF CHICAGO**  
**MADISON-AUSTIN CORRIDOR**  
 TAX INCREMENT FINANCE DISTRICT



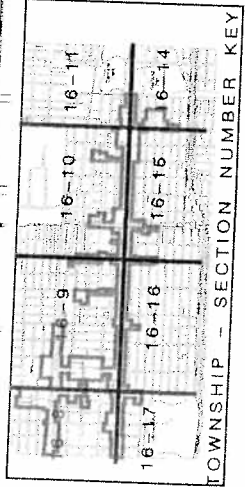
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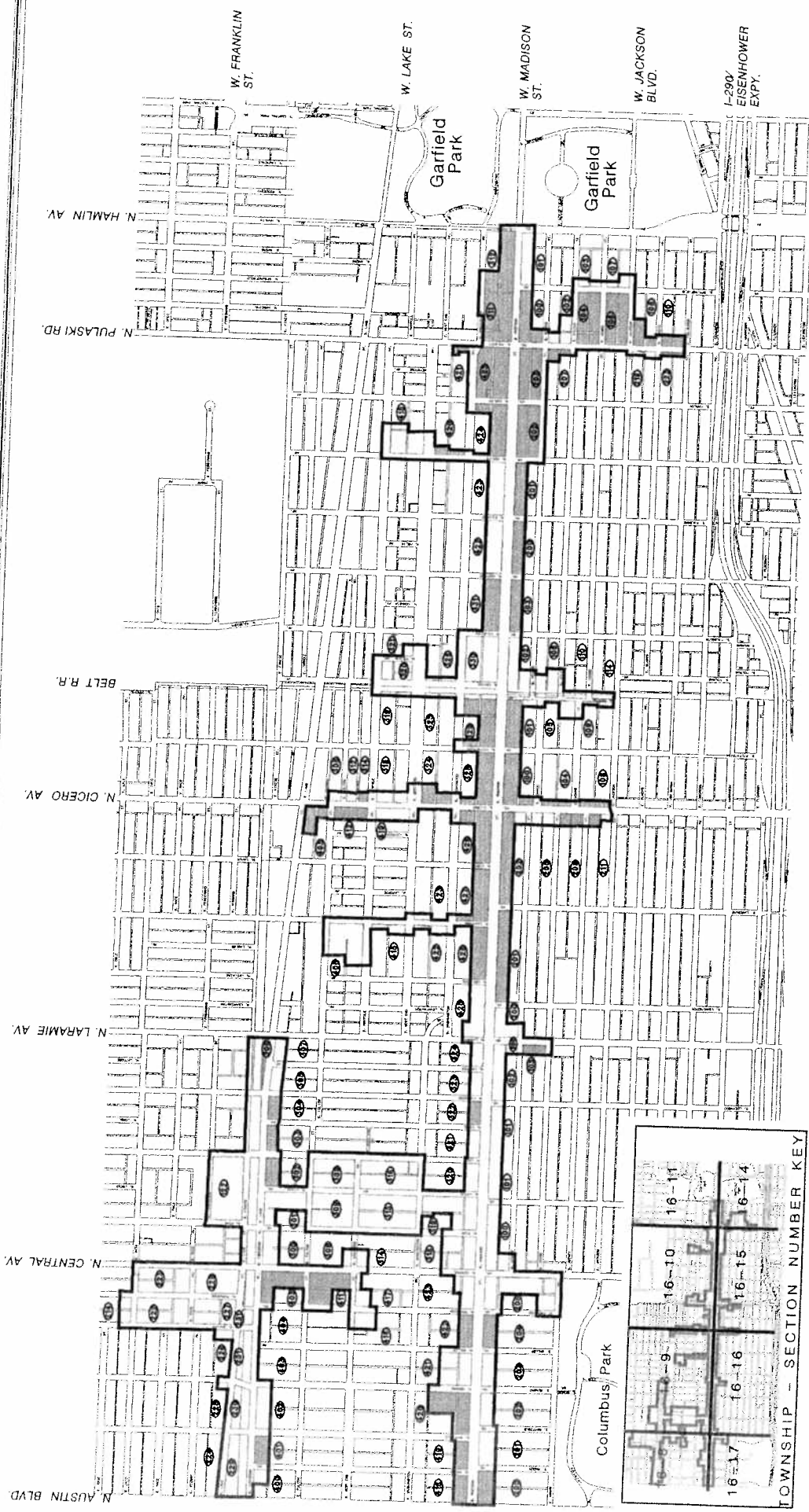
- TIF BOUNDARY
- BELOW MINIMUM CODE

**S. B. Friedman & Company**  
*Real Estate Services and Business Consultants*

**Campbell TIF, Campbell, Inc.**  
*Property Management Services*

TOWNSHIP - SECTION NUMBER KEY





MAP 4E  
 CONSERVATION  
 FACTORS  
 MAP  
 EXCESSIVE VACANCIES  
 MAY 1999

**CITY OF CHICAGO**  
**MADISON-AUSTIN CORRIDOR**  
 TAX INCREMENT FINANCE DISTRICT



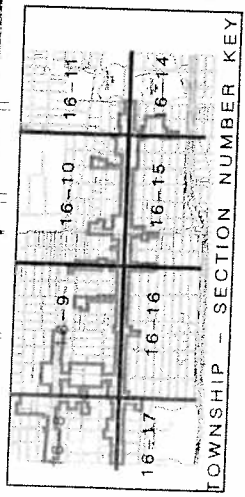
**LEGEND**

TIF BOUNDARY

EXCESSIVE VACANCIES

**S. B. Friedman & Company**  
*Real Estate Services and Municipal Consultants*

**Campbell/Tlu Campbell, Inc.**  
*Mapmaking • Planning • Digitization • Mapping*



TOWNSHIP - SECTION NUMBER KEY



### **1. Depreciation of Physical Maintenance**

Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation. Two hundred one (201) of the 547 (37%) buildings within the Madison-Austin Corridor RPA exhibit significant deferred maintenance of building components, including missing roof materials, rotted window and door frames, missing brick mortar in exterior walls, and peeling paint or unfinished surfaces.

In addition, some alleys, sidewalks, curbs and gutters, and street pavement are in poor condition with irregular, cracked, rutted, and patched surfaces. Some fences and gates surrounding the properties exhibit deferred maintenance as well, including peeling paint, rusting, weakening, and bowing.

This eligibility factor was considered to be present to a meaningful extent on 59% of the blocks within the Madison-Austin Corridor RPA.

### **2. Deterioration**

One hundred eighty-four (184) of the (34%) 547 buildings within the Madison-Austin Corridor RPA demonstrate a significant level of deterioration. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Structural deterioration, coupled with depreciation of physical maintenance, are indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented on accessory buildings and ancillary property within the Madison-Austin Corridor RPA. Accessory buildings and ancillary property includes garages, surface parking lots, and enclosed property with fencing in advanced stages of rusting and collapse. Deterioration also was documented on Madison-Austin Corridor RPA infrastructure and included potholed, cracked and uneven pavement.

This eligibility factor was considered to be present to a meaningful extent on 67% of the blocks within the Madison-Austin Corridor RPA.

### **3. Structures Below Minimum Code**

Relying upon data provided by the City's Department of Buildings, code violation citations have been issued for 204 different property addresses within the Madison-Austin Corridor RPA between 1993 and 1998. This continuing problem underscores the documented depreciation of physical maintenance, and in more extreme cases, deterioration of the area's buildings. The 204 code violation citations have implicated 37% of the buildings within the Madison-Austin Corridor RPA over this five-year period.

This eligibility factor was found to be present to a meaningful extent on 63% of the blocks within

the Madison-Austin Corridor RPA.

#### **4. Excessive Vacancies**

A building was judged to be excessively vacant if it appeared to be at least one-third vacant. One hundred fifteen (115) of the 547 buildings (21%) within the Madison-Austin Corridor RPA were documented as suffering from an excessive level of vacancy. Furthermore, historical census data indicates that excessive vacancies, especially in the commercial areas, have been a problem in both the West Garfield and Austin neighborhoods for the last three decades despite the large number of commercial structures which have been demolished during this time.

This eligibility factor was considered to be present to a meaningful extent on 47% of the blocks within the Madison-Austin Corridor RPA.

### ***Minor Supporting Factors***

In addition to the factors that previously have been documented as being present to a major extent within the Madison-Austin Corridor RPA, two additional factors are present to a minor extent. These two additional factors demonstrate that the Madison-Austin Corridor RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

#### **1. Obsolescence**

An appreciable amount of functional obsolescence exists within the Madison-Austin Corridor RPA. A majority of the buildings within the Madison-Austin Corridor RPA were built at least 35 years ago and the floor lay-outs of these buildings were designed for business operations that have become outmoded, or they were designed to accommodate specific types of businesses. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values), and lack of viable tenants for commercial space. The high incidence of excessively vacant buildings further indicates economic obsolescence, as disuse is a strong indicator of obsolescence.

Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the

surrounding community.

Obsolescence, either functional, economic, or some combination of both, has been documented for 56 of the 547 (11%) buildings within the Madison-Austin Corridor RPA.

This eligibility factor was found to be meaningfully present on 26% of the blocks within the Madison-Austin Corridor RPA.

## **2. Dilapidation**

The most advanced state of building decay was found to exist for 19 of the 547 buildings (3%) in the Madison-Austin RPA. Such structures possess defects so critical that they are virtually non-correctable and represent the final stage of building deterioration before demolition becomes warranted.

This factor was found to be present to be meaningfully present on 9% of the blocks in the Madison-Austin RPA.

## ***4. Redevelopment Project & Plan***

### ***Redevelopment Needs of the Madison-Austin Corridor RPA***

The land use and existing conditions for the area suggest four redevelopment needs for the Madison-Austin Corridor RPA:

- property assembly, demolition, and site preparation
- infrastructure and streetscape improvements
- resources for retail, commercial, and residential development
- job training assistance

The Redevelopment Plan identifies tools for the City to support the reestablishment and improvement of Madison Street as an active mixed-use commercial district, as well as to support other improvements that serve the redevelopment interests of the local community and the City.

Currently, the Madison-Austin Corridor RPA is characterized by underutilized parcels, structural deterioration, and buildings that are no longer attractive for modern commercial uses. These area and building conditions are minimizing the value of commercial and residential properties in the area compared to other commercial and residential districts elsewhere in the City, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Madison-Austin Corridor RPA. The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Madison-Austin Corridor RPA. To support specific projects and encourage future investment in the RPA, public resources including tax increment financing may be used to facilitate property assembly, demolition, and site preparation for future private sector redevelopment activities; modernize RPA infrastructure; create an identity for the community; and support building rehabilitation.

Ultimately, the goals, objectives and strategies are designed to redevelop Madison Street as a vibrant mixed-use commercial district, strengthening adjacent residential districts and providing new and enhanced commercial activities that complement and service the residential population.

### ***Goals, Objectives and Strategies***

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Madison-Austin Corridor RPA.

**Goal.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Madison-Austin Corridor RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish Madison Street as an active and vibrant commercial district,

while accommodating residential and institutional uses where appropriate. Like development trends in other sections of the City that were once predominately retail, this goal will support the gradual transformation of Madison Street into a sustainable mixed-use commercial area that will incorporate residential and institutional land uses. Redevelopment of the RPA will reduce the number of vacant and underutilized properties within the RPA and induce redevelopment opportunities in surrounding neighborhoods. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Thirteen objectives support the overall goal of area-wide revitalization of the Madison-Austin Corridor RPA and the surrounding West Garfield Park and Austin neighborhoods. These include:

1. Facilitate assembly, preparation, and marketing of vacant and underutilized sites for retail, commercial, and residential development.
2. Remediate environmental problems to provide additional land for new retail, commercial, and residential development and redevelopment, as appropriate.
3. Replace or repair infrastructure, where needed, including sidewalks, streets, curbs, gutters, and underground water and sanitary systems to facilitate the construction of new retail, commercial, and residential development as well as the rehabilitation of residential, commercial, institutional, and public properties within the Madison-Austin Corridor RPA.
4. Facilitate the preservation and/or rehabilitation of anchor retail uses, established institutional facilities, and architecturally or historically significant buildings in the Madison-Austin Corridor RPA;
5. Support the goals and objectives of other overlapping redevelopment plans and project areas, including the Madison Cicero Redevelopment Area, Strategic Neighborhood Action Program (SNAP) area, State of Illinois Enterprise Zone 5, and Federal Empowerment Zone 1, and coordinate available federal, state, and local resources to further the goals of this redevelopment plan;
6. Encourage the development of retail and commercial activities along Madison Street between Keeler Avenue and Hamlin Avenue, around the Madison-Pulaski intersection, and at the major arterial intersections along Madison Street west of Keeler Avenue, such as Cicero Avenue, Laramie Avenue, Central Avenue, and Austin Boulevard.
7. Preserve the pedestrian orientation of appropriate retail nodes by encouraging pedestrian friendly uses and design:
  - Pedestrian-friendly uses that should be encouraged include: clothing and shoe stores; specialty item and gift shops; book stores; card shops; restaurants; dry cleaners and laundrettes; barber shops and hair salons; storefront banks; real estate offices; hardware stores; medical offices; coffee shops; and bakeries; etc. Public buildings,

such as a post office, should also be encouraged.

- Pedestrian-friendly design includes multi-story buildings abutting the sidewalk with retail uses on the first floor and attractive street-level frontage, with clear windows and entrance ways at (or very near) ground level. Strip malls, drive-thru businesses, parking lots, and any other buildings that disrupt the pedestrian-orientation of the area should be discouraged.
8. Encourage the concentration of auto-oriented retail and commercial activities in appropriate locations along Madison Street, away from the pedestrian nodes. Good uses for these areas include grocery stores, drive-through pharmacies, restaurants, big box retailers, and strip malls, etc. Residential properties, schools, parks, and any other uses that would be disturbed by the traffic volume nearby should be discouraged in these areas.
  9. Decrease the number of underutilized parcels and increase the value of taxable parcels within the Madison-Austin Corridor RPA by providing resources for retail, commercial, residential, and institutional development along Madison Street and in other areas of the Madison-Austin Corridor RPA, as appropriate. Residential development along Madison Street should focus primarily on multi-level, attached housing of moderate density--generally, townhouses or multi-family apartment buildings, two to four stories tall.
  10. Allow for the redevelopment of Lake Street/Corcoran Place between Parkside Avenue and Laramie Avenue as a mixed-use, transit-oriented development district containing primarily residential and pedestrian-oriented commercial uses that are consistent with the pedestrian-friendly uses and design guidelines described above;
  11. Encourage in-fill residential development on the vacant properties in the areas of the RPA that have been traditionally residential--along Ohio Street, Race Avenue, Fulton Street, West End Avenue, Lotus Avenue, Monroe Street, Wilcox Street, Adams Street, and Jackson Street.
  12. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Madison-Austin Corridor RPA.
  13. Support job training programs and increase employment opportunities for area residents.

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

**Implement Public Improvements.** A series of public improvements throughout the Madison-Austin Corridor RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial, and residential development.

These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts, and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels;

**Develop Vacant and Underutilized Sites.** The analysis and redevelopment of vacant and underutilized sites within the Madison-Austin Corridor RPA is expected to stimulate both physical and economic private investment and enhance the RPA and the surrounding area. Potential development on vacant and underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites and the Madison-Austin Corridor RPA.

**Encourage Private Sector Activities.** Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

**Facilitate Property Assembly, Demolition, and Site Preparation.** To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 5, *Land Acquisition Overview Map*, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the project area. Appendix 2 contains a list of the acquisition parcels by block and Permanent Index Number (PIN).

In connection with the City exercising its powers to acquire real property not currently identified on the *Land Acquisition Overview Map* (Map 5) and listed in Appendix 2, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

**Facilitate/Support New Development.** In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and

strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this TIF Redevelopment Plan.

### ***Redevelopment Plan Elements***

There are three (3) general categories of activities that may be supported by tax increment funds under the provisions of the Act:

- **Development/Redevelopment/Rehabilitation Activities**, such as:
  - Site assembly, demolition and site preparation
  - Interest subsidies
  - Rehabilitation costs
  - Relocation costs
  - Environmental remediation
- **Public Improvements**, such as:
  - Provision or rehabilitation of public improvements, including open space and taxing district facilities
  - Capital costs, as they are incurred as a result of, or in furtherance of, the redevelopment plan
- **Administrative Support and Financing**, such as:
  - Job training and related educational programs
  - Analysis, administration, studies, legal, etc.
  - Financing costs

The City may enter into redevelopment agreements with public or private entities for the furtherance of these activities. A number of key types of projects, activities and improvements were identified for the Madison-Austin Corridor RPA and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Madison-Austin Corridor RPA. To the extent that these projects are consistent with the goals of this Redevelopment Plan and the related costs are eligible under the Act, these projects may be considered for funding.

**Site Assembly, Demolition, and Preparation.** Land may be acquired for the purposes of land assembly for future redevelopment in accordance with the “Facilitate Property Assembly, Demolition, and Site Preparation,” under the Strategies section of this report on page 35. Business or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate.

**Marketing.** In conjunction with site assembly activities, the City may market sites to



commercial and retail developers, by means of site signage, direct mailings, audio/visual marketing materials, and site brochures.

**Public Improvements.** Public improvements within the Madison-Austin Corridor RPA along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

- Street, alley and sidewalk resurfacing;
- Street lighting;
- Traffic signalization;
- Reconstruction of street curbs and gutters;
- Underground water and sanitary systems;
- Streetscaping; and
- Open space

These public improvements should be designed to enhance the area for private commercial and retail investment. The public improvements will also be designed to give a marketable identity to Madison Street as an important retail destination within the West Garfield Park and Austin communities.

**Environmental Remediation of Redevelopment Sites.** Many of the improved and vacant redevelopment opportunity sites within the Madison-Austin Corridor RPA at one time accommodated commercial or residential structures, and the possibility exists that these parcels may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

**Commercial, Residential and Institutional Rehabilitation.** Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial segments within the Madison-Austin Corridor RPA, and provide opportunities for commercial and retail job retention and attraction. Residential properties may also benefit from TIF assistance to repair structural and/or mechanical elements. Similarly, community institutional resources may also be eligible to receive TIF assistance to improve their facilities to better serve the surrounding communities.

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

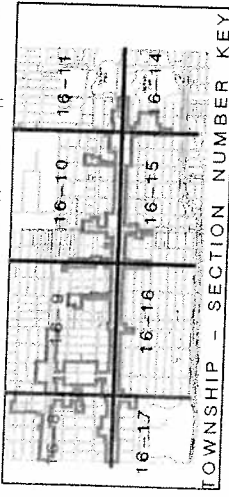
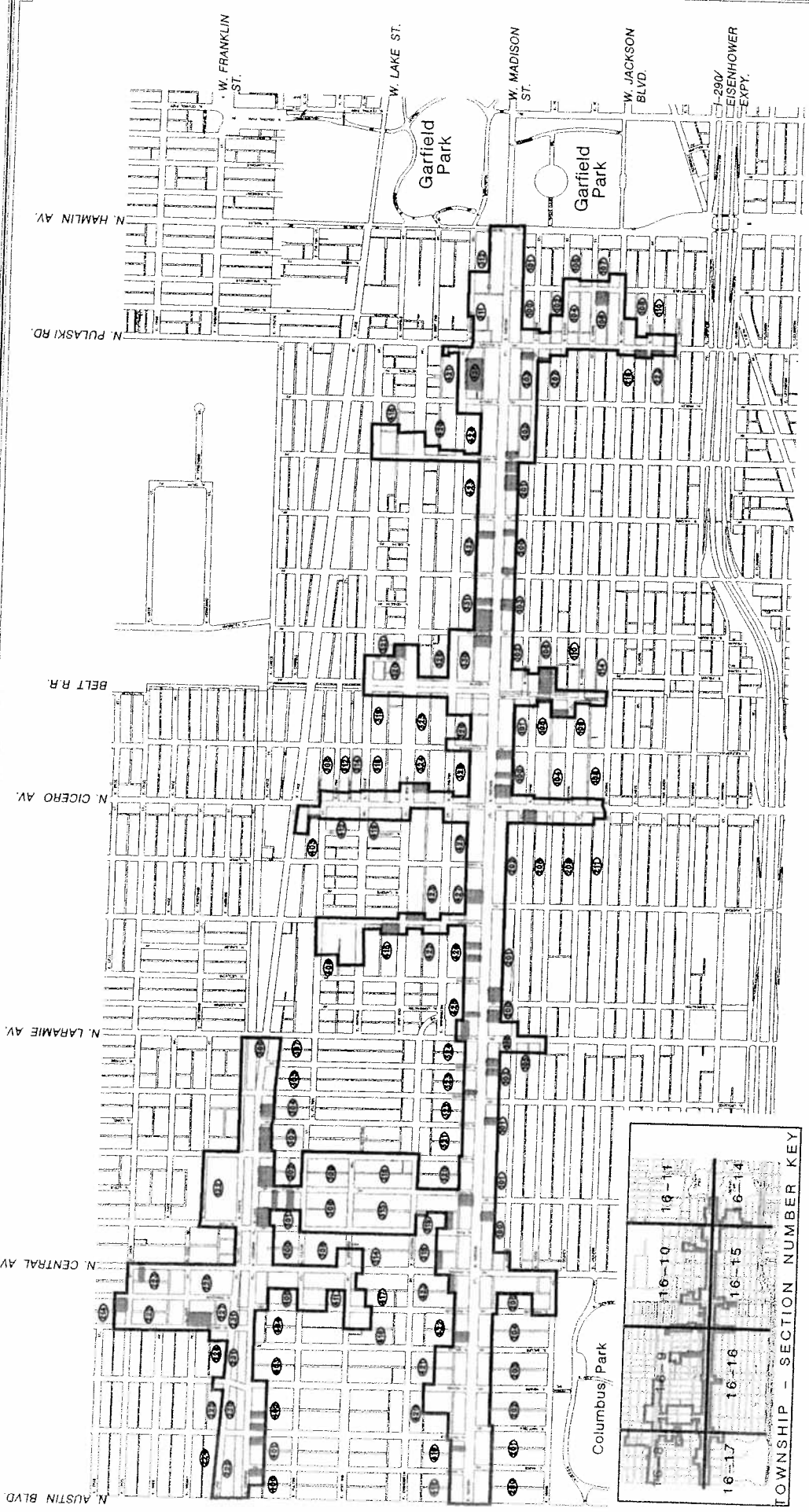
Residential developers who receive TIF assistance for the development of market rate housing must set aside 20% of the units to meet affordability criteria established by the City's Department of

Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

### ***Future Land Use***

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

These proposed land uses are detailed on Map 6.



