

**West Woodlawn Eligibility Study,  
Redevelopment Plan and Project  
Amendment #1**

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**July 1, 2010**

**City of Chicago  
Richard M. Daley, Mayor**

**Department of Community Development  
Christine Raguso, Acting Commissioner**

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**Prepared by  
Laube Consulting Group  
200 S. Wacker Dr., Suite 3100  
Chicago, Illinois 60606  
(312) 674-4537**

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## INTRODUCTION TO AMENDMENT #1

The City of Chicago (the “City”) is dedicated to the continued growth and economic development of the City. The City’s ability to stimulate growth and development relies on the creation and implementation of government policies that will allow the City to work with the private sector to eliminate blighted areas and ensure sound growth and development of property. Based upon the City’s establishment of a redevelopment project area as described herein, it is understood that the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investment and threatens the growth of the City’s tax base. Additionally, the City understands the dangers associated with blighting factors and problems arising from blighted conditions. Both of these statements are supported by the City’s establishment of a redevelopment project area.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the “Act”) to address the growing number of blighted areas in many Illinois municipalities. The Act declares that in order to promote the public health, safety, morals, and welfare, blighting and/or conservation conditions must be eliminated.

Therefore, to induce redevelopment pursuant to the Act, the City Council adopted three ordinances in May 2010 approving the West Woodlawn Redevelopment Project Area Eligibility Study, Redevelopment Plan and Project (the “Plan”), designating the West Woodlawn Redevelopment Project Area (the “Area”), and adopting Tax Increment Allocation Financing for the Area.

The Plan is solely being amended to include, within the Area, the John Foster Dulles Elementary School located on the Southwest corner of 63<sup>rd</sup> St. and Dr. Martin Luther King, Jr. Drive. The amendments to the Plan are outlined below and follow the format of the Plan.

Laube Consulting Group LLC (“Consultant”) has been engaged to prepare this Amendment #1 to the Plan in order to assist the City in determining whether or not the addition of the John Foster Dulles Elementary School qualifies under the Act. The Consultant conducted various surveys of existing conditions and land uses. In conducting these surveys, conditions were documented and tabulated by the types of blighting factors delineated in the Act. An analysis was made of each of the blighting factors that are present.

## **1 EXECUTIVE SUMMARY**

No changes

## **2. INTRODUCTION**

### **The Study Area**

The last sentence of the third paragraph should be amended and replaced as follows:

The Area consists of 2,285 tax parcels on 64 blocks, and is wholly located within the City.

**Map 1 – Community Context.** This map is to be amended and replaced with Amended Map 1 as shown in the Appendix.

**Map 2 – RPA Boundary.** This map is to be amended and replaced with Amended Map 2 as shown in the Appendix.

### **History of Community Area**

No changes

### **Existing Land Use**

No changes

### **Historically Significant Structures**

No changes

**Map 3 – Existing Land Use.** This map is to be amended with Amended Map 3 as shown in the Appendix.

### 3. ELIGIBILITY ANALYSIS

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

No changes

#### **Factors for Improved Property**

No changes

#### **Factors for Vacant Land**

No changes

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

No changes

#### **Conservation Area Findings**

The second paragraph, last sentence is amended and replaced as follows:

There are 1,498 buildings located within the Area, 1,425 (95%) are 35 years of age or older.

**Map 4A – Eligibility Factor (35+ Years)** – This map to be amended and replaced with Amended Map 4A as shown in the Appendix.

**Map 4B – Eligibility Factor (Deterioration)** – This map to be amended and replaced with Amended Map 4B as shown in the Appendix.

**Map 4C – Eligibility Factor (Inadequate Utilities)** – This map to be amended and replaced with Amended Map 4C as shown in the Appendix.

**Map 4D – Eligibility Factor (Structures Below Minimum Code)** – This map to be amended and replaced with Amended Map 4D as shown in the Appendix.

**Map 4E – Eligibility Factor (Lack of Community Planning)** – This map to be amended and replaced with Amended Map 4E as shown in the Appendix.

This Section is to be added to Conservation Area Findings:

We have evaluated parcel 20-22-108-017 (“Parcel 017”), commonly known as John Foster Dulles Elementary School for inclusion in the Area. An analysis was made of each of the blighting factors listed in the Act to determine whether each or any are present in the Area and, if so, to what extent.

Our findings are as follows:

**Age (35+ Years) - Present**

The structure on Parcel 017 is over 35 years of age. The structure was constructed in 1962, making it approximately 48 years old.

As such, there are 1,498 buildings located within the Area, 1,425 (95%) are 35 years of age or older when Parcel 017 is included.

Therefore, our conclusion is that Age 35+ years is present to a major extent.

**Deterioration - Present to a Minor Extent**

Parcel 017 exhibits the following factors: cracked sidewalks, soffits, parking lots and driveways, rusted metal grating on the doors and over the windows, limited water damage under the eaves, chipped paint on the windows, rusty fences, and other items of deterioration. These items are repairable and minor in nature.

Therefore, our conclusion is that deterioration is present to a minor extent.