TOWNSHIP - SECTION NUMBER KEY

LEGEND



PROPERTY TO BE ACQUIRED



NORTH

# CITY OF CHICAGO

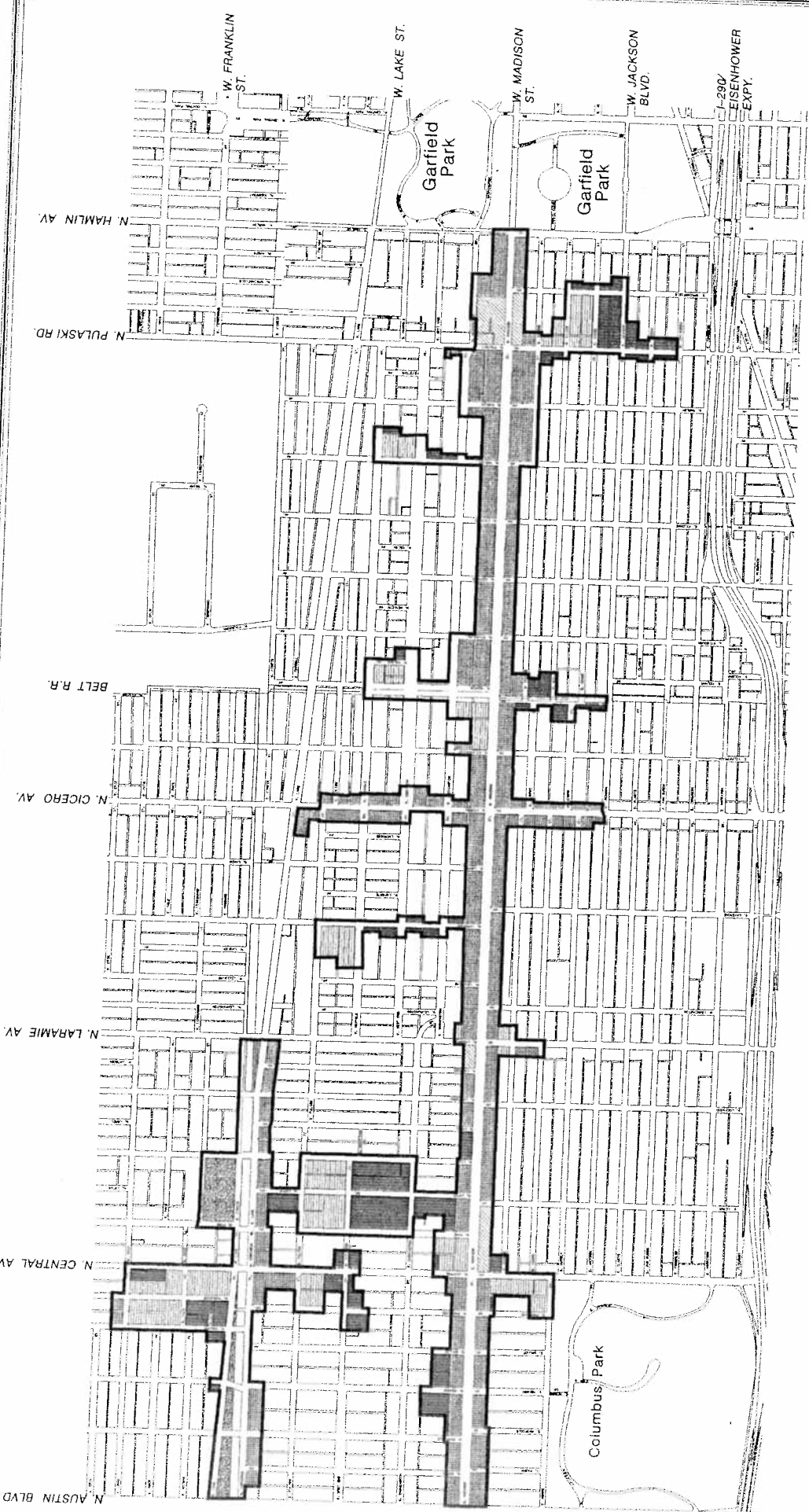
MADISON-AUSTIN CORRIDOR  
TAX INCREMENT FINANCE DISTRICT

MAP 5  
LAND ACQUISITION OVERVIEW MAP  
MAY 1999

**S. B. Friedman & Company**  
Real Estate Services and Development Consultants

**Campbell Tiu Campbell, Inc.**  
Architect - Planner - Construction Managers











MAP 6  
 PROPOSED  
 LAND USE  
 MAP  
 MAY 1999

# CITY OF CHICAGO

MADISON-AUSTIN CORRIDOR  
 TAX INCREMENT FINANCE DISTRICT



## LEGEND

-  TIF BOUNDARY
-  RESIDENTIAL
-  COMMERCIAL
-  MIXED USES
-  PUBLIC/INSTITUTIONAL
-  PARKS/RECREATION

**S. B. Friedman & Company**  
*Real Estate Services and Development Consultants*

**Campbell Til, Campbell, Inc.**  
*Investment Services and Development Managers*



## 5. *Financial Plan*

### *Eligible Costs*

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes;
10. Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to

employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.

11. Interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
  - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing), or (b) expand the scope or increase the amount of existing eligible redevelopment costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project cost as a line item in Table 2 (which sets forth the eligible costs for

this Redevelopment Plan), or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

### ***Estimated Redevelopment Project Costs***

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

**TABLE 2: ESTIMATED TIF ELIGIBLE COSTS**

<b>Project/Improvements</b>	<b>Estimated Project Costs*</b>
<b>Professional Services</b>	\$1,000,000
<b>Property Assembly:</b> land assembly, demolition, site preparation, environmental remediation	\$8,100,000
<b>Rehabilitation Costs</b>	\$15,000,000
<b>Public Works or Improvements (1)</b>	\$14,200,000
<b>Relocation</b>	\$200,000
<b>Job Training</b>	\$1,000,000
<b>Interest Costs</b>	\$2,500,000
<b>TOTAL REDEVELOPMENT COSTS (2)</b>	\$42,000,000

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

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

(2) All costs are in 1999 dollars. In addition to the above stated costs, each issue of bonds issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment

to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

### ***Phasing and Scheduling of the Redevelopment***

Each private project within the Madison-Austin Corridor RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The completion date for the Redevelopment Plan and the retirement of any obligations issued to finance redevelopment project costs shall be no later than 23 years from the date of adoption by the ordinance approving the Redevelopment Plan.

### ***Sources of Funds to Pay Costs***

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

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

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

The Madison-Austin Corridor RPA is contiguous to the Northwest Industrial Corridor RPA and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Madison-Austin Corridor RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Madison-Austin Corridor RPA made available to support such contiguous redevelopment project



areas, or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Madison-Austin Corridor RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Madison-Austin Corridor RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Madison-Austin Corridor RPA, the City may determine that it is the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Madison-Austin Corridor RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Madison-Austin Corridor RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Madison-Austin Corridor RPA and such areas. The amount of revenue from the Madison-Austin Corridor RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Madison-Austin Corridor RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

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

### ***Issuance of Obligations***

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

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Madison-Austin Corridor RPA. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the

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

### ***Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area***

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Madison-Austin Corridor RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Madison-Austin Corridor RPA. The 1997 EAV of all taxable parcels in the Madison-Austin Corridor RPA is approximately \$51,200,000. This total EAV amount by PIN is summarized in Appendix 3. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 1998 EAV shall become available prior to the date of adoption of the Redevelopment Plan by the City Council, the City may update the Redevelopment Plan by replacing the 1997 EAV with the 1998 EAV without further City Council action.

### ***Anticipated Equalized Assessed Valuation***

By 2022, the year when the TIF is terminated, the EAV for the Madison-Austin Corridor RPA will be approximately \$96,400,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the Madison-Austin Corridor RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1489; and 3) a tax rate of 8.843% for the duration of the Madison-Austin Corridor RPA.

## 6. Required Findings and Tests

### *Lack of Growth and Private Investment*

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

While some new investment has occurred in the Madison-Austin Corridor RPA between 1993 and 1997, this investment has been minimal in scope. Taken as a whole, the RPA has not been subject to growth and development through investment by private enterprise. The Madison-Austin Corridor RPA is located within West Chicago Township. From 1993 through 1997 the growth of equalized assessed valuation ("EAV," which is the value of property from which property taxes are based) in the RPA has lagged behind that of West Chicago Township and the City as a whole. The compound annual growth rate of EAV for the Madison-Austin Corridor RPA was 3.13% between 1993 and 1997. In comparison, the compound annual growth rate of EAV for the City of Chicago was 3.86% and for West Chicago Township was 5.84% over the same period of time.

As another method to examine the scope of new investment in the Madison-Austin Corridor RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings. Specifically, we examined building permit data for the period October 1993 to November 1998 which revealed that 258 permits were issued within the Madison-Austin Corridor RPA totaling \$31.8 million. Approximately 52 of these permits were for building demolition and the remaining 206 were for new construction, rehabilitation, mechanical upgrades, code compliance, or minor repairs.

Based on our review of the data, most of the new development and rehabilitation that took place in the RPA was publically initiated or subsidized. Approximately \$10.2 million, or 33% of total investment (\$31.0 million after adjusting for demolition permits), resulted from the reconstruction of the Chicago Transit Authority (CTA) station at Lake Street and Central Avenue and another \$80,000 was for improvements to public schools in the area. In addition, approximately \$14.5 million, 47% of new investment, consisted of projects that were not-for-profit or appear to have required some type of public assistance and \$1.4 million (4.5%) consisted of repairs resulting from code violations. Overall, it is estimated that only \$5.2 million of the \$31.0 million (16.8%) of the new investment in the RPA was completed by the private sector without public mandate or subsidy. This is approximately \$1.0 million per year, or approximately 0.6% of the total market value of all property within the TIF district. At this rate of investment, it would take the private market more than 150 years to replace the current value of the TIF district.

The impact on surrounding properties of the property investment on which building permits were issued has been minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Madison-Austin Corridor RPA.

*Finding: The Redevelopment Project Area (Madison-Austin Corridor RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not*

*reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.*

***But for....***

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Madison-Austin Corridor RPA.

Without the support of public resources, the redevelopment objectives of the Madison-Austin Corridor RPA would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Madison-Austin Corridor RPA as a mixed-use commercial district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. TIF funds will be used to fund land assembly, site preparation, infrastructure improvements, and building rehabilitation. Accordingly, but for creation of the Madison-Austin Corridor RPA, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Madison-Austin Corridor RPA.

*Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Madison-Austin Corridor RPA and the Madison-Austin Corridor RPA would not reasonably be anticipated to be developed.*

***Conformance to the Plans of the City***

The Madison-Austin Corridor RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

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

***Dates of Completion***

This redevelopment project shall be completed by 2022. All obligations shall be retired no later than the earlier of 2022 or 20 years from their date of issuance.

***Financial Impact of the Redevelopment Project***

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Madison-Austin Corridor RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and

sites. The lagging growth of property values may also lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Madison-Austin Corridor RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Madison-Austin Corridor RPA.

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

### ***Demand on Taxing District Services and Program to Address Financial and Service Impact***

The following major taxing districts presently levy taxes on properties located within the Madison-Austin Corridor RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to four blocks) to the RPA boundaries:

#### **City of Chicago**

- Chicago Fire Department Station House (4003 W. West End)
- Chicago Fire Department-Engine 96 Station House (439 N. Waller)
- Legler Library (115 S. Pulaski Road)

#### **Chicago Board of Education**

- Austin High School (231 N. Pine Avenue)
- Clark Middle School (5101 W. Harrison)
- Edward C. Delano Elementary School (3937 W. Wilcox Street)
- DePriest Elementary School (39 S. Parkside Avenue)
- Frederick Douglass Middle School (543 N. Waller Avenue)
- Edward Ellington Kennedy Duke Elementary School (224 N. Central Avenue)
- Robert Emmet Academy (5500 W. Madison Street)
- Nathan Goldblatt Elementary School (4257 W. Adams Street)
- Francis Scott Key Elementary School (517 N. Parkside Avenue)
- Helen M. Hefferan (4409 W. Wilcox Street)
- Guglielmo Marconi Elementary School (230 N. Kolmer Avenue)
- Herbert Spenser Elementary School (214 N. Lavergne Avenue)
- George Tilton Elementary School (233 N. Keeler Avenue)

**Chicago School Finance Authority****Chicago Park District**

- Garfield Park (100 N. Central Park Avenue)
- Mason Playlot (4100 W. West End Avenue)
- Tilton Playground (305 N. Kostner Avenue)
- Cottonwood Park (5058 W. West End Avenue)
- Hubbard Park (4942 W. Hubbard Street)
- Levin Park (5458 W. Kinzie Parkway)
- Austin Townhall Park (5610 W. Lake Street)
- Six Mile Park (240 N. Waller Avenue)
- Moore Park (5058 W. Adams Street)
- Clark Playground (4615 W. Jackson Boulevard)
- Columbus Park (500 S. Central Avenue)

**Chicago Community College District 508**

- Malcolm X College West Side Learning Center

**Metropolitan Water Reclamation District of Greater Chicago****County of Cook****Cook County Forest Preserve District**

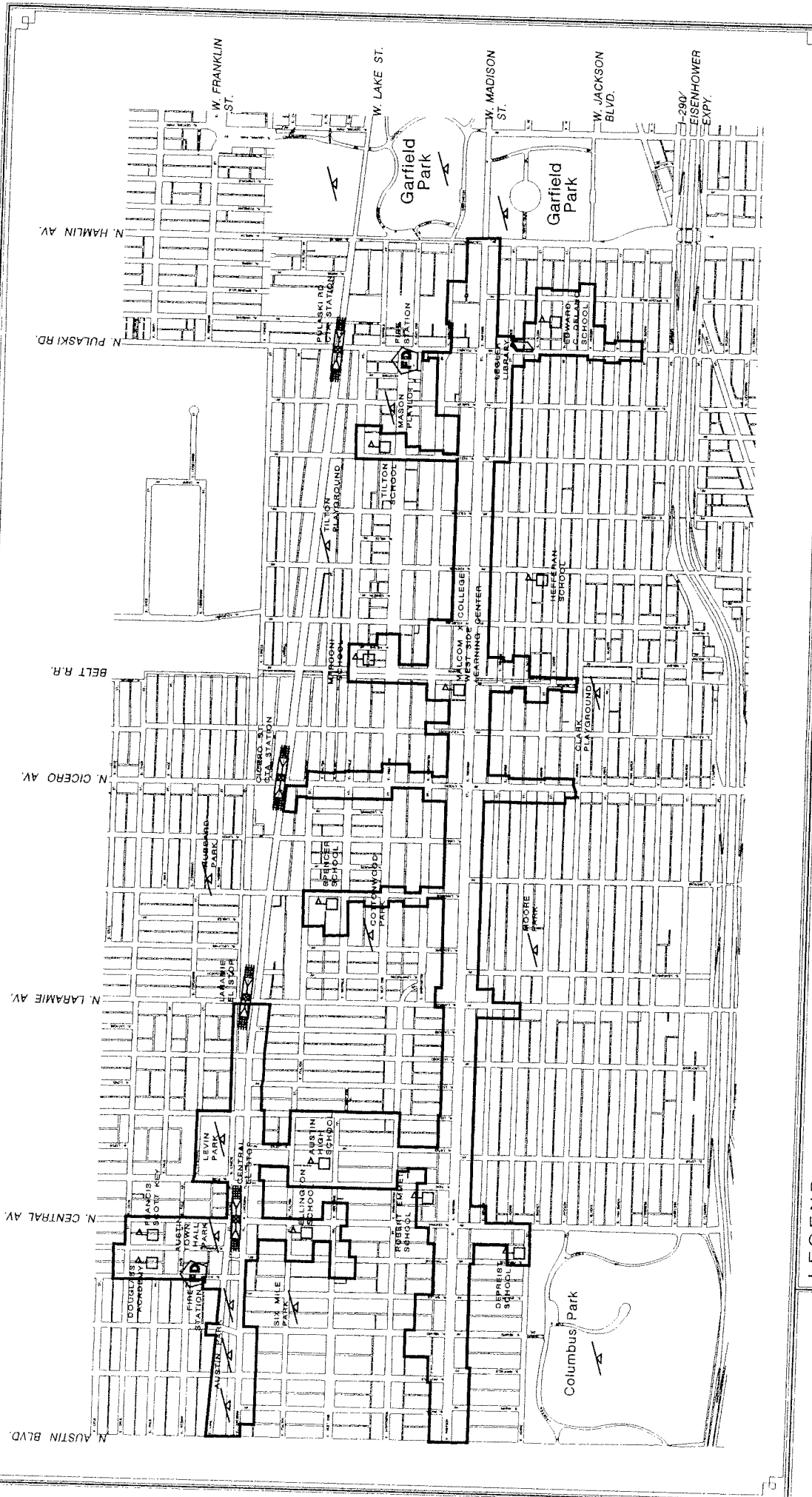
Map 7 illustrates the locations of facilities operated by the above listed taxing districts within close proximity to the Madison-Austin Corridor RPA.

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

The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

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

Replacement of vacant and under-utilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Madison-Austin Corridor RPA can be handled adequately by City police, fire protection, library, sanitary collection and recycling services and programs maintained and operated by the City. In addition to several public service facilities operated by the City within the Madison-Austin Corridor RPA, there also are public facilities in close proximity to the area. Therefore, no special programs are proposed for the City.



MAP 7  
 SURROUNDING  
 PUBLIC  
 FACILITIES  
 MAP  
 MAY 1999

# CITY OF CHICAGO

## MADISON-AUSTIN CORRIDOR


TAX INCREMENT FINANCE DISTRICT

**LEGEND**

- TIF BOUNDARY
- PARK/PLAYLOT/ GREENSPACE
- FIRE DEPARTMENT
- SCHOOL
- EL STOP/CTA STATION
- LIBRARY
- NORTH

**S. B. Friedman & Company**  
*and their former and present divisions*

**Campbell Tiu Campbell, Inc.**  
*Architect • Planners • Construction Managers*



In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan may actually result in some cost savings.

**Chicago Board of Education and Associated Agencies.** General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is likely that some families who purchase housing or rent new apartments in the Madison-Austin Corridor RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools. Existing absorption capacity was verified through data provided by the office of Planning & Educational Programming at the Chicago Public Schools (CPS). These data reveal that for all the public schools that serve the area immediately surrounding the Madison-Austin Corridor RPA, the schools operate at approximately 62% of design capacity, and are able to support more students. The City intends to monitor development in the Madison-Austin Corridor RPA and, with the cooperation of the Board of Education, and will ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Madison-Austin Corridor RPA, which may result in additional demand for services from the district. It is expected that the households that may be added to the Madison-Austin Corridor RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Madison-Austin Corridor RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

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

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



**Metropolitan Water Reclamation District.** This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns, and for the treatment and disposal thereof.

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

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

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

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

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

## ***7. Provisions for Amending Action Plan***

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

## ***8. Commitment to Fair Employment Practices and Affirmative Action Plan***

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

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

*Appendix 1:  
Boundary and Legal Description (Manhard Consulting)*

**LEGAL DESCRIPTION FOR PROPOSED  
MADISON AND AUSTIN T.I.F.  
CHICAGO, ILLINOIS**

ALL THAT PART OF SECTIONS 8, 9, 10, 11, 14, 15, 16 AND 17 IN TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF AUSTIN BOULEVARD AND THE SOUTHERLY LINE OF LOTS 102 AND 109 EXTENDED WESTERLY IN PRAIRIE AVENUE ADDITION TO AUSTIN IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 27, 1889 AS DOCUMENT 1066568 IN COOK COUNTY, ILLINOIS;

THENCE EASTERLY ON SAID WESTERLY EXTENSION AND THE SOUTHERLY LINE OF SAID LOTS 102 AND 109 TO THE WESTERLY RIGHT-OF-WAY LINE OF MAYFIELD AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE SOUTHERLY 31.5 FEET OF LOT 138 IN SAID PRAIRIE AVENUE ADDITION;

THENCE EASTERLY ON SAID WESTERLY EXTENSION AND NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 138, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE NORTHERLY ON SAID WESTERLY ALLEY LINE TO THE SOUTHERLY LINE OF LOTS 76 THRU 84 INCLUSIVE IN SAID PRAIRIE AVENUE ADDITION, SAID LINE ALSO BEING THE NORTHERLY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE AND NORTHERLY LINE EXTENDED EASTERLY TO THE EASTERLY RIGHT-OF-WAY LINE OF MENARD AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTHERLY LINE OF LOT 12 BLOCK 4 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43-3/4 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1872 AS DOCUMENT NO. 37475 IN COOK COUNTY, ILLINOIS;

THENCE EASTERLY ON SAID NORTHERLY LINE OF LOT 12 AND THE NORTHERLY LINE OF LOT 31 EXTENDED EASTERLY TO THE EASTERLY RIGHT-OF-WAY LINE OF WALLER AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF WALLER AVENUE TO THE SOUTHERLY LINE OF LOTS 19 AND 38 BLOCK 5 IN SAID HENRY WALLER'S SUBDIVISION, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

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THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE EASTERLY LINE OF LOTS 1 THRU 19 INCLUSIVE BLOCK 6 IN SAID HENRY WALLER'S SUBDIVISION, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF THE SOUTHERLY 15 FEET OF LOT 36 IN SAID BLOCK 6 OF HENRY WALLER'S SUBDIVISION;

THENCE EASTERLY ON SAID WESTERLY EXTENSION AND THE NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 11 BLOCK 6 IN CRAFT'S ADDITION TO AUSTINVILLE, BEING A SUBDIVISION OF THE WEST 36-1/4 ACRES OF THE SOUTH 43-3/4 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1871 AS DOCUMENT 89072 (ANTE FIRE) AND RE-RECORDED APRIL 3, 1878 IN BOOK 13, PAGE 56 AS DOCUMENT 174822;

THENCE EASTERLY ON SAID EXTENSION AND THE NORTHERLY LINE OF SAID LOT 11 EXTENDED EASTERLY TO THE EASTERLY RIGHT-OF-WAY LINE OF PINE AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF LOT 15 BLOCK 5 IN SAID CRAFT'S ADDITION TO AUSTINVILLE;

THENCE EASTERLY ON SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 15, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF LOT 1 IN THE SUBDIVISION OF THE EAST 90 FEET OF LOTS 1, 2, 3 AND 4 ALL OF LOT 5 AND THE NORTH 7 FEET OF LOT 6 IN BLOCK 6 IN SAID CRAFT'S ADDITION, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF THE EAST 90 FEET RECORDED DECEMBER 28, 1910 AS DOCUMENT 4684169 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 1;

THENCE NORTHERLY ON SAID WESTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD TO THE WESTERLY RIGHT-OF-WAY LINE OF PINE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF PINE AVENUE TO THE NORTHERLY LINE OF FULTON STREET;

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THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY LINE EXTENDED SOUTHERLY OF LOTS 1 AND 8 THRU 17 IN E. CRAFT'S SUBDIVISION OF THE NORTH 380.75 FEET OF THE WEST HALF OF BLOCK 2 IN FRINK'S RESUBDIVISION ACCORDING TO THE PLAT OF E. CRAFT'S SUBDIVISION RECORDED APRIL 11, 1876 AS DOCUMENT 80438 IN COOK COUNTY, ILLINOIS, SAID EASTERLY LINE BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE AND NORTHEASTERLY LINE OF LOT 8 IN SAID E. CRAFT'S SUBDIVISION, SAID LINE ALSO BEING THE SOUTHERLY LINE OF AN EAST-WEST ALLEY;

THENCE NORTHWESTERLY AND WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID PINE AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 181.75 FEET OF THE EASTERLY 179 FEET IN BLOCK 3 OF FRINK'S RESUBDIVISION OF THE NORTH 36-1/4 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST AND THE NORTH 36-1/4 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOTS 1 TO 8 OF THE SUPERIOR COURT PARTITION OF THIS LAND ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1875 AS DOCUMENT 62995 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTHERLY 190.88 FEET OF THE WESTERLY 179.1 FEET IN BLOCK 3 OF SAID FRINK'S RESUBDIVISION;

THENCE WESTERLY ON SAID EASTERLY EXTENSION AND THE SOUTHERLY LINE OF THE ABOVE PARCEL TO THE EASTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 100 FEET OF THE WESTERLY 179.1 FEET IN BLOCK 10 OF SAID FRINK'S RESUBDIVISION;

THENCE EASTERLY ON SAID NORTHERLY LINE AND NORTHERLY LINE EXTENDED EASTERLY TO THE EASTERLY LINE OF A NORTH-SOUTH ALLEY.

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY ALLEY LINE AND THE SOUTHERLY EXTENSION THEREOF TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 6 BLOCK 1 IN SAID CRAFT'S ADDITION TO AUSTINVILLE;

THENCE WESTERLY ON SAID NORTHERLY LOT LINE AND NORTHERLY LINE EXTENDED

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WESTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CENTRAL AVENUE;  
THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF LOT 29 BLOCK 1 IN SAID HENRY WALLER'S SUBDIVISION;  
THENCE WESTERLY ON SAID NORTHERLY LOT LINE TO THE WESTERLY LINE OF SAID LOT 29, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY IN SAID BLOCK 1;  
THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 8 IN SAID BLOCK 1 IN HENRY WALLER'S SUBDIVISION;  
THENCE WESTERLY ON SAID EXTENSION AND THE NORTHERLY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF PARKSIDE AVENUE;  
THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 38 BLOCK 2 IN SAID HENRY WALLER'S SUBDIVISION;  
THENCE WESTERLY ON SAID EASTERLY EXTENSION THE NORTHERLY LOT LINE AND NORTHERLY LOT LINE EXTENDED WESTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY IN SAID BLOCK 2;  
THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST END AVENUE;  
THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF THE SOUTHERLY 157 FEET OF THE EASTERLY 198.5 FEET OF BLOCK 9 IN SAID FRINK'S RESUBDIVISION;  
THENCE NORTHERLY ON SAID WESTERLY LINE TO THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL;  
THENCE EASTERLY ON SAID NORTHERLY LINE OF THE PARCEL TO THE EASTERLY LINE OF THE SOUTHERLY 217 FEET OF THE WESTERLY 172.35 FEET IN SAID BLOCK 9 IN FRINK'S RESUBDIVISION;  
THENCE NORTHERLY ON SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL;  
THENCE WESTERLY ON SAID NORTHERLY LINE AND THE NORTHERLY LINE EXTENDED WESTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARKSIDE AVENUE;  
THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF FULTON STREET;  
THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-

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WAY LINE OF A NORTH-SOUTH ALLEY IN BLOCK 4 OF THE SUBDIVISION OF BLOCK 4 AND THE EAST PART OF BLOCK 5 IN SAID FRINK'S RESUBDIVISION ACCORDING TO THE PLAT OF THE SUBDIVISION OF BLOCK 4 RECORDED APRIL 1, 1885 AS DOCUMENT 613559 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 4;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED WESTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PARKSIDE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF LAKE STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF LAKE STREET TO THE EASTERLY RIGHT-OF-WAY LINE OF MENARD AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY LINE OF MENDARD AVENUE TO THE EASTERLY EXTENSION OF AN EAST-WEST ALLEY IN BLOCK 1 OF OGLO BAY'S SUBDIVISION OF LOTS 345, 346 AND 347 ALL IN BLOCK 15 OF AUSTIN'S 2<sup>ND</sup> ADDITION, RECORDED NOVEMBER 1882 AS DOCUMENT #429364 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID EASTERLY EXTENSION OF THE SOUTHERLY ALLEY LINE AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 2 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH PART OF LOT 16 IN AUSTIN'S 2<sup>ND</sup> ADDITION, RECORDED SEPTEMBER 29, 1886 AS DOCUMENT 757484 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND THE WESTERLY LOT LINE TO THE NORTHERLY LINE OF LOTS 3 THROUGH 7 BLOCK 2 IN THE SAID SUBDIVISION OF THE NORTH PART OF BLOCK 16 IN AUSTIN'S 2<sup>ND</sup> ADDITION, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CORCORAN PLACE (AS SO NAMED IN THE CHICAGO STREET ATLAS);

THENCE WESTERLY ON SAID NORTHERLY LOT LINE OF LOTS 3 THROUGH 7 AND NORTHERLY LOT LINE EXTENDED WESTERLY TO THE CENTERLINE OF AUSTIN BOULEVARD;

THENCE NORTHERLY ON SAID CENTERLINE OF AUSTIN BOULEVARD TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF THE EASTERLY 60.10 FEET (AS MEASURED ON SAID NORTHERLY RIGHT-OF-WAY LINE) OF THE SOUTHERLY 108.25 FEET OF AUSTIN'S SUBDIVISION OF BLOCK 4 IN AUSTIN'S 2<sup>ND</sup> ADDITION;

THENCE NORTHERLY ON SAID WESTERLY LINE TO THE NORTHERLY LINE THEREOF;

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THENCE EASTERLY ON SAID NORTHERLY LINE AND THE EASTERLY EXTENSION THEREOF TO THE EASTERLY RIGHT-OF-WAY LINE OF MENARD AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF LAKE STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF THE EASTERLY 116.65 FEET OF PART OF LOT 431 (AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE) IN AUSTIN'S RESUBDIVISION OF BLOCK 9 IN THAT PART OF AUSTINVILLE LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, RECORDED SEPTEMBER 20, 1883 AS DOCUMENT 289585 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID WESTERLY LINE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHERLY LINE OF AN EAST-WEST ALLEY IN SAID SUBDIVISION;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF WALLER AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF WALLER AVENUE TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 4 BLOCK 6 IN SAID AUSTIN'S SUBDIVISION;

THENCE EASTERLY ON SAID EXTENSION, THE SOUTHERLY LOT LINE AND THE EASTERLY EXTENSION THEREOF TO THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY IN SAID BLOCK 6;

THENCE SOUTHERLY ON SAID EASTERLY ALLEY LINE TO THE SOUTHERLY LINE OF THE NORTHERLY 18.5 FEET OF LOT 27 BLOCK 6 IN SAID AUSTIN'S SUBDIVISION;

THENCE EASTERLY ON SAID SOUTHERLY LINE OF THE NORTHERLY 18.5 FEET AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY RIGHT-OF-WAY LINE OF PARKSIDE AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF OHIO STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKE STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF PINE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF PINE AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF FERDINAND STREET;

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THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF LONG AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF KINZIE STREET;

THENCE EASTERLY ON SAID NORTHERLY LINE AND THE PROLONGATION OF SAID NORTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF LARAMIE AVENUE;

THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF LARAMIE AVENUE TO THE NORTHERLY LINE OF LOT 4 IN CLARK'S SUBDIVISION OF THE NORTH 2-1/2 ACRES OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF LAKE STREET IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1890 AS DOCUMENT 1213529 IN COOK COUNTY, ILLINOIS; SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE EXTENDED WESTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF LOREL AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF LOT 18 IN F.A. HILL'S RESUBDIVISION OF LOT 2 IN OWEN'S SUBDIVISION OF THE SOUTH HALF OF LOT 3 IN BLOCK 1, LOTS 4, 5, 6, 11, 12, 15 TO 20 OF BLOCK 1, LOTS 2, 3, 5, 6 TO 11 AND 21 TO 24 OF BLOCK 2 OF OWEN'S & MATTHEWS SUBDIVISION ACCORDING TO THE PLAT OF F.A. HILL'S RESUBDIVISION RECORDED DECEMBER 28, 1894 AS DOCUMENT 2153745 IN COOK COUNTY, ILLINOIS, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF LONG AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE OF LONG AVENUE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 33 BLOCK 1 IN THE CENTRAL ADDITION TO AUSTIN, BEING A SUBDIVISION OF LOTS 14 TO 37 BOTH INCLUSIVE AND THE SOUTH 126.75 FEET OF THE ALLEY BETWEEN SAID LOTS, ALL IN BLOCK 1 OF FRINK'S RESUBDIVISION ACCORDING TO THE PLAT OF SAID CENTRAL ADDITION RECORDED MARCH 13, 1890 AS DOCUMENT 1234220 IN COOK COUNTY, ILLINOIS, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE WESTERLY ON SAID EASTERLY EXTENSION AND SAID SOUTHERLY ALLEY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF LOTUS AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF FULTON STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-

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WAY LINE OF SAID LONG AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD TO THE EASTERLY RIGHT-OF-WAY LINE OF LOTUS AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF LOT 19 BLOCK 4 IN SAID CRAFT'S ADDITION TO AUSTINVILLE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID LONG AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF LOT 18 BLOCK 2 IN F.A. HILL'S MADISON STREET ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 136.9 FEET OF THE NORTH 270 FEET) AND ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE EAST LINE OF WILLOW AVENUE (EXCEPT THE NORTH 270 FEET) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1902 AS DOCUMENT 3194144 IN COOK COUNTY, ILLINOIS, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY ALLEY RIGHT-OF-WAY LINE TO SAID WESTERLY RIGHT-OF-WAY LINE OF LARAMIE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF LARAMIE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOTS 1 THRU 7 IN CARL J. BLOMSTROM'S SUBDIVISION OF LOT 67 IN C.J. HULL'S SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CARL J. BLOMSTROM'S SUBDIVISION RECORDED JUNE 13, 1892 AS DOCUMENT 1682799 IN COOK COUNTY, ILLINOIS;

THENCE EASTERLY ON SAID WESTERLY EXTENSION AND SAID SOUTHERLY LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY TO THE WESTERLY LINE OF C.J. HULL'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1857 (ANTE FIRE), IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE SOUTHERLY LINE OF SAID C.J. HULL'S SUBDIVISION;

THENCE EASTERLY ON SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID SUBDIVISION;

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THENCE NORTHERLY ON SAID EASTERLY LINE OF SAID SUBDIVISION TO THE SOUTHERLY LINE OF LOTS 1 THROUGH 7 OF THE SUBDIVISION OF LOT 69 IN SAID C.J. HULL'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE SUBDIVISION OF LOT 69 RECORDED NOVEMBER 16, 1889 AS DOCUMENT 1186083 IN COOK COUNTY, ILLINOIS;

THENCE EASTERLY ON SAID SOUTHERLY LINE OF THE SUBDIVISION OF LOT 69 AND ALSO ON THE SOUTHERLY LINE OF LOTS 1, 2 BLOCK 10 AND LOTS 1 THRU 16 INCLUSIVE IN BLOCK 9 OF DERBY'S ADDITION TO CHICAGO, BEING A RESUBDIVISION OF LOTS 20, 23 TO 29 INCLUSIVE, 33 TO 66 INCLUSIVE, 70, 72, 74, 75, 76, 78 AND 79 OF SAID C.J. HULL'S SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF DERBY'S ADDITION RECORDED JUNE 17, 1874 AS DOCUMENT 174722 IN COOK COUNTY, ILLINOIS, TO THE WESTERLY LINE OF SAID C.J. HULL'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE SOUTHERLY LINE OF SAID C.J. HULL'S SUBDIVISION'

THENCE EASTERLY ON SAID SOUTHERLY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF LAVERGNE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 47 IN SAID DERBY'S ADDITION TO CHICAGO;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND THE WESTERLY LINE OF SAID LOT 47 AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID SUBDIVISION;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE WESTERLY LINE OF LOT 18 IN SAID WM. A. HARRIS RESUBDIVISION;

THENCE NORTHERLY ON SAID WESTERLY LINE OF LOT 18 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST END AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 45, BLOCK 5 IN SAID DERBY'S ADDITION TO CHICAGO;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION OF LOT 45, BLOCK 5, THE WESTERLY LINE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID SUBDIVISION;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE EASTERLY LINE OF LOT 3, BLOCK 5 IN SAID DERBY'S ADDITION;

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THENCE NORTHERLY ON SAID EASTERLY LINE OF LOT 3 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MAYPOLE AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 15 OF THE SUBDIVISION OF LOTS 10 TO 14 INCLUSIVE OF BLOCK 4 OF DERBY'S ADDITION TO CHICAGO RECORDED APRIL 18, 1900 AS DOCUMENT 2949565;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION, THE WESTERLY LINE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHERLY LINE OF AN EAST-WEST ALLEY IN SAID SUBDIVISION;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE WESTERLY LINE OF LOT 30 IN SAID C.J. HULL'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LOT LINE OF LOT 30 TO THE SOUTHERLY LINE THEREOF;

THENCE EASTERLY ON SAID SOUTHERLY LOT LINE TO THE EASTERLY LINE OF THE WESTERLY 90 FEET OF SAID LOT 30;

THENCE NORTHERLY ON SAID EASTERLY LINE OF THE WESTERLY 90 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FULTON STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF LAVERGNE AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST END AVENUE;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 19, BLOCK 10 IN THE RESUBDIVISION OF BLOCK 10 IN DERBY'S SUBDIVISION RECORDED OCTOBER 13, 1908 AS DOCUMENT NO. 4274147 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION, THE EASTERLY LINE OF LOT 19 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 10;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF LAVERGNE AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY

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EXTENSION OF THE EASTERLY LINE OF THE WESTERLY 15.00 FEET OF LOT 22, BLOCK 11 IN SAID DERBY'S SUBDIVISION;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID WESTERLY 15.00 FEET TO THE SOUTHERLY LINE OF SAID WESTERLY 15.00 FEET;

THENCE EASTERLY ON SAID SOUTHERLY LINE, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY TO THE WESTERLY LINE OF THE EASTERLY 5.00 FEET OF LOT 7 BLOCK 12 IN SAID DERBY'S SUBDIVISION;

THENCE NORTHERLY ON SAID WESTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD TO THE WESTERLY RIGHT-OF-WAY LINE OF CICERO AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST END AVENUE;

THENCE WESTERLY ON SAID RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOTS 1 TO 13 (INCLUSIVE) IN FREDERICK WILDE'S RESUBDIVISION OF LOTS 1 TO 25, BOTH INCLUSIVE OF SILBERSTEIN AND WALENSKY'S RESUBDIVISION, ACCORDING TO THE PLAT OF FREDERICK WILDE'S RESUBDIVISION RECORDED DECEMBER 16, 1914 AS DOCUMENT 5548740 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION OF THE EASTERLY LOT LINES AND THE EASTERLY LINES, SAID EASTERLY LINE BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FULTON AVENUE;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF LOT 43 BLOCK 4 IN SAID DERBY'S SUBDIVISION;

THENCE NORTHERLY ON SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 43, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 14 BLOCK 4 IN SAID DERBY'S SUBDIVISION;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND EASTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE STREET;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CICERO AVENUE;

THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WAYMAN STREET;

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THENCE EASTERLY ON THE WESTERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF ARNOLD'S SUBDIVISION OF LOTS 25 TO 28 INCLUSIVE OF BLOCK 9 OF THE RESUBDIVISION OF BLOCKS 7, 8, 9 AND 10, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF ARNOLD'S SUBDIVISION RECORDED SEPTEMBER 28, 1889 AS DOCUMENT 1162950 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID EASTERLY LINE AND ALSO THE EASTERLY LINE OF BIPPIN'S RESUBDIVISION OF LOTS 69 TO 72 BLOCK 9 OF THE RESUBDIVISION OF BLOCKS 7, 8, 9 AND 10 ACCORDING TO THE PLAT OF BIPPIN'S RESUBDIVISION RECORDED JULY 14, 1903 AS DOCUMENT 3416669 IN COOK COUNTY, ILLINOIS TO THE NORTHERLY RIGHT-OF-WAY LINE OF WALNUT STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 5 IN HARVEY S. BRACKETT'S SUBDIVISION OF LOTS 73 TO 96 INCLUSIVE OF BLOCK 9 IN THE RESUBDIVISION OF BLOCKS 7, 8, 9 AND 10 ACCORDING TO THE PLAT OF HARVEY S. BRACKETT'S SUBDIVISION RECORDED AUGUST 28, 1906 AS DOCUMENT 3915495 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION AND THE WESTERLY LOT LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYPOLE AVENUE;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 19 BLOCK 24 IN WEST CHICAGO LAND CO.'S SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1873 AS DOCUMENT 105373 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION OF THE WESTERLY LINE AND THE WESTERLY LINE OF SAID LOT AND ON THE WESTERLY LINE OF LOT 14 IN HARVEY S. BRACKETT'S RESUBDIVISION OF PARTS OF BLOCK 24 AND 25 IN WEST CHICAGO LAND CO.'S SUBDIVISION ACCORDING TO THE PLAT OF HARVEY S. BRACKETT'S SUBDIVISION RECORDED SEPTEMBER 15, 1909 AS DOCUMENT 4437614 IN COOK COUNTY, ILLINOIS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST END AVENUE;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 16 IN THE RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24 INCLUSIVE AND THE NORTH HALF OF BLOCKS 25 TO 32 INCLUSIVE IN WEST CHICAGO LAND CO.'S SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED SEPTEMBER 28, 1888 AS DOCUMENT 1009897 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID EXTENSION, THE EASTERLY LOT LINE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY ADJOINING THE SOUTHERLY LINE OF SAID LOT 16;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE EASTERLY LINE OF LOT 29

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BLOCK 25 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION;  
THENCE SOUTHERLY ON SAID EASTERLY LOT LINE AND THE SOUTHERLY EXTENSION OF SAID LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;  
THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF THE WESTERLY 12.00 FEET OF LOT 21 IN SAID WEST CHICAGO LANDCO'S SUBDIVISION;  
THENCE SOUTHERLY ON SAID EASTERLY LINE OF THE WESTERLY 12.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 21, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;  
THENCE EASTERLY ON SAID NORTHERLY ALLEY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF KILPATRICK AVENUE;  
THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;  
THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 21, BLOCK 39 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION;  
THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID LOT 21 TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 39;  
THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE EASTERLY LINE OF LOT 11, IN SAID BLOCK 39;  
THENCE NORTHERLY ON SAID EASTERLY LINE AND THE NORTHERLY EXTENSION TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD;  
THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD TO THE EASTERLY LINE OF LOT 47, BLOCK 26 IN SAID WEST CHICAGO LAND CO.'S SUBDIVISION;  
THENCE NORTHERLY ON SAID EASTERLY LINE OF LOT 47 AND THE NORTHERLY EXTENSION TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYPOLE AVENUE;  
THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF KOLMAR AVENUE;  
THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY LINE OF LOT 16 IN BLOCK 1 IN JOHN D. CUDDIHY'S RESUBDIVISION OF BLOCK 22 OF SAID WEST CHICAGO LAND CO.'S SUBDIVISION, RECORDED JANUARY 15, 1894 AS DOCUMENT NO. 1981630;

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THENCE EASTERLY ON SAID NORTHERLY LINE OF LOT 16 AND THE EASTERLY EXTENSION THEREOF TO THE EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY IN SAID SUBDIVISION;

THENCE SOUTHERLY ON SAID EASTERLY ALLEY LINE AND SAID LINE EXTENDED SOUTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST END AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF THE WESTERLY 3 FEET OF LOT 20 IN THE SAID RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24 INCLUSIVE AND THE NORTH HALF OF BLOCKS 25 TO 32 INCLUSIVE IN WEST CHICAGO LAND CO.'S SUBDIVISION;

THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID RESUBDIVISION;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 29, BLOCK 27 IN SAID SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 BY WEST CHICAGO LAND CO.;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID LOT 29 TO THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF KILBORN AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN BLOCK 37, 36 AND 35 OF SAID WEST CHICAGO LAND CO.'S SUBDIVISION; THENCE EASTERLY ON SAID NORTHERLY ALLEY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF KEELER AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE OF KEELER AVENUE TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAYPOLE AVENUE;

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THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 11, BLOCK 18 IN THE SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 BY WEST CHICAGO LAND COMPANY, RECORDED MAY 28, 1873 AS DOCUMENT NO. 105373 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION AND THE EASTERLY LINE OF SAID LOT 11 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 18;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE EASTERLY LINE OF LOT 34 IN THE RESUBDIVISION OF THE SOUTH HALF OF BLOCKS 18 TO 24 INCLUSIVE AND THE NORTH HALF OF BLOCKS 25 TO 32 INCLUSIVE IN WEST CHICAGO LAND CO.'S SUBDIVISION, RECORDED SEPTEMBER 28, 1888 AS DOCUMENT NO. 1009897 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID EASTERLY LINE OF LOT 34 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST END AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 7 IN HARVEY S. BRACKETT'S RESUBDIVISION OF PARTS OF BLOCKS 28, 29 AND 31 IN SAID SUBDIVISION OF THE SOUTH HALF RECORDED NOVEMBER 13, 1911 AS DOCUMENT 4866708 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID WESTERLY LINE OF LOT 7 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN BLOCK 31 OF SAID SUBDIVISION OF THE SOUTH HALF;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE WESTERLY LINE OF LOT 27 IN BLOCK 31 IN SAID SUBDIVISION OF THE SOUTH HALF;

THENCE SOUTHERLY ON SAID WESTERLY LINE OF LOT 27 AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF LOT 24, BLOCK 34 OF SAID SUBDIVISION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13;

THENCE SOUTHERLY ON SAID EASTERLY LINE OF LOT 24 TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 34;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE EASTERLY LINE OF LOT 5, BLOCK 34 IN SAID SUBDIVISION OF THE SOUTH HALF;

THENCE NORTHERLY ON SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF LOT 3 IN M.A. FARR'S SUBDIVISION OF LOTS 45 TO 48 BOTH INCLUSIVE IN BLOCK 32 OF SAID WEST CHICAGO LAND CO.'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH HALF OF

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SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF M.A. FARR'S SUBDIVISION RECORDED APRIL 17, 1888 AS DOCUMENT 944886 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID EASTERLY LOT LINE TO THE SOUTHERLY LINE OF LOT 2 IN SAID M.A. FARR'S SUBDIVISION;

THENCE WESTERLY ON SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID LOT 2;

THENCE NORTHERLY ON SAID WESTERLY LINE AND THE NORTHERLY EXTENSION TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 32;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF PULASKI ROAD;

THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WASHINGTON BOULEVARD;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF A COURT PARTITION OF THE EAST 30 ACRES OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN PER CASE 44527 RECORDED IN BOOK 18 PAGE 19B IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID WESTERLY LINE OF THE COURT PARTITION TO THE NORTHERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 5 IN BLOCK H IN S.L. BROWN'S SUBDIVISION OF BLOCKS 1 TO 4 OF S.L. BROWN'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF S.L. BROWN'S SUBDIVISION OF BLOCKS 1 TO 4 RECORDED SEPTEMBER 6, 1907 AS DOCUMENT 4092203 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID EXTENSION AND ON THE WESTERLY LINE OF SAID LOT 5 TO THE SOUTHERLY LINE THEREOF, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY ALLEY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF HAMLIN AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 BLOCK 1 IN LAMBERT TREE'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1895 AS DOCUMENT 2253192 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID EXTENSION AND THE SOUTHERLY LOT LINE TO THE WESTERLY

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LINE OF LOT 41 BLOCK 1 IN SAID LAMBERT TREE'S SUBDIVISION, SAID LINE ALSO BEING THE  
EASTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE SOUTHERLY ON SAID ALLEY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-  
WAY LINE EXTENDED EASTERLY OF AN EAST-WEST ALLEY;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY RIGHT-OF-WAY LINE TO THE EASTERLY  
LINE OF THE WESTERLY 3.5 FEET OF LOT 31 BLOCK 2 IN SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID EASTERLY LINE AND EASTERLY LINE EXTENDED SOUTHERLY  
TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF  
THE EASTERLY 3.00 FEET OF LOT 21 IN BLOCK 3 OF SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE SOUTHERLY LINE OF SAID LOT, SAID  
LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY  
EXTENSION OF THE WESTERLY LINE OF THE EASTERLY 12.38 FEET OF LOT 37 IN BLOCK 3  
OF SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID EXTENSION AND SAID WESTERLY LINE TO THE NORTHERLY  
RIGHT-OF-WAY LINE OF WILCOX STREET;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY  
EXTENSION OF THE WESTERLY LINE OF THE EASTERLY 2.00 FEET OF LOT 24 BLOCK 5 IN  
SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION AND THE WESTERLY LINE OF SAID  
LOT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 5;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF  
THE EASTERLY 5.00 FEET OF LOT 30 IN SAID BLOCK 5 OF LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE AND SAID WESTERLY LINE EXTENDED  
SOUTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF  
THE EASTERLY 6.00 FEET OF LOT 25 IN BLOCK 8 OF SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF  
AN EAST-WEST ALLEY IN SAID BLOCK 8;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE NORTHERLY EXTENSION OF  
THE WESTERLY LINE OF LOT 34 IN SAID BLOCK 8 OF SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION, THE WESTERLY LOT LINE AND THE

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SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF JACKSON BOULEVARD;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF THE EASTERLY 4.14 FEET OF LOT 13 BLOCK 10 IN SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 10;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 29 IN SAID BLOCK 10 OF LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADYS AVENUE;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 19 BLOCK 11 IN SAID LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID EXTENSION AND THE WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 11;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF THE WESTERLY 4.00 FEET OF LOT 30 IN SAID BLOCK 11 OF LAMBERT TREE'S SUBDIVISION;

THENCE SOUTHERLY ON SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET;

THENCE WESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 47 BLOCK 4 IN JAMES H. BREWSTER'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1888 AS DOCUMENT NO. 991617 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLADYS AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 45 BLOCK 1 IN SAID JAMES H. BREWSTER'S SUBDIVISION;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND THE WESTERLY LOT LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 1;

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THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 2 IN SAID BLOCK 1 IN JAMES H. BREWSTER'S SUBDIVISION;

THENCE NORTHERLY ON SAID WESTERLY LOT LINE AND SAID LINE EXTENDED NORTHERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JACKSON BOULEVARD;

THENCE EASTERLY ON SAID NORTHERLY RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY LINE OF PULASKI ROAD;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILCOX AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 46 BLOCK 4 IN W.M. DERBY'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1889 AS DOCUMENT 1114021 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND THE WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 4;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7 IN SAID BLOCK 4;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF KEELER AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN BLOCK 1 OF D.S. PLACE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1889 AS DOCUMENT 1174016 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE WESTERLY LINE OF LOT 22 BLOCK 4 IN BOYNTON'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF) ACCORDING TO THE PLAT RECORDED JANUARY 14, 1890 AS DOCUMENT 1209548 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

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THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 4 BLOCK 3 IN SAID BOYNTON'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 3;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 15 IN BLOCK 3 OF D.S. PLACE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST THREE-QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1889 AS DOCUMENT 1174017 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION, THE WESTERLY LINE AND THE SOUTHERLY EXTENSION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILCOX AVENUE;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 11 BLOCK 2 IN SAID BOYNTON'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE, THE WESTERLY LINE OF LOT 14 IN SAID BLOCK 2, THE WESTERLY LINE OF LOT 11 BLOCK 1 IN SAID SUBDIVISION AND THE WESTERLY LINE OF LOT 14 IN SAID BLOCK 1 TO THE NORTHERLY RIGHT-OF-WAY LINE OF JACKSON BOULEVARD;

THENCE WESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 135 IN E.A. CUMMING'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1886 AS DOCUMENT 912970 IN COOK COUNTY, ILLINOIS;

THENCE NORTHERLY ON SAID WESTERLY LOT LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY ALLEY RIGHT-OF-WAY TO THE WESTERLY LINE OF LOT 95 IN SAID E.A. CUMMING'S SUBDIVISION;

THENCE NORTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 84 IN SAID E.A. CUMMING'S SUBDIVISION;

THENCE NORTHERLY ON SAID EXTENSION, SAID WESTERLY LOT LINE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY;

THENCE EASTERLY ON SAID NORTHERLY ALLEY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 48 IN SAID SUBDIVISION;

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THENCE NORTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 43 IN SAID E.A. CUMMING'S SUBDIVISION;

THENCE NORTHERLY ON SAID EXTENSION AND THE WESTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID E.A. CUMMING'S SUBDIVISION;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 29 BLOCK 2 IN HOBART'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1874 AS DOCUMENT 146023 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID WESTERLY LOT LINE AND THE WESTERLY LINE EXTENDED SOUTHERLY TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF THE EASTERLY 9.00 FEET OF LOT 22 BLOCK 3 IN SAID HOBART'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE AND SAID WESTERLY LINE EXTENDED SOUTHERLY TO THE NORTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY IN SAID BLOCK 3;

THENCE EASTERLY ON SAID NORTHERLY ALLEY LINE TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE WESTERLY 8.00 FEET OF LOT 29 BLOCK 3 OF SAID SUBDIVISION;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION, EASTERLY LINE AND THE EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY RIGHT-OF-WAY OF ADAMS STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 21 BLOCK 6 IN SAID HOBART'S SUBDIVISION;

THENCE SOUTHERLY ON SAID WESTERLY LINE OF LOT 21 AND ALSO ON THE WESTERLY LINE OF LOT 28 BLOCK 6 IN SAID SUBDIVISION TO THE NORTHERLY RIGHT-OF-WAY LINE OF JACKSON BOULEVARD;

THENCE WESTERLY ON SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY LINE OF LOT 3 IN S.E. GROSS' SUBDIVISION, BEING A SUBDIVISION OF LOTS 8, 9, 24 AND 25 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF S.E. GROSS' SUBDIVISION RECORDED SEPTEMBER 9, 1874 AS DOCUMENT 176956 IN COOK COUNTY, ILLINOIS;

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THENCE NORTHERLY ON SAID WESTERLY LOT LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID S.E. GROSS' SUBDIVISION;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY RIGHT-OF-WAY TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 6 IN THE SUBDIVISION OF LOT 7 IN SCHOOL TRUSTEE'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION OF LOT 7 RECORDED OCTOBER 15, 1895 AS DOCUMENT 2292054 IN COOK COUNTY, ILLINOIS, SAID LINE ALSO BEING THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY;

THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND THE WESTERLY ALLEY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOTS 6 TO 9 IN D.G. DAVIS' SUBDIVISION OF LOTS 2 AND 3 IN SCHOOL TRUSTEE'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF D.G. DAVIS'S SUBDIVISION RECORDED MAY 3, 1876 AS DOCUMENT 83857 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE WESTERLY LINE OF BRITIGAN'S MADISON STREET SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 1, 1919 AS DOCUMENT 6684078, IN COOK COUNTY, ILLINOIS.

THENCE SOUTHERLY ON SAID WESTERLY SUBDIVISION LINE AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE WESTERLY ON SAID SOUTHERLY LINE TO THE WESTERLY LINE OF BLOCK 4 IN COMMUNITY RESUBDIVISION OF CERTAIN LOTS AND PARTS OF LOTS IN SCHOOL TRUSTEE'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF COMMUNITY RESUBDIVISION RECORDED APRIL 22, 1946 AS DOCUMENT 13774213 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID WESTERLY BLOCK LINE AND WESTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS STREET;

THENCE WESTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF BLOCK 3 IN SAID COMMUNITY RESUBDIVISION;

THENCE NORTHERLY ON SAID EXTENSION AND ON THE WESTERLY BLOCK LINE AND ON THE WESTERLY LINE OF LOT 67 IN SAID SCHOOL TRUSTEE'S SUBDIVISION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY SOUTH OF MADISON STREET;

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THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE EASTERLY LINE OF THE SUBDIVISION OF LOT 156 IN SAID SCHOOL TRUSTEE'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF LOT 156 RECORDED JULY 19, 1889 AS DOCUMENT 1131151 IN COOK COUNTY, ILLINOIS;

THENCE SOUTHERLY ON SAID EASTERLY LINE AND THE EASTERLY LINE EXTENDED SOUTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MONROE STREET;

THENCE WESTERLY ON SAID SOUTHERLY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE;

THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS STREET;

THENCE WESTERLY ON SAID SOUTHERLY LINE TO THE WESTERLY LINE OF PARKSIDE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 34 BLOCK 1 IN AUSTIN HEIGHTS, BEING A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF A.J. KNISELY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 108 ACRES ACCORDING TO THE PLAT OF AUSTIN HEIGHTS SUBDIVISION RECORDED JULY 31, 1889 AS DOCUMENT 1135744 IN COOK COUNTY, ILLINOIS;

THENCE EASTERLY ON SAID WESTERLY EXTENSION AND THE NORTHERLY LOT LINE TO WESTERLY RIGHT-OF-WAY LINE OF A NORTH-SOUTH ALLEY IN SAID BLOCK 1;

THENCE NORTHERLY ON SAID WESTERLY ALLEY LINE TO THE NORTHERLY LINE OF LOT 19 BLOCK 1 IN SAID AUSTIN HEIGHTS SUBDIVISION;

THENCE WESTERLY ON SAID NORTHERLY LOT LINE AND THE WESTERLY EXTENSION THEREOF TO THE WESTERLY RIGHT-OF-WAY LINE OF PARKSIDE AVENUE;

THENCE NORTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EAST-WEST ALLEY SOUTH OF MADISON STREET IN BLOCK 2 OF SAID AUSTIN HEIGHTS SUBDIVISION;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF MAYFIELD AVENUE;

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THENCE SOUTHERLY ON SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY LINE OF AN EAST-WEST ALLEY SOUTH OF MADISON STREET IN BLOCK 5 OF A.J. KNISELY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE SOUTH 108 ACRES THEREOF, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 1873 AS DOCUMENT 100732 IN COOK COUNTY, ILLINOIS;

THENCE WESTERLY ON SAID SOUTHERLY ALLEY LINE TO THE CENTERLINE OF AUSTIN BOULEVARD;

THENCE NORTHERLY ON SAID AUSTIN BOULEVARD CENTERLINE TO THE POINT OF BEGINNING.

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*Appendix 2:  
Land Acquisition Parcels (by PIN)*

Land Acquisition Parcels By Permanent Index Number (PIN)

	PIN	Property Address	Owner Name	Use
1	16-08-214-033-0000	5640 West Ohio Street	U.S.Dept. of Housing and Development	Vacant Land
2	16-08-223-007-0000	550 North Central	Everveaner McDowell	Vacant Land
3	16-08-227-001-0000	467 North Waller	AMCO Properties	Vacant Land
4	16-08-227-002-0000	449 North Waller	AMCO Properties	Vacant Land
5	16-08-400-004-0000	334 North Mason	Taxpayer of Record	Vacant Land
6	16-08-401-006-0000	5907 West Lake Street	TRIMID Corp. (c/o FSLIC)	Vacant Land
7	16-08-402-001-0000	5845 West Lake Street	John Hightower	Vacant Land
8	16-08-402-004-0000	5831 West Lake Street	Chicago Title and Trust	Vacant Land
9	16-08-419-027-0000	5910 West Madison	J&S Kundais	Vacant Land
10	16-08-422-023-0000	5672 West Madison	Zafar Shiekh	Vacant Land
11	16-08-422-025-0000	5668-70 West Madison	Sherry Shields	Vacant Land
12	16-08-423-023-0000	20 North Central	Arthur Mendelson	Vacant Land
13	16-09-301-003-0000	5463 West Lake Street	Dennis Scott & James Scott	Vacant Land
14	16-09-301-004-0000	5459 West Lake Street	Charles Norris	Vacant Land
15	16-09-301-005-0000	5457 West Lake Street	Roy Krieger	Vacant Land
16	16-09-301-021-0000	328 North Lotus	Carol Fisher	Vacant Land
17	16-09-301-025-0000	312 North Lotus	Keith Jennings	Vacant Land
18	16-09-301-028-0000	5467 West Lake Street	Dennis Scott & James Scott	Auto Repair
19	16-09-302-001-0000	5419-31 West Lake Street	National Bank Realty Holding Co	Vacant Industrial Building-Partially Demolished
20	16-09-302-002-0000	5419-31 West Lake Street	National Bank Realty Holding Co	Vacant Industrial Building-Partially Demolished
21	16-09-302-003-0000	5419-31 West Lake Street	National Bank Realty Holding Co	Vacant Industrial Building-Partially Demolished
22	16-09-302-004-0000	5419-31 West Lake Street	National Bank Realty Holding Co	Vacant Industrial Building-Partially Demolished
23	16-09-302-005-0000	5419-31 West Lake Street	National Bank Realty Holding Co	Vacant Industrial Building-Partially Demolished
24	16-09-302-006-0000	5409 West Lake Street	George B. Boulahanis	Vacant Industrial Building-Partially Demolished
25	16-09-303-001-0000	347 North Long	HULD Machine Corp.	Vacant Industrial Building-For Sale
26	16-09-303-012-0000	5345 West Lake Street	HULD Machine Corp.	Vacant Industrial Building-For Sale
27	16-09-303-013-0000	5339 West Lake Street	HULD Machine Corp.	Vacant Industrial Building-For Sale
28	16-09-304-003-0000	5319 West Lake Street	First Bank of Oak Park	Vacant Land
29	16-09-304-005-0000	5313 West Lake Street	Mr. White	Vacant Land
30	16-09-318-004-0000	35 North Central	Chicago Phoenix Group	Vacant Land
31	16-09-319-013-0000	27 North Pine	Ellis Matlox	Vacant Land
32	16-09-319-014-0000	25 North Pine	Christine Carter	Vacant Land
33	16-09-319-030-0000	5440 West Madison	Elvin and Anita Lockett	Vacant Land
34	16-09-323-031-0000	5260 West Madison	William Mollett	Vacant Land
35	16-09-405-042-0000	4800 West Fulton	American National Bank	Vacant Land
36	16-09-415-035-0000	5000 West West End	Ada S. McKinnley Services	Vacant Land
37	16-09-423-001-0000	121 North Laverne	Tommy Jackson	Vacant Land
38	16-09-425-022-0000	15 North Laramie	Trinity Mount Baptist	Vacant Land
39	16-09-425-030-0000	5132 West Madison	Robert & Anita Lewis	Vacant Land
40	16-09-426-025-0000	5032 West Madison	Dennis Kania	Vacant Land
41	16-09-426-027-0000	5022-24 West Madison	Operation Help	Vacant Land
42	16-09-427-025-0000	4926-38 West Madison	John Gardner	Vacant Land
43	16-09-427-026-0000	4926-38 West Madison	John Gardner	Vacant Land
44	16-09-427-029-0000	4926-38 West Madison	John Gardner	Vacant Land
45	16-09-427-035-0000	4926-38 West Madison	John Gardner	Vacant Land
46	16-10-321-011-0000	205 North Kolmar	James and Jerome McCain	Vacant Land
47	16-10-321-012-0000	201 North Kolmar	Marion Basile	Vacant Land
48	16-10-324-002-0000	4747 West West End	Jackson Prendegast	Vacant Land
49	16-10-324-003-0000	4743 West West End	Taxpayer of Record	Vacant Land
50	16-10-330-028-0000	4500 West Madison	Thomas Burnett	Vacant Land
51	16-10-331-020-0000	4456 West Madison	Jim Stiles	Vacant Land
52	16-10-331-021-0000	4452 West Madison	Jim Stiles	Vacant Land
53	16-10-331-022-0000	4450 West Madison	Cecelia P. Callahan	Vacant Land
54	16-10-331-023-0000	4444-46 West Madison	Abdulah Hareem Ali	Vacant Land
55	16-10-331-024-0000	4442 West Madison	Payton Goldstien	Vacant Land
56	16-10-331-025-0000	4440 West Madison	Economic Dev Consultants	Vacant Land
57	16-10-331-029-0000	4428 West Madison	Lonnie McKinney	Vacant Land
58	16-10-331-030-0000	4424 West Madison	Preston Peoples	Vacant Land
59	16-10-422-020-0000	4312 West Madison	Dwayne Hampton	Vacant Land
60	16-10-422-021-0000	4310 West Madison	Freddie Spiller	Vacant Land
61	16-10-425-036-8001	4045 West Washington	G&J Parking	Vacant Land
62	16-10-425-036-8002	4045 West Washington	G&J Parking	Vacant Land
63	16-10-425-037-8001	4045 West Washington	G&J Parking	Vacant Land
64	16-10-425-037-8002	4045 West Washington	G&J Parking	Vacant Land
65	16-10-425-038-8001	4045 West Washington	G&J Parking	Vacant Land
66	16-10-425-038-8002	4045 West Washington	G&J Parking	Vacant Land
67	16-10-425-039-8001	4045 West Washington	G&J Parking	Vacant Land
68	16-10-425-039-8002	4045 West Washington	G&J Parking	Vacant Land
69	16-10-425-040-8001	4045 West Washington	G&J Parking	Vacant Land
70	16-10-425-040-8002	4045 West Washington	G&J Parking	Vacant Land

	PIN	Property Address	Owner Name	Use
71	16-10-425-041-8001	4045 West Washington	G&J Parking	
72	16-10-425-041-8002	4045 West Washington	G&J Parking	Vacant Land
73	16-10-425-042-8001	4045 West Washington	G&J Parking	Vacant Land
74	16-10-425-042-8002	4045 West Washington	G&J Parking	Vacant Land
75	16-10-425-043-8001	4045 West Washington	G&J Parking	Vacant Land
76	16-10-425-043-8002	4045 West Washington	G&J Parking	Vacant Land
77	16-10-425-044-8001	4045 West Washington	G&J Parking	Vacant Land
78	16-10-425-044-8002	4045 West Washington	G&J Parking	Vacant Land
79	16-10-425-045-8001	4045 West Washington	G&J Parking	Vacant Land
80	16-10-425-045-8002	4045 West Washington	G&J Parking	Vacant Land
81	16-10-425-046-8001	4045 West Washington	G&J Parking	Vacant Land
82	16-10-425-046-8002	4045 West Washington	G&J Parking	Vacant Land
83	16-10-425-047-8001	4045 West Washington	G&J Parking	Vacant Land
84	16-10-425-047-8002	4045 West Washington	G&J Parking	Vacant Land
85	16-10-425-048-8001	4045 West Washington	G&J Parking	Vacant Land
86	16-10-425-048-8002	4045 West Washington	G&J Parking	Vacant Land
87	16-14-106-011-0000	3901 West Adams	Jack Banks	Vacant Land
88	16-15-100-003-0000	4751 West Madison	Albert C. Levin	Vacant Land
89	16-15-100-004-0000	5105 West Madison	Henry Richardson	Vacant Land
90	16-15-100-005-0000	4743 West Madison	Henry Richardson	Vacant Land
91	16-15-100-006-0000	4741 West Madison	Rosie Dell & Florine Robertson	Vacant Land
92	16-15-100-011-0000	4727 West Madison	Second City Construction	Vacant Land
93	16-15-100-012-0000	4725 West Madison	Amal Society of Machinist	Vacant Land
94	16-15-100-014-0000	4709 West Madison	Equivest Associates	Vacant Land
95	16-15-100-015-0000	4707 West Madison	Equivest Associates	Vacant Land
96	16-15-100-016-0000	4703 West Madison	Equivest Associates	Vacant Land
97	16-15-101-010-0000	4605-07 West Madison	Leverm Chism	Vacant Land
98	16-15-103-007-0000	4427 West Madison	Ellis Miller	Vacant Land
99	16-15-103-008-0000	4425 West Madison	Taxpayer of Record	Vacant Land
100	16-15-103-010-0000	4421 West Madison	Johnnie King	Vacant Land
101	16-15-105-036-0000	4618 West Adams	Henry Mims	Vacant Land
102	16-15-105-037-0000	4616 West Adams	Henry Mims	Vacant Land
103	16-15-106-017-0000	4556 West Wilcox	MARG-ANN INC	Vacant Land
104	16-15-106-018-0000	4552 West Wilcox	MARG-ANN INC	Vacant Land
105	16-15-106-019-0000	4550 West Wilcox	MARG-ANN INC	Vacant Land
106	16-15-106-020-0000	4548 West Wilcox	MARG-ANN INC	Vacant Land
107	16-15-106-021-0000	4544 West Wilcox	MARG-ANN INC	Vacant Land
108	16-15-106-022-0000	4544 West Wilcox	MARG-ANN INC	Vacant Land
109	16-15-106-023-0000	4540 West Wilcox	MARG-ANN INC	Vacant Land
110	16-15-106-025-0000	4534 West Wilcox	MARG-ANN INC	Vacant Land
111	16-15-106-027-0000	4528 West Wilcox	Gordon Mattson	Vacant Land
112	16-15-106-028-0000	4526 West Wilcox	Rossvelt & Connie Causey	Vacant Land
113	16-15-200-001-0000	4357 West Madison	HIMC/ Brothers Enterprise	Vacant Land
114	16-15-200-014-0000	4309 West Madison	Sara Siegal/ K. Khalil	Vacant Land
115	16-15-201-009-0000	4225 West Madison	Our Future, Inc.	Vacant Land
116	16-15-201-011-0000	4221 West Madison	Frank Ingram	Vacant Land
117	16-15-201-012-0000	4219 West Madison	Frank Ingram	Vacant Land
118	16-15-201-013-0000	4215 West Madison	Frank Ingram	Vacant Land
119	16-15-201-016-0000	4207 West Madison	Frank Ingram	Vacant Land
120	16-15-201-017-0000	4205 West Madison	Bridgeview Bank & Trust #11941	Vacant Land
121	16-15-202-001-0000	4159 West Madison/1 S Keeler	Bridgeview Bank & Trust #11942	Vacant Land
122	16-15-203-034-0000	4008 West Monroe	Taxpayer of Record	Vacant Land
123	16-15-203-035-0000	4006 West Monroe	Central Bank & Trust #22842	Vacant Land
124	16-15-207-018-0000	4015 West Monroe	Gillmore Cohen	Vacant Land
125	16-15-219-041-0000	4008 West Gladys	Charlie Young	Vacant Land
126	16-15-219-042-0000	4006 West Gladys	Wanda Harris	Vacant Land
127	16-15-219-043-0000	4000 West Gladys	Wanda Harris	Vacant Land
128	16-15-223-021-0000	4003 West Gladys	Wanda Harris	Vacant Land
129	16-16-100-016-0000	5463 West Madison	Charlie R. Davis	Vacant Land
130	16-16-100-017-0000	5461 West Madison	Freddie Saunders	Vacant Land
131	16-16-101-022-0000	5315 West Madison	Equivest Associates	Vacant Land
132	16-16-102-003-0000	5237 West Madison	William Hill	Vacant Land
133	16-16-102-004-0000	5231-35 West Madison	Madison Street Partnership	Vacant Land
134	16-16-102-006-0000	5225 West Madison	Madison Street Partnership	Vacant Land
135	16-16-102-007-0000	5223 West Madison	Madison Street Partnership	Vacant Land
136	16-16-200-002-0000	5139 West Madison	Madison Street Partnership	Vacant Land
137	16-16-200-003-0000	5137 West Madison	Albert Grant	Vacant Land
138	16-16-200-004-0000	5135 West Madison	Albert Grant	Vacant Land
139	16-16-200-005-0000	5133 West Madison	Albert Grant	Vacant Land
140	16-16-201-001-0000	5117 West Madison	Albert Grant	Vacant Land
141	16-16-201-002-0000	5111 West Madison	Clovis Dunn	Abandoned Gas Station
			Clovis Dunn	Abandoned Gas Station

	PIN	Property Address	Owner Name	Use
142	16-16-201-003-0000	5107 West Madison	Clovis Dunn	Abandoned Gas Station
143	16-16-201-004-0000	5105 West Madison	Clovis Dunn	Abandoned Gas Station
144	16-16-201-005-0000	5103 West Madison	Hassan M. Samarah	Vacant Land
145	16-16-205-059-0000	104 South Cicero	Midwest Realty	Vacant Land



*Appendix 3:  
Summary of EAV (by PIN)*

Summary of 1997 EAV By Permanent Index Number (PIN)

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
1	16	08	214	021	0000		
2	16	08	214	022	0000	EX	EX
3	16	08	214	023	0000	\$ 19,684	\$ 42,299
4	16	08	214	024	0000	\$ 4,305	\$ 9,251
5	16	08	214	033	0000	\$ 8,145	\$ 17,503
6	16	08	222	049	0000	\$ 5,410	\$ 11,626
7	16	08	223	001	0000	EX	EX
8	16	08	223	002	0000	EX	EX
9	16	08	223	003	0000	EX	EX
10	16	08	223	004	0000	EX	EX
11	16	08	223	005	0000	EX	EX
12	16	08	223	006	0000	\$ 9,044	\$ 19,435
13	16	08	223	007	0000	\$ 8,336	\$ 17,913
14	16	08	223	008	0000	\$ 2,254	\$ 4,844
15	16	08	223	009	0000	\$ 8,377	\$ 18,001
16	16	08	223	010	0000	\$ 11,353	\$ 24,396
17	16	08	223	011	0000	\$ 8,526	\$ 18,322
18	16	08	223	012	0000	\$ 8,384	\$ 18,016
19	16	08	223	013	0000	\$ 2,688	\$ 5,776
20	16	08	223	014	0000	\$ 8,730	\$ 18,760
21	16	08	223	015	0000	\$ 12,617	\$ 27,113
22	16	08	225	019	0000	EX	EX
23	16	08	226	022	0000	EX	EX
24	16	08	227	001	0000	EX	EX
25	16	08	227	002	0000	\$ 5,171	\$ 11,112
26	16	08	227	003	0000	\$ 7,651	\$ 16,441
27	16	08	227	004	0000	EX	EX
28	16	08	227	008	0000	EX	EX
29	16	08	227	012	0000	EX	EX
30	16	08	227	013	0000	EX	EX
31	16	08	227	014	0000	EX	EX
32	16	08	227	015	0000	EX	EX
33	16	08	227	019	0000	EX	EX
34	16	08	227	020	0000	EX	EX
35	16	08	227	021	0000	EX	EX
36	16	08	227	025	0000	EX	EX
37	16	08	228	001	0000	EX	EX
38	16	08	229	001	0000	EX	EX
39	16	08	230	001	0000	EX	EX
40	16	08	231	001	0000	EX	EX
41	16	08	231	002	0000	EX	EX
42	16	08	400	004	0000	EX	EX
43	16	08	401	001	0000	EX	EX
44	16	08	401	002	0000	EX	EX
45	16	08	401	003	0000	\$ 3,488	\$ 7,495
46	16	08	401	004	0000	\$ 13,144	\$ 28,245
47	16	08	401	005	0000	\$ 6,963	\$ 14,963
48	16	08	401	006	0000	EX	EX
49	16	08	401	007	0000	\$ 2,536	\$ 5,450
					\$ 14,898	\$ 32,014	

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
50	16	08	402	001	0000	\$ 3,488	\$ 7,495
51	16	08	402	002	0000	\$ 4,952	\$ 10,641
52	16	08	402	003	0000	\$ 16,313	\$ 35,055
53	16	08	402	004	0000	\$ 8,393	\$ 18,036
54	16	08	402	005	0000	EX	EX
55	16	08	402	006	0000	\$ 38,690	\$ 83,141
56	16	08	402	007	0000	\$ 6,901	\$ 14,830
57	16	08	402	008	0000	\$ 6,685	\$ 14,365
58	16	08	402	009	0000	\$ 102,324	\$ 219,884
59	16	08	405	001	0000	\$ 1,461	\$ 3,140
60	16	08	405	002	0000	\$ 3,348	\$ 7,195
61	16	08	405	003	0000	EX	EX
62	16	08	405	004	0000	\$ 2,001	\$ 4,300
63	16	08	405	005	0000	\$ 4,003	\$ 8,602
64	16	08	405	006	0000	\$ 23,749	\$ 51,034
65	16	08	405	007	0000	\$ 30,268	\$ 65,043
66	16	08	405	008	0000	\$ 40,649	\$ 87,351
67	16	08	405	009	0000	\$ 50,921	\$ 109,424
68	16	08	405	010	0000	\$ 29,393	\$ 63,163
69	16	08	405	018	0000	\$ 38,133	\$ 81,944
70	16	08	405	019	0000	\$ 48,445	\$ 104,103
71	16	08	405	020	0000	\$ 20,113	\$ 43,221
72	16	08	405	021	0000	\$ 5,259	\$ 11,301
73	16	08	405	033	0000	\$ 14,886	\$ 31,989
74	16	08	405	034	0000	\$ 41,854	\$ 89,940
75	16	08	411	001	0000	EX	EX
76	16	08	411	002	0000	EX	EX
77	16	08	411	003	0000	EX	EX
78	16	08	411	014	0000	\$ 17,089	\$ 36,723
79	16	08	411	015	0000	\$ 151,988	\$ 326,607
80	16	08	411	016	0000	EX	EX
81	16	08	411	017	0000	EX	EX
82	16	08	411	018	0000	\$ 4,273	\$ 9,182
83	16	08	411	019	0000	\$ 4,258	\$ 9,150
84	16	08	416	018	0000	EX	EX
85	16	08	416	019	0000	\$ 3,136	\$ 6,739
86	16	08	416	020	0000	\$ 2,120	\$ 4,556
87	16	08	416	021	0000	\$ 1,589	\$ 3,415
88	16	08	416	022	0000	\$ 1,589	\$ 3,415
89	16	08	416	035	0000	EX	EX
90	16	08	417	001	0000	\$ 4,629	\$ 9,947
91	16	08	417	002	0000	\$ 1,288	\$ 2,768
92	16	08	417	003	0000	\$ 8,402	\$ 18,055
93	16	08	417	004	0000	\$ 5,515	\$ 11,851
94	16	08	417	005	0000	\$ 1,718	\$ 3,692
95	16	08	417	014	0000	\$ 99,147	\$ 213,057
96	16	08	418	022	0000	EX	EX
97	16	08	418	025	0000	\$ 13,320	\$ 28,623
98	16	08	418	026	0000	\$ 14,033	\$ 30,156
99	16	08	418	027	0000	\$ 35,679	\$ 76,671
100	16	08	418	030	0000	EX	EX

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
101	16	08	419	023	0000	\$ 29,182	\$ 62,709
102	16	08	419	024	0000	\$ 21,442	\$ 46,077
103	16	08	419	025	0000	\$ 4,554	\$ 9,786
104	16	08	419	026	0000	\$ 47,789	\$ 102,694
105	16	08	419	027	0000	\$ 4,705	\$ 10,111
106	16	08	419	028	0000	\$ 2,277	\$ 4,893
107	16	08	419	029	0000	\$ 11,067	\$ 23,782
108	16	08	420	017	0000	\$ 1,463	\$ 3,144
109	16	08	420	018	0000	\$ 2,230	\$ 4,792
110	16	08	420	019	0000	\$ 37,815	\$ 81,261
111	16	08	420	020	0000	\$ 1,914	\$ 4,113
112	16	08	420	021	0000	\$ 11,832	\$ 25,426
113	16	08	420	022	0000	\$ 12,122	\$ 26,049
114	16	08	420	023	0000	\$ 56,983	\$ 122,451
115	16	08	420	024	0000	\$ 20,494	\$ 44,040
116	16	08	420	025	0000	\$ 10,824	\$ 23,260
117	16	08	420	046	0000	\$ 8,621	\$ 18,526
118	16	08	420	047	0000	\$ 40,172	\$ 86,326
119	16	08	421	008	0000	\$ 2,148	\$ 4,616
120	16	08	421	009	0000	\$ 6,415	\$ 13,785
121	16	08	421	010	0000	\$ 5,744	\$ 12,343
122	16	08	421	011	0000	\$ 55,604	\$ 119,487
123	16	08	421	012	0000	\$ 10,466	\$ 22,490
124	16	08	421	018	0000		
125	16	08	421	019	0000	EX	EX
126	16	08	421	020	0000	\$ 2,148	\$ 4,616
127	16	08	421	021	0000	\$ 2,148	\$ 4,616
128	16	08	421	022	0000	\$ 21,423	\$ 46,036
129	16	08	421	023	0000	\$ 8,424	\$ 18,102
130	16	08	421	024	0000	\$ 30,149	\$ 64,787
131	16	08	421	025	0000	\$ 4,471	\$ 9,608
132	16	08	421	026	0000	\$ 13,414	\$ 28,825
133	16	08	421	027	0000	\$ 45,405	\$ 97,571
134	16	08	421	027	0000	\$ 19,038	\$ 40,911
135	16	08	422	023	0000	\$ 2,277	\$ 4,893
136	16	08	422	024	0000	\$ 2,277	\$ 4,893
137	16	08	422	025	0000	\$ 19,193	\$ 41,244
138	16	08	422	026	0000	\$ 22,845	\$ 49,092
139	16	08	422	027	0000	\$ 17,940	\$ 38,551
140	16	08	422	028	0000	\$ 37,675	\$ 80,960
141	16	08	422	029	0000	\$ 12,461	\$ 26,777
142	16	08	422	032	0000	\$ 12,382	\$ 26,608
143	16	08	422	033	0000	\$ 3,026	\$ 6,503
144	16	08	422	034	0000	\$ 2,968	\$ 6,378
145	16	08	422	035	0000	\$ 15,129	\$ 32,511
146	16	08	422	036	0000	\$ 22,372	\$ 48,075
147	16	08	423	023	0000	\$ 1,288	\$ 2,768
148	16	08	423	024	0000	\$ 1,503	\$ 3,230
149	16	08	423	025	0000	\$ 23,898	\$ 51,354
150	16	08	423	026	0000	\$ 36,504	\$ 78,443
151	16	08	423	027	0000	\$ 108,293	\$ 232,711
				028	0000	\$ 234,586	\$ 504,102

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
152	16	08	500	001	0000		
153	16	08	500	002	0000	EX	EX
154	16	09	122	001	0000	EX	EX
155	16	09	300	001	0000	EX	EX
156	16	09	300	002	0000	\$ 52,433	\$ 112,673
157	16	09	300	003	0000	\$ 22,528	\$ 48,410
158	16	09	300	008	0000	\$ 115,171	\$ 247,491
159	16	09	300	009	0000	\$ 31,909	\$ 68,569
160	16	09	301	003	0000	\$ 58,955	\$ 126,688
161	16	09	301	004	0000	\$ 3,239	\$ 6,960
162	16	09	301	005	0000	\$ 2,956	\$ 6,352
163	16	09	301	018	0000	\$ 7,841	\$ 16,850
164	16	09	301	019	0000	EX	EX
165	16	09	301	020	0000	\$ 78,651	\$ 169,013
166	16	09	301	021	0000	\$ 915	\$ 1,966
167	16	09	301	022	0000	\$ 915	\$ 1,966
168	16	09	301	023	0000	\$ 9,566	\$ 20,556
169	16	09	301	024	0000	\$ 73,452	\$ 157,841
170	16	09	301	025	0000	\$ 6,966	\$ 14,969
171	16	09	301	026	0000	\$ 1,758	\$ 3,778
172	16	09	301	027	0000	\$ 8,013	\$ 17,219
173	16	09	301	028	0000	\$ 2,154	\$ 4,629
174	16	09	301	029	0000	\$ 44,988	\$ 96,675
175	16	09	301	031	0000	\$ 2,298	\$ 4,938
176	16	09	301	032	0000	EX	EX
177	16	09	302	001	0000	EX	EX
178	16	09	302	002	0000	\$ 1,162	\$ 2,497
179	16	09	302	003	0000	\$ 2,073	\$ 4,455
180	16	09	302	004	0000	\$ 2,325	\$ 4,996
181	16	09	302	005	0000	\$ 32,698	\$ 70,265
182	16	09	302	006	0000	\$ 1,717	\$ 3,690
183	16	09	302	007	0000	\$ 10,723	\$ 23,043
184	16	09	303	001	0000	\$ 73,871	\$ 158,741
185	16	09	303	012	0000	\$ 125,731	\$ 270,183
186	16	09	303	013	0000	\$ 36,543	\$ 78,527
187	16	09	303	014	0000	\$ 28,615	\$ 61,491
188	16	09	304	003	0000	\$ 25,140	\$ 54,023
189	16	09	304	004	0000	EX	EX
190	16	09	304	005	0000	\$ 26,060	\$ 56,000
191	16	09	304	006	0000	\$ 1,140	\$ 2,450
192	16	09	304	007	0000	\$ 10,447	\$ 22,450
193	16	09	304	008	0000	\$ 28,416	\$ 61,063
194	16	09	304	031	0000	\$ 1,903	\$ 4,089
195	16	09	305	001	0000	EX	EX
196	16	09	305	002	0000	\$ 6,966	\$ 14,969
197	16	09	306	001	0000	\$ 78,451	\$ 168,583
198	16	09	307	001	0000	\$ 7,948	\$ 17,079
199	16	09	307	002	0000	\$ 15,030	\$ 32,298
200	16	09	307	005	0000	\$ 32,030	\$ 68,829
201	16	09	307	028	0000	\$ 34,345	\$ 73,804
202	16	09	307	029	0000	\$ 18,249	\$ 39,215
					EX		EX

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
203	16	09	308	022	0000	\$ 4,304	\$ 9,249
204	16	09	309	001	0000	EX	EX
205	16	09	309	002	0000	EX	EX
206	16	09	314	001	0000	\$ 84,772	\$ 182,167
207	16	09	314	002	0000	\$ 9,980	\$ 21,446
208	16	09	314	003	0000	\$ 2,700	\$ 5,802
209	16	09	315	001	0000	EX	EX
210	16	09	315	003	0000	\$ 3,898	\$ 8,376
211	16	09	315	004	0000	\$ 4,315	\$ 9,273
212	16	09	315	005	0000	\$ 7,164	\$ 15,395
213	16	09	315	006	0000	\$ 1,227	\$ 2,637
214	16	09	315	018	0000	\$ 43,264	\$ 92,970
215	16	09	315	019	0000	\$ 8,250	\$ 17,728
216	16	09	315	020	0000	\$ 8,250	\$ 17,728
217	16	09	315	021	0000	\$ 11,746	\$ 25,241
218	16	09	315	022	0000	\$ 8,498	\$ 18,261
219	16	09	315	023	0000	\$ 5,178	\$ 11,127
220	16	09	315	024	0000	\$ 6,687	\$ 14,370
221	16	09	315	025	0000	\$ 13,047	\$ 28,037
222	16	09	315	026	0000	\$ 1,804	\$ 3,877
223	16	09	315	027	0000	\$ 8,869	\$ 19,059
224	16	09	315	028	0000	\$ 8,328	\$ 17,896
225	16	09	315	029	0000	\$ 1,841	\$ 3,956
226	16	09	315	040	0000	\$ 10,687	\$ 22,965
227	16	09	315	041	0000	\$ 10,272	\$ 22,074
228	16	09	315	042	0000	EX	EX
229	16	09	315	043	0000	\$ 10,701	\$ 22,995
230	16	09	315	044	0000	\$ 10,272	\$ 22,074
231	16	09	315	045	0000	\$ 6,521	\$ 14,013
232	16	09	315	046	0000	\$ 10,666	\$ 22,920
233	16	09	315	047	0000	\$ 10,252	\$ 22,031
234	16	09	315	048	0000	\$ 7,054	\$ 15,158
235	16	09	315	049	0000	\$ 10,832	\$ 23,277
236	16	09	315	050	0000	\$ 10,403	\$ 22,355
237	16	09	315	051	0000	\$ 6,627	\$ 14,241
238	16	09	315	053	0000	\$ 4,177	\$ 8,976
239	16	09	315	054	0000	\$ 4,160	\$ 8,939
240	16	09	315	055	0000	\$ 4,165	\$ 8,950
241	16	09	315	056	0000	\$ 4,160	\$ 8,939
242	16	09	315	057	0000	\$ 4,160	\$ 8,939
243	16	09	315	058	0000	\$ 4,169	\$ 8,959
244	16	09	315	059	0000	\$ 4,165	\$ 8,950
245	16	09	315	060	0000	\$ 4,309	\$ 9,260
246	16	09	315	061	0000	\$ 4,309	\$ 9,260
247	16	09	315	062	0000	\$ 4,309	\$ 9,260
248	16	09	315	063	0000	\$ 4,309	\$ 9,260
249	16	09	315	064	0000	\$ 4,319	\$ 9,281
250	16	09	315	065	0000	\$ 4,165	\$ 8,950
251	16	09	315	066	0000	\$ 4,310	\$ 9,262
252	16	09	315	067	0000	\$ 4,310	\$ 9,262
253	16	09	315	068	0000	\$ 4,310	\$ 9,262

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
254	16	09	315	069	0000	\$ 4,310	\$ 9,262
255	16	09	315	070	0000	\$ 4,319	\$ 9,281
256	16	09	315	071	0000	\$ 4,165	\$ 8,950
257	16	09	315	072	0000	\$ 4,309	\$ 9,260
258	16	09	315	073	0000	\$ 4,309	\$ 9,260
259	16	09	315	074	0000	\$ 4,309	\$ 9,260
260	16	09	315	075	0000	\$ 4,309	\$ 9,260
261	16	09	315	076	0000	\$ 4,319	\$ 9,260
262	16	09	315	077	0000	\$ 4,269	\$ 9,281
263	16	09	315	078	0000	\$ 4,256	\$ 9,174
264	16	09	315	079	0000	\$ 4,256	\$ 9,146
265	16	09	315	080	0000	\$ 4,256	\$ 9,146
266	16	09	315	081	0000	\$ 4,256	\$ 9,146
267	16	09	315	082	0000	\$ 4,400	\$ 9,455
268	16	09	315	089	1001	\$ 4,263	\$ 9,161
269	16	09	315	089	1002	\$ 3,970	\$ 8,531
270	16	09	315	089	1003	\$ 3,970	\$ 8,531
271	16	09	315	089	1004	\$ 3,970	\$ 8,531
272	16	09	315	089	1005	\$ 3,970	\$ 8,531
273	16	09	315	089	1006	\$ 3,970	\$ 8,531
274	16	09	315	089	1007	\$ 3,970	\$ 8,531
275	16	09	315	089	1008	\$ 3,527	\$ 7,579
276	16	09	315	090	1001	\$ 3,527	\$ 7,579
277	16	09	315	090	1002	\$ 3,970	\$ 8,531
278	16	09	315	090	1003	\$ 3,970	\$ 8,531
279	16	09	315	090	1004	\$ 3,970	\$ 8,531
280	16	09	315	090	1005	\$ 3,970	\$ 8,531
281	16	09	315	090	1006	\$ 3,970	\$ 8,531
282	16	09	315	090	1007	\$ 3,970	\$ 8,531
283	16	09	315	090	1008	\$ 3,527	\$ 7,579
284	16	09	315	093	1001	\$ 3,527	\$ 7,579
285	16	09	315	093	1002	\$ 3,859	\$ 8,293
286	16	09	315	093	1003	\$ 3,859	\$ 8,293
287	16	09	315	093	1004	\$ 3,859	\$ 8,293
288	16	09	315	093	1005	\$ 3,859	\$ 8,293
289	16	09	315	093	1006	\$ 3,859	\$ 8,293
290	16	09	315	093	1007	\$ 3,859	\$ 8,293
291	16	09	315	093	1008	\$ 3,859	\$ 8,293
292	16	09	315	094	0000	\$ 3,859	\$ 8,293
293	16	09	315	095	0000	\$ 1,215	\$ 2,611
294	16	09	315	096	0000	\$ 994	\$ 2,136
295	16	09	315	097	0000	\$ 32,377	\$ 69,575
296	16	09	316	001	0000	\$ 32,372	\$ 69,564
297	16	09	316	002	0000	\$ 10,009	\$ 21,508
298	16	09	316	003	0000	\$ 4,350	\$ 9,348
299	16	09	316	004	0000	\$ 8,165	\$ 17,546
300	16	09	316	005	0000	\$ 9,749	\$ 20,950
301	16	09	316	006	0000	\$ 6,511	\$ 13,991
302	16	09	316	007	0000	\$ 628	\$ 1,350
303	16	09	316	008	0000	\$ 539	\$ 1,158
304	16	09	316	011	0000	\$ 5,504	\$ 11,828
						\$ 5,755	\$ 12,367

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
305	16	09	316	012	0000	\$ 1,221	\$ 2,624
306	16	09	316	013	0000	\$ 5,657	\$ 12,156
307	16	09	316	014	0000	\$ 8,112	\$ 17,432
308	16	09	316	015	0000	\$ 8,494	\$ 18,253
309	16	09	316	016	0000	\$ 10,159	\$ 21,831
310	16	09	316	017	0000	\$ 934	\$ 2,007
311	16	09	316	018	0000	\$ 5,740	\$ 12,335
312	16	09	316	019	0000	\$ 5,085	\$ 10,927
313	16	09	316	020	0000	\$ 72,331	\$ 155,432
314	16	09	316	023	0000	\$ 12,451	\$ 26,756
315	16	09	316	024	0000	\$ 7,961	\$ 17,107
316	16	09	316	025	0000	\$ 8,003	\$ 17,198
317	16	09	316	026	0000	EX	EX
318	16	09	316	027	0000	\$ 8,739	\$ 18,779
319	16	09	316	028	0000	\$ 8,437	\$ 18,130
320	16	09	316	029	0000	\$ 8,796	\$ 18,902
321	16	09	316	030	0000	\$ 5,428	\$ 11,664
322	16	09	316	031	0000	\$ 40,149	\$ 86,276
323	16	09	316	032	0000	\$ 4,617	\$ 9,921
324	16	09	316	033	0000	\$ 4,957	\$ 10,652
325	16	09	316	034	0000	\$ 4,856	\$ 10,435
326	16	09	316	035	0000	\$ 68	\$ 146
327	16	09	316	038	0000	\$ 7,887	\$ 16,948
328	16	09	316	039	0000	EX	EX
329	16	09	316	040	0000	\$ 5,375	\$ 11,550
330	16	09	316	041	0000	\$ 8,106	\$ 17,419
331	16	09	316	042	0000	\$ 4,544	\$ 9,765
332	16	09	316	043	0000	\$ 29,357	\$ 63,085
333	16	09	316	044	0000	\$ 8,338	\$ 17,918
334	16	09	316	045	0000	\$ 6,555	\$ 14,086
335	16	09	318	003	0000	\$ 1,116	\$ 2,398
336	16	09	318	004	0000	\$ 1,031	\$ 2,216
337	16	09	318	005	0000	EX	EX
338	16	09	318	006	0000	EX	EX
339	16	09	318	012	0000	EX	EX
340	16	09	319	005	0000	\$ 14,053	\$ 30,198
341	16	09	319	013	0000	\$ 920	\$ 1,977
342	16	09	319	014	0000	\$ 6,569	\$ 14,116
343	16	09	319	015	0000	\$ 47,104	\$ 101,222
344	16	09	319	016	0000	\$ 5,797	\$ 12,457
345	16	09	319	017	0000	\$ 76,068	\$ 163,463
346	16	09	319	018	0000	\$ 1,325	\$ 2,847
347	16	09	319	019	0000	\$ 18,014	\$ 38,710
348	16	09	319	020	0000	\$ 10,025	\$ 21,543
349	16	09	319	021	0000	\$ 5,828	\$ 12,524
350	16	09	319	022	0000	\$ 920	\$ 1,977
351	16	09	319	023	0000	\$ 6,366	\$ 13,680
352	16	09	319	024	0000	\$ 5,991	\$ 12,874
353	16	09	319	025	0000	\$ 1,380	\$ 2,965
354	16	09	319	026	0000	\$ 10,002	\$ 21,493
355	16	09	319	028	0000	\$ 18,597	\$ 39,963



	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
356	16	09	319	029	0000	\$ 68,794	\$ 147,831
357	16	09	319	030	0000	\$ 9,108	\$ 19,572
358	16	09	319	031	0000	\$ 77,483	\$ 166,503
359	16	09	319	032	0000	EX	EX
360	16	09	320	024	0000	EX	EX
361	16	09	320	025	0000	\$ 8,417	\$ 18,087
362	16	09	320	026	0000	\$ 8,045	\$ 17,288
363	16	09	320	027	0000	\$ 5,851	\$ 12,573
364	16	09	320	028	0000	\$ 5,851	\$ 12,573
365	16	09	320	029	0000	\$ 4,797	\$ 10,308
366	16	09	320	030	0000	\$ 24,076	\$ 51,737
367	16	09	320	031	0000	\$ 69,342	\$ 149,009
368	16	09	321	027	0000	\$ 154,978	\$ 333,032
369	16	09	322	025	0000	\$ 3,887	\$ 8,353
370	16	09	322	026	0000	\$ 16,803	\$ 36,108
371	16	09	322	027	0000	\$ 22,484	\$ 48,316
372	16	09	322	028	0000	\$ 10,979	\$ 23,593
373	16	09	322	029	0000	\$ 56,159	\$ 120,680
374	16	09	322	032	0000	\$ 22,671	\$ 48,718
375	16	09	323	031	0000	\$ 2,962	\$ 6,365
376	16	09	323	032	0000	\$ 8,583	\$ 18,444
377	16	09	323	033	0000	\$ 4,861	\$ 10,446
378	16	09	323	034	0000	EX	EX
379	16	09	323	035	0000	EX	EX
380	16	09	323	036	0000	\$ 9,302	\$ 19,989
381	16	09	323	042	0000	\$ 143,414	\$ 308,182
382	16	09	323	043	0000	\$ 14,818	\$ 31,842
383	16	09	324	042	0000	\$ 324,192	\$ 696,656
384	16	09	405	015	0000	\$ 1,151	\$ 2,473
385	16	09	405	016	0000	\$ 1,146	\$ 2,463
386	16	09	405	017	0000	\$ 3,339	\$ 7,175
387	16	09	405	018	0000	\$ 2,816	\$ 6,051
388	16	09	405	019	0000	\$ 1,087	\$ 2,336
389	16	09	405	020	0000	\$ 1,632	\$ 3,507
390	16	09	405	021	0000	\$ 4,437	\$ 9,535
391	16	09	405	022	0000	EX	EX
392	16	09	405	023	0000	\$ 23,376	\$ 50,233
393	16	09	405	024	0000	\$ 18,895	\$ 40,603
394	16	09	405	042	0000	\$ 792	\$ 1,702
395	16	09	405	043	0000	\$ 6,405	\$ 13,764
396	16	09	408	010	0000	EX	EX
397	16	09	408	011	0000	EX	EX
398	16	09	408	029	0000	EX	EX
399	16	09	408	030	0000	EX	EX
400	16	09	408	031	0000	EX	EX
401	16	09	412	020	0000	\$ 228,001	\$ 489,951
402	16	09	415	035	0000	\$ 3,701	\$ 7,953
403	16	09	415	036	0000	EX	EX
404	16	09	419	012	0000	EX	EX
405	16	09	419	013	0000	EX	EX
406	16	09	419	014	0000	EX	EX
407	16	09	419	015	0000	\$ 25,993	\$ 55,856

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
408	16	09	419	016	0000		
409	16	09	422	018	0000	\$ 6,651	\$ 14,292
410	16	09	422	027	0000	\$ 8,083	\$ 17,370
411	16	09	423	001	0000	\$ 1,855	\$ 3,986
412	16	09	425	022	0000	\$ 2,228	\$ 4,788
413	16	09	425	023	0000	\$ 4,928	\$ 10,590
414	16	09	425	024	0000	\$ 10,820	\$ 23,251
415	16	09	425	025	0000	\$ 28,680	\$ 61,630
416	16	09	425	026	0000	\$ 22,774	\$ 48,939
417	16	09	425	027	0000	\$ 26,294	\$ 56,503
418	16	09	425	028	0000	\$ 39,117	\$ 84,059
419	16	09	425	029	0000	\$ 6,309	\$ 13,557
420	16	09	425	030	0000	\$ 14,451	\$ 31,054
421	16	09	425	031	0000	\$ 3,300	\$ 7,091
422	16	09	425	034	0000	\$ 18,744	\$ 40,279
423	16	09	425	035	0000	\$ 12,685	\$ 27,259
424	16	09	425	036	0000	\$ 33,300	\$ 71,558
425	16	09	425	037	0000	\$ 6,471	\$ 13,906
426	16	09	425	038	0000	\$ 17,099	\$ 36,744
427	16	09	425	039	0000	\$ 4,003	\$ 8,602
428	16	09	425	041	0000	\$ 50,419	\$ 108,345
429	16	09	425	042	0000	EX	EX
430	16	09	425	043	0000	EX	EX
431	16	09	425	044	0000	\$ 27,143	\$ 58,328
432	16	09	426	016	0000	\$ 27,131	\$ 58,302
433	16	09	426	017	0000	\$ 8,642	\$ 18,571
434	16	09	426	018	0000	\$ 8,386	\$ 18,021
435	16	09	426	019	0000	\$ 3,657	\$ 7,859
436	16	09	426	020	0000	\$ 24,593	\$ 52,848
437	16	09	426	021	0000	\$ 14,586	\$ 31,344
438	16	09	426	022	0000	\$ 16,214	\$ 34,842
439	16	09	426	023	0000	\$ 17,993	\$ 38,665
440	16	09	426	024	0000	\$ 33,913	\$ 72,876
441	16	09	426	025	0000	EX	EX
442	16	09	426	026	0000	\$ 5,505	\$ 11,830
443	16	09	426	027	0000	\$ 38,789	\$ 83,354
444	16	09	426	028	0000	\$ 13,140	\$ 28,237
445	16	09	427	001	0000	\$ 44,559	\$ 95,753
446	16	09	427	019	0000	\$ 9,745	\$ 20,941
447	16	09	427	020	0000	\$ 70,568	\$ 151,644
448	16	09	427	021	0000	\$ 19,987	\$ 42,950
449	16	09	427	022	0000	\$ 19,987	\$ 42,950
450	16	09	427	023	0000	\$ 12,241	\$ 26,305
451	16	09	427	024	0000	\$ 2,747	\$ 5,903
452	16	09	427	025	0000	\$ 6,105	\$ 13,119
453	16	09	427	026	0000	\$ 9,061	\$ 19,471
454	16	09	427	029	0000	\$ 9,061	\$ 19,471
455	16	09	427	030	0000	\$ 5,494	\$ 11,806
456	16	09	427	031	0000	\$ 79,852	\$ 171,594
457	16	09	427	032	0000	\$ 18,729	\$ 40,247
458	16	09	427	033	0000	\$ 42,893	\$ 92,173
459	16	09	427	034	0000	\$ 261,790	\$ 562,561
460	16	09	427	035	0000	\$ 81,230	\$ 174,555
461	16	09	428	016	0000	\$ 65,125	\$ 139,947
						\$ 16,447	\$ 35,343

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
462	16	09	428	017	0000	\$ 14,085	\$ 30,267
463	16	09	428	018	0000	\$ 53,687	\$ 115,368
464	16	09	428	019	0000	\$ 58,853	\$ 126,469
465	16	09	428	020	0000	\$ 9,431	\$ 20,266
466	16	09	428	021	0000	\$ 2,446	\$ 5,256
467	16	09	428	022	0000	\$ 2,675	\$ 5,748
468	16	09	428	023	0000	\$ 2,446	\$ 5,256
469	16	09	428	024	0000	EX	EX
470	16	09	428	025	0000	\$ 68,400	\$ 146,985
471	16	09	500	001	0000	EX	EX
472	16	09	500	002	0000	EX	EX
473	16	10	308	001	0000	\$ 38,913	\$ 83,620
474	16	10	308	002	0000	\$ 8,934	\$ 19,198
475	16	10	308	003	0000	\$ 17,471	\$ 37,543
476	16	10	312	001	0000	\$ 1,896	\$ 4,074
477	16	10	312	002	0000	\$ 1,415	\$ 3,041
478	16	10	312	003	0000	\$ 11,359	\$ 24,409
479	16	10	312	004	0000	\$ 6,083	\$ 13,072
480	16	10	314	001	0000	EX	EX
481	16	10	318	001	0000	EX	EX
482	16	10	318	002	0000	\$ 4,489	\$ 9,646
483	16	10	318	015	0000	\$ 53,531	\$ 115,033
484	16	10	319	003	0000	EX	EX
485	16	10	319	019	0000	EX	EX
486	16	10	320	017	0000	EX	EX
487	16	10	320	019	0000	EX	EX
488	16	10	320	020	0000	EX	EX
489	16	10	320	021	0000	EX	EX
490	16	10	320	022	0000	EX	EX
491	16	10	321	011	0000	\$ 8,881	\$ 19,084
492	16	10	321	012	0000	\$ 911	\$ 1,958
493	16	10	324	001	0000	\$ 9,921	\$ 21,319
494	16	10	324	002	0000	\$ 726	\$ 1,560
495	16	10	324	003	0000	\$ 1,089	\$ 2,340
496	16	10	324	004	0000	\$ 45,156	\$ 97,036
497	16	10	324	017	0000	\$ 42,856	\$ 92,093
498	16	10	324	018	0000	EX	EX
499	16	10	325	011	0000	EX	EX
500	16	10	325	024	0000	EX	EX
501	16	10	326	001	0000	EX	EX
502	16	10	326	002	0000	\$ 813	\$ 1,747
503	16	10	326	020	0000	EX	EX
504	16	10	328	018	0000	\$ 86,932	\$ 186,808
505	16	10	328	019	0000	\$ 2,442	\$ 5,248
506	16	10	328	020	0000	EX	EX
507	16	10	328	021	0000	\$ 23,959	\$ 51,485
508	16	10	328	022	0000	\$ 14,962	\$ 32,152
509	16	10	328	023	0000	\$ 1,826	\$ 3,924
510	16	10	328	024	0000	\$ 2,442	\$ 5,248
511	16	10	328	026	0000	\$ 5,248	\$ 11,277
512	16	10	328	027	0000	\$ 5,329	\$ 11,451
513	16	10	328	028	0000	\$ 17,658	\$ 37,945
514	16	10	328	029	0000	\$ 14,740	\$ 31,675
515	16	10	328	030	0000	\$ 26,899	\$ 57,803

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
516	16	10	328	032	0000	\$ 5,981	\$ 12,853
517	16	10	328	033	0000	\$ 13,613	\$ 29,253
518	16	10	329	001	0000	\$ 23,725	\$ 50,983
519	16	10	329	002	0000	\$ 25,490	\$ 54,775
520	16	10	329	011	0000	EX	EX
521	16	10	329	012	0000	EX	EX
522	16	10	329	013	0000	EX	EX
523	16	10	329	014	0000	EX	EX
524	16	10	329	015	0000	EX	EX
525	16	10	329	016	0000	EX	EX
526	16	10	329	017	0000	EX	EX
527	16	10	329	018	0000	\$ 5,494	\$ 11,806
528	16	10	329	019	0000	\$ 3,663	\$ 7,871
529	16	10	329	020	0000	\$ 3,663	\$ 7,871
530	16	10	329	026	0000	EX	EX
531	16	10	329	027	0000	EX	EX
532	16	10	329	028	0000	EX	EX
533	16	10	330	001	0000	EX	EX
534	16	10	330	002	0000	\$ 20,735	\$ 44,557
535	16	10	330	003	0000	\$ 1,221	\$ 2,624
536	16	10	330	004	0000	\$ 1,221	\$ 2,624
537	16	10	330	005	0000	\$ 1,221	\$ 2,624
538	16	10	330	006	0000	\$ 1,526	\$ 3,279
539	16	10	330	007	0000	\$ 915	\$ 1,966
540	16	10	330	008	0000	EX	EX
541	16	10	330	009	0000	\$ 6,126	\$ 13,164
542	16	10	330	010	0000	\$ 665	\$ 1,429
543	16	10	330	011	0000	\$ 5,964	\$ 12,816
544	16	10	330	012	0000	\$ 5,637	\$ 12,113
545	16	10	330	013	0000	\$ 5,637	\$ 12,113
546	16	10	330	014	0000	\$ 5,490	\$ 11,797
547	16	10	330	015	0000	\$ 5,903	\$ 12,685
548	16	10	330	016	0000	EX	EX
549	16	10	330	017	0000	\$ 166,155	\$ 357,050
550	16	10	330	018	0000	\$ 1,568	\$ 3,369
551	16	10	330	019	0000	EX	EX
552	16	10	330	020	0000	\$ 44,866	\$ 96,413
553	16	10	330	021	0000	\$ 17,876	\$ 38,414
554	16	10	330	022	0000	\$ 10,983	\$ 23,601
555	16	10	330	023	0000	\$ 2,465	\$ 5,297
556	16	10	330	024	0000	\$ 11,623	\$ 24,977
557	16	10	330	025	0000	\$ 12,272	\$ 26,371
558	16	10	330	026	0000	\$ 4,916	\$ 10,564
559	16	10	330	027	0000	\$ 41,195	\$ 88,524
560	16	10	330	028	0000	\$ 115,695	\$ 248,617
561	16	10	330	029	0000	EX	EX
562	16	10	331	020	0000	\$ 3,747	\$ 8,052
563	16	10	331	021	0000	\$ 1,831	\$ 3,935
564	16	10	331	022	0000	\$ 1,831	\$ 3,935
565	16	10	331	023	0000	\$ 150,398	\$ 323,190
566	16	10	331	024	0000	\$ 1,831	\$ 3,935
567	16	10	331	025	0000	\$ 3,663	\$ 7,871
568	16	10	331	026	0000	\$ 17,905	\$ 38,476
569	16	10	331	027	0000	\$ 14,176	\$ 30,463

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
570	16	10	331	028	0000		
571	16	10	331	029	0000	EX	EX
572	16	10	331	030	0000	\$ 1,831	\$ 3,935
573	16	10	331	032	0000	\$ 4,050	\$ 8,703
574	16	10	331	033	0000	\$ 16,230	\$ 34,877
575	16	10	331	034	0000	\$ 13,167	\$ 28,295
576	16	10	331	035	0000	\$ 13,770	\$ 29,590
577	16	10	331	036	0000	\$ 15,723	\$ 33,787
578	16	10	331	039	0000	\$ 74,503	\$ 160,099
579	16	10	331	040	0000	\$ 19,013	\$ 40,857
580	16	10	415	003	0000	\$ 19,787	\$ 42,520
581	16	10	415	005	0000	EX	EX
582	16	10	415	006	0000	EX	EX
583	16	10	415	007	0000	\$ 770	\$ 1,655
584	16	10	415	008	0000	\$ 770	\$ 1,655
585	16	10	415	038	0000	\$ 770	\$ 1,655
586	16	10	415	039	0000	EX	EX
587	16	10	420	001	0000	EX	EX
588	16	10	420	002	0000	\$ 46,465	\$ 99,849
589	16	10	420	003	0000	\$ 2,600	\$ 5,587
590	16	10	420	004	0000	\$ 2,600	\$ 5,587
591	16	10	420	024	0000	EX	EX
592	16	10	420	025	0000	\$ 1,257	\$ 2,701
593	16	10	421	052	0000	\$ 12,073	\$ 25,944
594	16	10	421	053	0000	\$ 338	\$ 726
595	16	10	422	011	0000	\$ 226,017	\$ 485,688
596	16	10	422	012	0000	\$ 12,210	\$ 26,238
597	16	10	422	013	0000	EX	EX
598	16	10	422	014	0000	\$ 5,326	\$ 11,445
599	16	10	422	015	0000	\$ 5,410	\$ 11,626
600	16	10	422	016	0000	\$ 3,052	\$ 6,558
601	16	10	422	017	0000	\$ 58,197	\$ 125,060
602	16	10	422	018	0000	\$ 104,877	\$ 225,370
603	16	10	422	019	0000	\$ 6,156	\$ 13,229
604	16	10	422	020	0000	\$ 16,283	\$ 34,991
605	16	10	422	021	0000	\$ 17,012	\$ 36,557
606	16	10	422	022	0000	\$ 2,794	\$ 6,004
607	16	10	422	023	0000	\$ 47,520	\$ 102,116
608	16	10	423	019	0000	EX	EX
609	16	10	423	020	0000	EX	EX
610	16	10	423	021	0000	\$ 45,482	\$ 97,736
611	16	10	423	026	0000	\$ 24,113	\$ 51,816
612	16	10	423	027	0000	\$ 32,148	\$ 69,083
613	16	10	423	028	0000	\$ 16,192	\$ 34,795
614	16	10	423	030	0000	\$ 68,932	\$ 148,128
615	16	10	423	031	0000	EX	EX
616	16	10	424	001	0000	\$ 102,643	\$ 220,570
617	16	10	424	016	0000	\$ 762	\$ 1,637
618	16	10	424	017	0000	EX	EX
619	16	10	424	018	0000	\$ 133,852	\$ 287,635
620	16	10	424	019	0000	\$ 24,529	\$ 52,710
621	16	10	424	020	0000	\$ 45,722	\$ 98,252
622	16	10	424	021	0000	\$ 91,575	\$ 196,786
623	16	10	424	022	0000	\$ 8,515	\$ 18,298
						\$ 25,398	\$ 54,578

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
624	16	10	424	023	0000	\$ 267,146	\$ 574,070
625	16	10	424	024	0000	\$ 17,192	\$ 36,944
626	16	10	424	025	0000	\$ 148,884	\$ 319,937
627	16	10	424	026	0000	\$ 63,156	\$ 135,716
628	16	10	425	016	0000	EX	EX
629	16	10	425	017	0000	\$ 7,720	\$ 16,590
630	16	10	425	018	0000	\$ 38,803	\$ 83,384
631	16	10	425	019	0000	\$ 22,799	\$ 48,993
632	16	10	425	020	0000	\$ 68,123	\$ 146,390
633	16	10	425	021	0000	\$ 33,507	\$ 72,003
634	16	10	425	022	0000	\$ 21,868	\$ 46,992
635	16	10	425	023	0000	\$ 33,333	\$ 71,629
636	16	10	425	024	0000	\$ 32,965	\$ 70,838
637	16	10	425	025	0000	\$ 44,667	\$ 95,985
638	16	10	425	026	0000	\$ 81,520	\$ 175,178
639	16	10	425	029	0000	\$ 634,453	\$ 1,363,376
640	16	10	425	032	0000	\$ 178,475	\$ 383,525
641	16	10	425	033	0000	\$ 219,110	\$ 470,845
642	16	10	425	034	0000	\$ 83,217	\$ 178,825
643	16	10	425	035	0000	EX	EX
644	16	10	425	036	8001	EX	EX
645	16	10	425	036	8002	\$ 984	\$ 2,115
646	16	10	425	037	8001	EX	EX
647	16	10	425	037	8002	\$ 653	\$ 1,403
648	16	10	425	038	8001	EX	EX
649	16	10	425	038	8002	\$ 984	\$ 2,115
650	16	10	425	039	8001	EX	EX
651	16	10	425	039	8002	\$ 703	\$ 1,511
652	16	10	425	040	8001	EX	EX
653	16	10	425	040	8002	\$ 985	\$ 2,117
654	16	10	425	041	8001	EX	EX
655	16	10	425	041	8002	\$ 984	\$ 2,115
656	16	10	425	042	8001	EX	EX
657	16	10	425	042	8002	\$ 984	\$ 2,115
658	16	10	425	043	8001	EX	EX
659	16	10	425	043	8002	\$ 703	\$ 1,511
660	16	10	425	044	8001	EX	EX
661	16	10	425	044	8002	\$ 985	\$ 2,117
662	16	10	425	045	8001	EX	EX
663	16	10	425	045	8002	\$ 985	\$ 2,117
664	16	10	425	046	8001	EX	EX
665	16	10	425	046	8002	\$ 985	\$ 2,117
666	16	10	425	047	8001	EX	EX
667	16	10	425	047	8002	\$ 1,477	\$ 3,174
668	16	10	425	048	8001	EX	EX
669	16	10	425	048	8002	\$ 1,477	\$ 3,174
670	16	10	500	003	0000	EX	EX
671	16	10	500	004	0000	EX	EX
672	16	11	310	053	0000	EX	EX
673	16	11	311	001	0000	\$ 86,000	\$ 184,805
674	16	11	311	002	0000	\$ 83,997	\$ 180,501
675	16	11	311	003	0000	\$ 69,896	\$ 150,200
676	16	11	311	004	0000	\$ 33,837	\$ 72,712
677	16	11	311	005	0000	\$ 33,837	\$ 72,712

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
678	16	11	311	006	0000	\$ 6,587	\$ 14,155
679	16	11	311	007	0000	\$ 2,645	\$ 5,684
680	16	11	311	008	0000	\$ 5,359	\$ 11,516
681	16	11	311	009	0000	\$ 5,241	\$ 11,262
682	16	11	311	010	0000	\$ 29,533	\$ 63,463
683	16	11	311	011	0000	\$ 68,547	\$ 147,301
684	16	11	311	012	0000	\$ 87,397	\$ 187,807
685	16	11	311	013	0000	\$ 41,691	\$ 89,590
686	16	11	311	014	0000	\$ 19,761	\$ 42,464
687	16	11	311	017	0000	\$ 588,424	\$ 1,264,464
688	16	11	311	018	0000	\$ 140,600	\$ 302,135
689	16	11	311	019	0000	EX	EX
690	16	11	312	001	0000	\$ 48,799	\$ 104,864
691	16	11	312	002	0000	\$ 48,808	\$ 104,884
692	16	11	312	003	0000	\$ 5,714	\$ 12,279
693	16	11	312	004	0000	\$ 6,206	\$ 13,336
694	16	11	312	005	0000	\$ 3,984	\$ 8,561
695	16	11	312	006	0000	\$ 850	\$ 1,827
696	16	11	312	007	0000	\$ 84,488	\$ 181,556
697	16	11	312	008	0000	\$ 5,626	\$ 12,090
698	16	11	312	009	0000	\$ 5,294	\$ 11,376
699	16	11	312	018	0000	\$ 2,769	\$ 5,950
700	16	11	312	019	0000	\$ 16,739	\$ 35,970
701	16	11	312	020	0000	\$ 2,835	\$ 6,092
702	16	11	312	021	0000	\$ 21,955	\$ 47,179
703	16	11	312	022	0000	\$ 5,670	\$ 12,184
704	16	11	312	023	0000	\$ 12,762	\$ 27,424
705	16	11	312	024	0000	\$ 2,835	\$ 6,092
706	16	11	312	025	0000	\$ 5,348	\$ 11,492
707	16	11	312	026	0000	\$ 43,698	\$ 93,903
708	16	11	312	027	0000	\$ 13,111	\$ 28,174
709	16	11	312	028	0000	\$ 13,190	\$ 28,344
710	16	11	312	029	0000	\$ 19,415	\$ 41,721
711	16	11	312	030	0000	\$ 36,479	\$ 78,390
712	16	11	312	031	0000	\$ 6,247	\$ 13,424
713	16	11	312	032	0000	\$ 53,146	\$ 114,205
714	16	11	312	033	0000	\$ 60,492	\$ 129,991
715	16	11	312	034	0000	\$ 197,299	\$ 423,976
716	16	11	312	036	0000	EX	EX
717	16	11	312	037	0000	EX	EX
718	16	14	100	014	0000	\$ 46,461	\$ 99,840
719	16	14	100	015	0000	\$ 55,011	\$ 118,213
720	16	14	100	016	0000	\$ 55,126	\$ 118,460
721	16	14	100	017	0000	\$ 34,041	\$ 73,151
722	16	14	100	034	0000	\$ 795,894	\$ 1,710,297
723	16	14	101	002	0000	\$ 131,463	\$ 282,501
724	16	14	101	003	0000	\$ 57,310	\$ 123,153
725	16	14	101	004	0000	\$ 69,850	\$ 150,101
726	16	14	101	005	0000	\$ 5,492	\$ 11,802
727	16	14	101	006	0000	\$ 15,188	\$ 32,637
728	16	14	101	007	0000	\$ 15,188	\$ 32,637
729	16	14	101	008	0000	\$ 13,805	\$ 29,666
730	16	14	101	027	0000	\$ 35,428	\$ 76,131
731	16	14	101	028	0000	\$ 69,125	\$ 148,543

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
732	16	14	101	029	0000	\$ 17,959	\$ 38,592
733	16	14	102	001	0000	EX	EX
734	16	14	102	020	0000	EX	EX
735	16	14	102	021	0000	EX	EX
736	16	14	102	022	0000	EX	EX
737	16	14	102	023	0000	EX	EX
738	16	14	102	033	0000	EX	EX
739	16	14	104	001	0000	\$ 17,289	\$ 37,152
740	16	14	104	002	0000	EX	EX
741	16	14	104	003	0000	EX	EX
742	16	14	104	004	0000	\$ 56,271	\$ 120,921
743	16	14	104	005	0000	\$ 3,809	\$ 8,185
744	16	14	104	006	0000	EX	EX
745	16	14	104	007	0000	EX	EX
746	16	14	105	001	0000	\$ 2,192	\$ 4,710
747	16	14	105	002	0000	EX	EX
748	16	14	105	015	0000	\$ 2,256	\$ 4,848
749	16	14	106	001	0000	\$ 6,430	\$ 13,817
750	16	14	106	002	0000	\$ 805	\$ 1,730
751	16	14	106	003	0000	EX	EX
752	16	14	106	004	0000	EX	EX
753	16	14	106	005	0000	\$ 10,985	\$ 23,606
754	16	14	106	006	0000	\$ 53,945	\$ 115,922
755	16	14	106	007	0000	\$ 1,869	\$ 4,016
756	16	14	106	008	0000	\$ 1,611	\$ 3,462
757	16	14	106	009	0000	\$ 6,217	\$ 13,360
758	16	14	106	010	0000	EX	EX
759	16	14	106	011	0000	\$ 77,255	\$ 166,013
760	16	14	106	012	0000	\$ 10,920	\$ 23,466
761	16	14	106	013	0000	EX	EX
762	16	14	106	014	0000	\$ 10,888	\$ 23,397
763	16	14	106	015	0000	\$ 8,785	\$ 18,878
764	16	14	106	016	0000	\$ 1,611	\$ 3,462
765	16	14	106	017	0000	EX	EX
766	16	14	106	018	0000	\$ 1,617	\$ 3,475
767	16	14	106	019	0000	EX	EX
768	16	14	106	020	0000	\$ 9,275	\$ 19,931
769	16	14	106	021	0000	\$ 10,732	\$ 23,062
770	16	14	106	022	0000	\$ 6,003	\$ 12,900
771	16	14	106	023	0000	\$ 5,489	\$ 11,795
772	16	14	106	024	0000	EX	EX
773	16	14	106	025	0000	\$ 5,840	\$ 12,550
774	16	14	107	001	0000	\$ 2,224	\$ 4,779
775	16	14	107	014	0000	EX	EX
776	16	14	107	015	0000	\$ 1,611	\$ 3,462
777	16	14	107	016	0000	\$ 823	\$ 1,769
778	16	14	107	017	0000	\$ 573	\$ 1,231
779	16	14	108	001	0000	\$ 56,011	\$ 120,362
780	16	14	108	002	0000	\$ 1,980	\$ 4,255
781	16	14	108	003	0000	\$ 78,778	\$ 169,286
782	16	14	108	012	0000	\$ 8,184	\$ 17,587
783	16	14	110	002	0000	EX	EX
784	16	14	110	020	0000	\$ 52,208	\$ 112,190
785	16	14	110	021	0000	\$ 1,485	\$ 3,191



	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
786	16	14	110	022	0000	\$ 1,722	\$ 3,700
787	16	14	110	039	0000	\$ 2,544	\$ 5,467
788	16	14	110	040	0000	\$ 990	\$ 2,127
789	16	15	100	001	0000	\$ 44,391	\$ 95,392
790	16	15	100	002	0000	\$ 26,188	\$ 56,275
791	16	15	100	003	0000	\$ 3,449	\$ 7,412
792	16	15	100	004	0000	\$ 21,521	\$ 46,246
793	16	15	100	005	0000	\$ 7,143	\$ 15,350
794	16	15	100	006	0000	\$ 4,902	\$ 10,534
795	16	15	100	007	0000	EX	EX
796	16	15	100	008	0000	EX	EX
797	16	15	100	009	0000	EX	EX
798	16	15	100	010	0000	\$ 12,922	\$ 27,768
799	16	15	100	011	0000	\$ 4,901	\$ 10,532
800	16	15	100	012	0000	\$ 4,902	\$ 10,534
801	16	15	100	013	0000	EX	EX
802	16	15	100	014	0000	\$ 2,837	\$ 6,096
803	16	15	100	015	0000	\$ 2,837	\$ 6,096
804	16	15	100	016	0000	\$ 5,227	\$ 11,232
805	16	15	100	017	0000	EX	EX
806	16	15	100	018	0000	EX	EX
807	16	15	100	019	0000	EX	EX
808	16	15	100	020	0000	EX	EX
809	16	15	101	003	0000	\$ 38,920	\$ 83,635
810	16	15	101	004	0000	EX	EX
811	16	15	101	005	0000	EX	EX
812	16	15	101	009	0000	\$ 14,294	\$ 30,716
813	16	15	101	010	0000	\$ 12,353	\$ 26,545
814	16	15	101	011	0000	EX	EX
815	16	15	101	030	0000	EX	EX
816	16	15	101	031	0000	EX	EX
817	16	15	101	034	0000	EX	EX
818	16	15	101	035	0000	EX	EX
819	16	15	101	036	0000	\$ 104,738	\$ 225,071
820	16	15	102	001	0000	EX	EX
821	16	15	102	016	0000	\$ 6,487	\$ 13,940
822	16	15	102	017	0000	\$ 4,865	\$ 10,454
823	16	15	102	018	0000	\$ 11,496	\$ 24,704
824	16	15	102	042	0000	\$ 22,682	\$ 48,741
825	16	15	102	043	0000	\$ 54,040	\$ 116,127
826	16	15	102	044	0000	\$ 28,814	\$ 61,918
827	16	15	102	045	0000	\$ 17,634	\$ 37,894
828	16	15	102	046	0000	EX	EX
829	16	15	103	001	0000	\$ 2,214	\$ 4,758
830	16	15	103	002	0000	\$ 8,489	\$ 18,242
831	16	15	103	003	0000	EX	EX
832	16	15	103	004	0000	\$ 27,874	\$ 59,898
833	16	15	103	005	0000	\$ 6,487	\$ 13,940
834	16	15	103	006	0000	\$ 4,325	\$ 9,294
835	16	15	103	007	0000	\$ 2,162	\$ 4,646
836	16	15	103	008	0000	\$ 2,162	\$ 4,646
837	16	15	103	009	0000	\$ 2,162	\$ 4,646
838	16	15	103	010	0000	\$ 2,162	\$ 4,646
839	16	15	103	011	0000	\$ 2,162	\$ 4,646

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
840	16	15	103	012	0000	\$ 11,025	\$ 23,692
841	16	15	103	013	0000	\$ 40,749	\$ 87,566
842	16	15	103	014	0000	\$ 28,760	\$ 61,802
843	16	15	103	015	0000	\$ 18,469	\$ 39,688
844	16	15	104	001	0000	\$ 77,560	\$ 166,669
845	16	15	104	023	0000	\$ 10,592	\$ 22,761
846	16	15	104	024	0000	\$ 10,848	\$ 23,311
847	16	15	104	025	0000	\$ 6,018	\$ 12,932
848	16	15	104	026	0000	\$ 23,238	\$ 49,936
849	16	15	105	021	0000	\$ 898	\$ 1,930
850	16	15	105	035	0000	\$ 898	\$ 1,930
851	16	15	105	036	0000	\$ 898	\$ 1,930
852	16	15	105	037	0000	\$ 898	\$ 1,930
853	16	15	105	038	0000	\$ 898	\$ 1,930
854	16	15	105	039	0000	\$ 5,377	\$ 11,555
855	16	15	105	040	0000	\$ 898	\$ 1,930
856	16	15	105	041	0000	\$ 783	\$ 1,683
857	16	15	105	042	0000	\$ 6,645	\$ 14,279
858	16	15	105	043	0000	\$ 6,641	\$ 14,271
859	16	15	106	001	0000	EX	EX
860	16	15	106	002	0000	EX	EX
861	16	15	106	017	0000	\$ 3,746	\$ 8,050
862	16	15	106	018	0000	\$ 1,511	\$ 3,247
863	16	15	106	019	0000	\$ 536	\$ 1,152
864	16	15	106	020	0000	\$ 536	\$ 1,152
865	16	15	106	021	0000	\$ 536	\$ 1,152
866	16	15	106	022	0000	\$ 536	\$ 1,152
867	16	15	106	023	0000	\$ 536	\$ 1,152
868	16	15	106	024	0000	\$ 536	\$ 1,152
869	16	15	106	025	0000	\$ 540	\$ 1,160
870	16	15	106	026	0000	\$ 810	\$ 1,741
871	16	15	106	027	0000	\$ 5,981	\$ 12,853
872	16	15	106	028	0000	\$ 6,481	\$ 13,927
873	16	15	108	001	0000	\$ 540	\$ 1,160
874	16	15	108	020	0000	\$ 52,580	\$ 112,989
875	16	15	109	021	0000	\$ 6,037	\$ 12,973
876	16	15	109	022	0000	\$ 1,785	\$ 3,836
877	16	15	109	036	0000	\$ 1,957	\$ 4,205
878	16	15	109	037	0000	\$ 1,853	\$ 3,982
879	16	15	109	038	0000	\$ 1,728	\$ 3,713
880	16	15	109	039	0000	\$ 1,853	\$ 3,982
881	16	15	110	001	0000	EX	EX
882	16	15	114	001	0000	EX	EX
883	16	15	200	001	0000	\$ 2,507	\$ 5,387
884	16	15	200	002	0000	\$ 5,492	\$ 11,802
885	16	15	200	003	0000	\$ 14,244	\$ 30,609
886	16	15	200	004	0000	\$ 21,411	\$ 46,010
887	16	15	200	005	0000	\$ 33,484	\$ 71,954
888	16	15	200	006	0000	\$ 16,742	\$ 35,977
889	16	15	200	007	0000	\$ 9,899	\$ 21,272
890	16	15	200	008	0000	\$ 11,838	\$ 25,439
891	16	15	200	009	0000	\$ 2,703	\$ 5,808
892	16	15	200	010	0000	\$ 19,352	\$ 41,586
893	16	15	200	011	0000	\$ 2,703	\$ 5,808
						\$ 6,402	\$ 13,757

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
894	16	15	200	012	0000	\$	
895	16	15	200	013	0000	\$	53,028
896	16	15	200	014	0000	\$	21,448
897	16	15	200	015	0000	\$	5,406
898	16	15	201	001	0000	\$	8,152
899	16	15	201	002	0000	\$	7,035
900	16	15	201	003	0000	\$	16,732
901	16	15	201	004	0000	\$	34,220
902	16	15	201	005	0000	\$	20,100
903	16	15	201	006	0000	\$	20,100
904	16	15	201	007	0000	\$	43,344
905	16	15	201	008	0000	\$	44,550
906	16	15	201	009	0000	\$	23,416
907	16	15	201	010	0000	\$	11,073
908	16	15	201	011	0000	\$	16,921
909	16	15	201	012	0000	\$	3,224
910	16	15	201	013	0000	\$	3,224
911	16	15	201	014	0000	\$	3,224
912	16	15	201	015	0000	\$	3,224
913	16	15	201	016	0000	\$	7,531
914	16	15	201	017	0000	\$	1,880
915	16	15	202	001	0000	\$	1,880
916	16	15	202	002	0000	\$	68,503
917	16	15	202	003	0000	\$	15,702
918	16	15	202	004	0000	\$	25,893
919	16	15	202	005	0000	\$	18,988
920	16	15	202	008	0000	EX	EX
921	16	15	202	009	0000	\$	47,402
922	16	15	202	010	0000	\$	24,015
923	16	15	202	011	0000	\$	23,551
924	16	15	202	012	0000	\$	19,579
925	16	15	202	013	0000	\$	18,282
926	16	15	202	014	0000	\$	14,269
927	16	15	202	015	0000	\$	35,565
928	16	15	202	016	0000	\$	3,448
929	16	15	202	017	0000	\$	6,613
930	16	15	202	018	0000	\$	537
931	16	15	202	038	0000	\$	537
932	16	15	202	040	0000	EX	EX
933	16	15	202	043	0000	EX	EX
934	16	15	202	044	0000	\$	200,216
935	16	15	203	001	0000	EX	EX
936	16	15	203	002	0000	\$	25,949
937	16	15	203	005	0000	\$	51,951
938	16	15	203	006	0000	\$	43,469
939	16	15	203	007	0000	\$	50,000
940	16	15	203	011	0000	\$	28,591
941	16	15	203	012	0000	\$	109,481
942	16	15	203	013	0000	\$	80,574
943	16	15	203	014	0000	\$	28,065
944	16	15	203	015	0000	\$	34,722
945	16	15	203	016	0000	\$	32,502
946	16	15	203	017	0000	\$	66,787
947	16	15	203	018	0000	EX	EX

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
948	16	15	203	019	0000	\$ 5,630	\$ 12,098
949	16	15	203	020	0000	\$ 5,498	\$ 11,815
950	16	15	203	021	0000	EX	EX
951	16	15	203	022	0000	\$ 5,572	\$ 11,974
952	16	15	203	023	0000	\$ 5,243	\$ 11,267
953	16	15	203	024	0000	\$ 7,339	\$ 15,771
954	16	15	203	025	0000	\$ 5,925	\$ 12,732
955	16	15	203	026	0000	\$ 8,580	\$ 18,438
956	16	15	203	027	0000	\$ 537	\$ 1,154
957	16	15	203	028	0000	\$ 5,478	\$ 11,772
958	16	15	203	029	0000	EX	EX
959	16	15	203	030	0000	\$ 5,974	\$ 12,838
960	16	15	203	031	0000	\$ 5,507	\$ 11,834
961	16	15	203	032	0000	\$ 537	\$ 1,154
962	16	15	203	033	0000	EX	EX
963	16	15	203	034	0000	\$ 530	\$ 1,139
964	16	15	203	035	0000	\$ 537	\$ 1,154
965	16	15	203	036	0000	\$ 19,978	\$ 42,931
966	16	15	203	037	0000	\$ 125,089	\$ 268,804
967	16	15	203	038	0000	\$ 55,981	\$ 120,298
968	16	15	207	018	0000	\$ 537	\$ 1,154
969	16	15	207	019	0000	EX	EX
970	16	15	207	020	0000	EX	EX
971	16	15	207	021	0000	\$ 6,132	\$ 13,177
972	16	15	207	022	0000	EX	EX
973	16	15	207	023	0000	\$ 26,972	\$ 57,960
974	16	15	207	043	0000	\$ 537	\$ 1,154
975	16	15	207	044	0000	\$ 24,914	\$ 53,538
976	16	15	219	021	0000	\$ 22,702	\$ 48,784
977	16	15	219	041	0000	\$ 550	\$ 1,182
978	16	15	219	042	0000	\$ 550	\$ 1,182
979	16	15	219	043	0000	\$ 4,873	\$ 10,472
980	16	15	223	021	0000	\$ 4,873	\$ 10,472
981	16	15	223	043	0000	\$ 36,406	\$ 78,233
982	16	15	502	002	0000	EX	EX
983	16	16	100	001	0000	\$ 127,476	\$ 273,933
984	16	16	100	002	0000	\$ 6,133	\$ 13,179
985	16	16	100	003	0000	\$ 6,345	\$ 13,635
986	16	16	100	012	0000	\$ 6,871	\$ 14,765
987	16	16	100	013	0000	\$ 6,393	\$ 13,738
988	16	16	100	014	0000	\$ 8,430	\$ 18,115
989	16	16	100	015	0000	\$ 17,272	\$ 37,116
990	16	16	100	016	0000	\$ 1,948	\$ 4,186
991	16	16	100	017	0000	\$ 1,949	\$ 4,188
992	16	16	100	018	0000	\$ 7,492	\$ 16,100
993	16	16	100	019	0000	\$ 20,968	\$ 45,058
994	16	16	100	020	0000	\$ 47,058	\$ 101,123
995	16	16	100	021	0000	\$ 16,054	\$ 34,498
996	16	16	100	022	0000	\$ 56,120	\$ 120,596
997	16	16	100	023	0000	\$ 1,640	\$ 3,524
998	16	16	100	042	0000	\$ 167,401	\$ 359,728
999	16	16	101	001	0000	\$ 17,234	\$ 37,034
1000	16	16	101	002	0000	\$ 6,914	\$ 14,857
1001	16	16	101	003	0000	\$ 17,389	\$ 37,367

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
1002	16	16	101	004	0000	\$ 8,613	\$ 18,508
1003	16	16	101	005	0000	\$ 23,723	\$ 50,978
1004	16	16	101	006	0000	\$ 21,305	\$ 45,782
1005	16	16	101	007	0000	\$ 55,280	\$ 118,791
1006	16	16	101	008	0000	\$ 30,078	\$ 64,635
1007	16	16	101	011	0000	\$ 10,208	\$ 21,936
1008	16	16	101	014	0000	\$ 16,291	\$ 35,008
1009	16	16	101	015	0000	\$ 40,189	\$ 86,362
1010	16	16	101	016	0000	\$ 41,927	\$ 90,097
1011	16	16	101	017	0000	\$ 33,001	\$ 70,916
1012	16	16	101	018	0000	\$ 1,948	\$ 4,186
1013	16	16	101	019	0000	\$ 17,874	\$ 38,409
1014	16	16	101	020	0000	\$ 25,253	\$ 54,266
1015	16	16	101	021	0000	EX	EX
1016	16	16	101	022	0000	\$ 7,792	\$ 16,744
1017	16	16	101	023	0000	\$ 15,059	\$ 32,360
1018	16	16	101	059	0000	\$ 7,958	\$ 17,101
1019	16	16	101	060	0000	\$ 12,265	\$ 26,356
1020	16	16	101	061	0000	\$ 25,812	\$ 55,467
1021	16	16	101	062	0000	\$ 7,619	\$ 16,372
1022	16	16	102	001	0000	\$ 82,414	\$ 177,099
1023	16	16	102	002	0000	\$ 13,359	\$ 28,707
1024	16	16	102	003	0000	\$ 2,226	\$ 4,783
1025	16	16	102	004	0000	\$ 2,226	\$ 4,783
1026	16	16	102	005	0000	\$ 5,566	\$ 11,961
1027	16	16	102	006	0000	\$ 2,783	\$ 5,980
1028	16	16	102	007	0000	\$ 2,783	\$ 5,980
1029	16	16	102	008	0000	\$ 28,864	\$ 62,026
1030	16	16	102	009	0000	\$ 10,108	\$ 21,721
1031	16	16	102	010	0000	\$ 5,301	\$ 11,391
1032	16	16	105	039	0000	\$ 42,910	\$ 92,209
1033	16	16	200	002	0000	\$ 2,769	\$ 5,950
1034	16	16	200	003	0000	\$ 2,769	\$ 5,950
1035	16	16	200	004	0000	\$ 2,769	\$ 5,950
1036	16	16	200	005	0000	\$ 2,769	\$ 5,950
1037	16	16	200	006	0000	\$ 22,307	\$ 47,936
1038	16	16	200	007	0000	\$ 26,070	\$ 56,022
1039	16	16	200	015	8001	EX	EX
1040	16	16	200	015	8004	\$ 143,646	\$ 308,681
1041	16	16	201	001	0000	\$ 11,922	\$ 25,619
1042	16	16	201	002	0000	\$ 5,544	\$ 11,914
1043	16	16	201	003	0000	\$ 10,414	\$ 22,379
1044	16	16	201	004	0000	\$ 8,537	\$ 18,345
1045	16	16	201	005	0000	\$ 5,544	\$ 11,914
1046	16	16	201	006	0000	\$ 16,716	\$ 35,921
1047	16	16	201	007	0000	\$ 18,358	\$ 39,450
1048	16	16	201	008	0000	\$ 21,775	\$ 46,792
1049	16	16	201	009	0000	\$ 34,262	\$ 73,626
1050	16	16	201	010	0000	\$ 2,769	\$ 5,950
1051	16	16	201	011	0000	\$ 2,769	\$ 5,950
1052	16	16	201	012	0000	\$ 2,769	\$ 5,950
1053	16	16	201	017	0000	\$ 7,305	\$ 15,698
1054	16	16	201	018	0000	\$ 3,738	\$ 8,033
1055	16	16	201	020	0000	\$ 17,650	\$ 37,928

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
1056	16	16	201	053	0000	\$ 4,386	\$ 9,425
1057	16	16	201	054	0000	\$ 42,809	\$ 91,992
1058	16	16	201	058	0000	\$ 238,279	\$ 512,038
1059	16	16	202	001	0000	\$ 29,637	\$ 63,687
1060	16	16	202	008	0000	\$ 2,268	\$ 4,874
1061	16	16	202	009	0000	EX	EX
1062	16	16	202	010	0000	EX	EX
1063	16	16	202	011	0000	EX	EX
1064	16	16	202	012	0000	EX	EX
1065	16	16	202	015	0000	EX	EX
1066	16	16	202	016	0000	EX	EX
1067	16	16	202	017	0000	EX	EX
1068	16	16	202	018	0000	\$ 36,637	\$ 78,729
1069	16	16	202	019	0000	\$ 46,442	\$ 99,799
1070	16	16	202	048	0000	\$ 17,215	\$ 36,993
1071	16	16	202	049	0000	\$ 2,425	\$ 5,211
1072	16	16	202	049	0000	\$ 1,454	\$ 3,125
1073	16	16	202	050	0000	\$ 13,658	\$ 29,350
1074	16	16	202	053	0000	\$ 64,593	\$ 138,804
1075	16	16	202	055	0000	\$ 125,804	\$ 270,340
1076	16	16	202	056	0000	\$ 50,827	\$ 109,222
1077	16	16	202	057	0000	\$ 483,625	\$ 1,039,262
1078	16	16	202	058	0000	EX	EX
1079	16	16	202	059	0000	EX	EX
1080	16	16	205	057	0000	\$ 45,001	\$ 96,703
1081	16	16	205	058	0000	EX	EX
1082	16	16	205	059	0000	\$ 4,224	\$ 9,077
1083	16	16	208	022	0000	EX	EX
1084	16	16	208	023	0000	\$ 20,976	\$ 45,075
1084	16	16	208	024	0000	\$ 28,694	\$ 61,661
1085	16	16	208	036	0000	\$ 168,940	\$ 363,035
1086	16	16	211	020	0000	EX	EX
1087	16	16	211	021	0000	EX	EX
1088	16	16	211	052	0000	\$ 47,484	\$ 102,038
1089	16	16	211	053	0000	EX	EX
1090	16	17	200	001	0000	\$ 326,877	\$ 702,426
1091	16	17	200	002	0000	\$ 145,962	\$ 313,658
1092	16	17	200	003	0000	\$ 75,919	\$ 163,142
1093	16	17	200	004	0000	\$ 88,708	\$ 190,625
1094	16	17	200	005	0000	\$ 3,465	\$ 7,446
1095	16	17	201	001	0000	\$ 5,813	\$ 12,492
1096	16	17	201	008	0000	\$ 23,829	\$ 51,206
1097	16	17	201	009	0000	\$ 68,948	\$ 148,162
1098	16	17	201	046	0000	\$ 171,459	\$ 368,448
1099	16	17	202	001	0000	\$ 95,010	\$ 204,167
1100	16	17	202	002	0000	\$ 16,084	\$ 34,563
1101	16	17	202	003	0000	\$ 18,340	\$ 39,411
1102	16	17	202	004	0000	\$ 66,500	\$ 142,902
1103	16	17	202	005	0000	\$ 12,920	\$ 27,764
1104	16	17	202	006	0000	\$ 18,206	\$ 39,123
1105	16	17	202	007	0000	\$ 4,478	\$ 9,623
1106	16	17	202	008	0000	\$ 4,765	\$ 10,240
1107	16	17	202	009	0000	\$ 10,907	\$ 23,438
1108	16	17	202	010	0000	\$ 11,770	\$ 25,293
1109	16	17	203	006	0000	\$ 4,561	\$ 9,801

	PIN Number					Assessed Value 1997 (AV)*	Equalized Assessed Value 1997 (EAV)*
1110	16	17	203	007	0000	\$ 27,000	\$ 58,020
1111	16	17	203	008	0000	\$ 5,201	\$ 11,176
1112	16	17	203	009	0000	\$ 4,666	\$ 10,027
1113	16	17	203	010	0000	\$ 21,487	\$ 46,173
1114	16	17	203	011	0000	\$ 75,687	\$ 162,644
1115	16	17	203	050	0000	\$ 79,228	\$ 170,253
1116	16	17	204	001	0000	\$ 7,167	\$ 15,401
1117	16	17	204	002	0000	\$ 36,572	\$ 78,590
1118	16	17	204	003	0000	\$ 36,572	\$ 78,590
1119	16	17	204	004	0000	\$ 4,555	\$ 9,788
1120	16	17	204	005	0000	\$ 18,126	\$ 38,951
1121	16	17	204	006	0000	EX	EX
1122	16	17	204	007	0000	EX	EX
1123	16	17	204	008	0000	\$ 12,353	\$ 26,545
1124	16	17	205	001	0000	\$ 25,693	\$ 55,212
1125	16	17	205	002	0000	\$ 20,175	\$ 43,354
1126	16	17	205	003	0000	\$ 18,870	\$ 40,550
1127	16	17	205	004	0000	EX	EX
1128	16	17	205	005	0000	\$ 13,931	\$ 29,936
1129	16	17	205	006	0000	\$ 17,459	\$ 37,518
1130	16	17	205	007	0000	\$ 23,652	\$ 50,826
1131	16	17	205	008	0000	\$ 30,346	\$ 65,211
1132	16	17	205	009	0000	\$ 1,605	\$ 3,449
1133	16	17	205	010	0000	\$ 1,605	\$ 3,449
1134	16	17	205	031	0000	\$ 46,572	\$ 100,079
1135	16	17	205	032	0000	\$ 6,109	\$ 13,128
1136	16	17	205	033	0000	EX	EX
1137	16	17	205	034	0000	EX	EX
1138	16	17	205	035	0000	EX	EX
1139	16	17	205	036	0000	EX	EX
1140	16	17	205	037	0000	EX	EX
1141	16	17	205	038	0000	EX	EX
1142	16	17	205	041	0000	EX	EX
1143	16	17	205	042	0000	\$ 10,925	\$ 23,477
1144	16	17	205	043	0000	\$ 10,925	\$ 23,477
1145	16	17	205	044	0000	\$ 183,532	\$ 394,392
1146	16	17	205	047	0000	EX	EX
1147	16	17	205	048	0000	EX	EX
1148	16	17	205	049	0000	EX	EX
<b>TOTAL</b>						<b>\$ 23,806,615</b>	<b>\$ 51,158,035</b>

\*EX=Tax Exempt Parcels

**MADISON-AUSTIN CORRIDOR REDEVELOPMENT PROJECT AREA  
TAX INCREMENT FINANCING DISTRICT  
ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT**

**Notice of Change**

Notice is hereby given by the City of Chicago of changes to the Madison-Austin Corridor Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project (the "Plan"). The Plan was approved pursuant to an ordinance enacted by the City Council on September 29, 1999 pursuant to Section 5/11-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, as amended 65 ILCS Section 5/11-74.4-1 et seq. (the "Act") and amended by Amendment No. 1 adopted pursuant to an ordinance approved by the City Council on November 3, 2004. The Plan is hereby changed as follows:

**1. Cover and Title Page are amended as follows:**

At the bottom of the Cover and Title Page, the following text is added:

Amendment No. 1, October 2004

**2. Section 5., Financial Plan, is amended as follows:**

Section 5, Financial Plan, is deleted in its entirety and replaced with the following text:

**Eligible Costs**

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

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services (excluding lobbying expenses), related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. The costs of marketing sites within the Madison-Austin Corridor RPA to prospective businesses, developers and investors;



3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements; and the costs of replacing an existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment:
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act:
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area and proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Madison-Austin Corridor RPA with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
10. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
11. Payment in lieu of taxes as defined in the Act;
12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly

to employment, incurred by one or more taxing districts, provided that such costs: (1) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and taxing districts(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of costs pursuant to Section 10-22.20a and 10-23.a of the School Code as cited in the Act.

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

not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;

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

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

### **Estimated Redevelopment Project Costs**

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

**TABLE 2: Estimated Redevelopment Project Costs**

<b>Project/Improvements</b>	<b>Estimated Project Costs</b>
Professional Services	\$1,000,000
Property Assembly: including site preparation, demolition and environmental remediation	\$7,000,000
Rehabilitation Costs	\$15,000,000
Eligible Construction Costs (Affordable Housing)	\$1,000,000

Relocation	\$200,000
Public Works or Improvements (1)	\$14,200,000
Job Training, Retraining, Welfare-to-Work	\$1,000,000
Interest Costs	\$2,500,000
Day Care	\$100,000
<b>TOTAL REDEVELOPMENT COSTS (2), (3), (4), (5)</b>	<b>\$42,000,000</b>

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

(2) All costs are in 1999 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

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

(4) The amount of the Total Redevelopment Project Costs that can be incurred in the Madison-Austin Corridor RPA will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas (each an "RPA"), or separated from the Madison-Austin Corridor RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Madison-Austin Corridor RPA, but will not be reduced by the amount of redevelopment project costs incurred in the Madison-Austin Corridor RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the Madison-Austin Corridor RPA only by a public right-of-way.

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

Adjustments to the estimated line item costs in Table 2 are anticipated, and may be made by the City without amendment to the Redevelopment Plan. Each individual project cost will be re-evaluated in

light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

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

### **Phasing and Scheduling of the Redevelopment**

Each private project within the Madison-Austin Corridor RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31<sup>st</sup> of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2023, if the ordinances establishing the Madison-Austin Corridor RPA are adopted during 1999).

### **Sources of Funds to Pay Costs**

Funds necessary to pay for redevelopment costs and secure municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue.

To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the City may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The City may incur Redevelopment Project Costs which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The revenue that will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues ("Incremental Property Taxes"). Incremental

real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to occur.

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

Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

The Madison-Austin Corridor RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Madison-Austin Corridor RPA, the City may determine that it is the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Madison-Austin Corridor RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Madison-Austin Corridor RPA to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Madison-Austin Corridor RPA and such areas. The amount of revenue from the Madison-Austin Corridor RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Madison-Austin Corridor RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

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

### **Issuance of Obligations**

To finance project costs, the City may issue bonds or obligations secured by Incremental Property Taxes generated within the Madison-Austin Corridor RPA pursuant to Section 11-74.4-7 of the Act, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits, or other forms of security made available by private sector developers to secure such obligations. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

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

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, and the establishment of debt service reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to taxing districts that have jurisdiction over the Madison-Austin Corridor RPA in the manner provided by the Act.

### **Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Madison-Austin Corridor RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Madison-Austin Corridor RPA. The tax parcels comprising the Madison-Austin Corridor RPA have a total estimated EAV of \$51,200,000 in the 1997 tax year. This total EAV amount by PIN is summarized in Appendix 3. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

### **Anticipated Equalized Assessed Valuation**

By 2022, the EAV for the Madison-Austin Corridor RPA will be approximately \$96,400,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2.5% per year on the

EAV of all properties within the Madison-Austin Corridor RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.4689; and 3) a tax rate of 7.277% for the duration of the Madison-Austin Corridor RPA.

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The Amended Plan will be available for public inspection and review on or before November 3, 2004 at the Office of the City Clerk, Room 107, 121 North LaSalle Street, Chicago, Illinois or the Department of Planning and Development, Room 1000, 121 North LaSalle Street, Chicago, Illinois. If you wish to review the Plan, or obtain further information concerning the Plan or the changes to the Plan, please contact Chip Hastings at the Department of Planning and Development, Room 1003, 121 North LaSalle Street, Chicago, Illinois, (312) 744-0987 during the hours of 9:00 a.m. until 4:00 p.m., Monday through Friday.

**Denise M. Casalino, PE**  
**Commissioner, Department of Planning and Development**  
**City of Chicago**