**Inadequate Utilities - Present to a Major Extent**

A review of the City's Water and Sewer atlases found that inadequate utilities affect all properties on both sides of Dr. Martin Luther King Jr. Drive. The water and sewer lines were largely installed prior to 1909. All of these lines have surpassed their 100-year service lives and are in need of replacement or significant repair and have been deemed inadequate by the City's Water Management department. Parcel 017 is served by these water and sewer lines that go in and along Dr. Martin Luther King Jr. Drive.

Therefore, our conclusion is that inadequate utilities are present to a major extent.

**Lack of Community Planning - Present to a Major Extent**

Lack of community planning was assessed as an area-wide factor in the Plan. The Plan cited many instances of incompatible land use relationships, improper subdivisions, or inadequate land platting.

Parcel 017 also evidences lack of community planning due to the fact that it contains an elementary school and is directly adjacent to 63<sup>rd</sup> St. and adjacent to a heavily trafficked commercial corridor. There is a Walgreens directly to the south and an industrial rail storage yard directly adjacent to the east of Parcel 017. Additionally, it is directly adjacent to the Chicago Transportation Authority's elevated train line which is directly over 63<sup>rd</sup> St. Parcel 017 is "land-locked" and there is no room for expansion. The proximity of the commercial uses, 63<sup>rd</sup> St., and the rail storage yard directly surrounding an elementary school is evidence that this school was developed without community planning in mind.

Therefore, our conclusion is that lack of community planning is present to a major extent.

**Deleterious Land Use or Layout - Present to a Major Extent**

Parcel 017, an elementary school, is directly adjacent to a Walgreens to the south and a rail storage yard to the east. The vehicular entrance to the school is at two (2) points: 1. a curb cut off of Dr. Martin Luther King Jr. Drive. to the east and 2. a Street entrance off of the intersection of 63<sup>rd</sup> and Calumet Ave. to the west. Dr. Martin Luther King Jr. Drive is a major thoroughfare that is heavily trafficked. 63<sup>rd</sup> St. is also a major thoroughfare that also has the truck and commercial traffic from the industrial uses directly to the west of the site. Therefore, the land uses of commercial to the south, the major thoroughfares of 63<sup>rd</sup> St. and Dr. Martin Luther King Jr. Drive, and the industrial uses to the east create an improper and unsafe interaction of land uses for an elementary school. Additionally, the parcel is very irregularly shaped. It is an "L" shape conforming itself around the commercial use to the south and the irregular intersection at the corner of 63<sup>rd</sup> and Dr. Martin Luther King Jr. Drive. This creates a very unusual traffic pattern for parking of the school as well as access to the playground for the children.

Therefore, our conclusion is that deleterious land use or layout is present to a major extent.

**Overall Conclusion**

Based on the Consultant's review of Parcel 017, the Consultant believes that a sufficient basis exists for the inclusion of Parcel 017 in the Area.

Specifically, ninety five percent (95%) of the buildings in the Area are thirty five (35) years or greater and Parcel 017 exhibits 4 of 13 blighting factors necessary to qualify as a Conservation Area under the Act.

The Area, on an overall basis exhibits six (6) of thirteen (13) factors, four (4) to a major extent and two (2) to a minor extent. The inclusion of Parcel 017 adds to these factors.

Therefore, it is the Consultant's conclusion that, with the inclusion of Parcel 017, the conservation factors are evenly distributed throughout the Area as required by the Act.



**4. REDEVELOPMENT PLAN & PROJECT**

**Redevelopment Needs of the West Woodlawn RPA**

No changes

**Goal, Objectives, and Strategies**

This goal is to be added to this Section:

12. Improve public facilities within the Area, including the encouragement of upgrades to Chicago Public School facilities.

**Proposed Future Land Use**

No changes

**Map 5 – Proposed Future Land Use** – This map is to be amended and replaced by Amended Map 5 as shown in the Appendix.

**Assessment of Housing Impact**

No changes

**5. FINANCIAL PLAN**

**Eligible Costs**

No changes

**Estimated Redevelopment Project Costs**

No changes

**Phasing and Scheduling of the Redevelopment**

No changes

**Sources of Funds to Pay Costs**

No changes

**Issuance of Obligations**

No changes

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

The reference to 2,284 parcels in the second sentence should be amended and replaced with 2,285.

**Anticipated Equalized Assessed Value**

No changes due to the tax-exempt status of Parcel 017.

**6. REQUIRED FINDINGS AND TESTS**

**Lack of Growth and Private Investment**

No changes

**Conformance to the Plans of the City**

No changes

**Dates of Completion**

No changes

**Financial Impact of the Redevelopment Project**

No changes

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

No changes

**Map 6 – Community Facilities** – Map 6 is amended and replaced with Amended Map 6 as shown in the Appendix.

**7. PROVISIONS FOR AMENDING REDEVELOPMENT PLAN AND PROJECT**

No changes

**8. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN**

No changes

**Appendix 1 – Boundary and Legal Description**

West Woodlawn TIF Legal Description – The legal description is amended and replaced as follows:

**WEST WOODLAWN TIF  
LEGAL DESCRIPTION**

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF SECTION 15, THE NORTHEAST QUARTER OF SECTION 22, THE NORTHWEST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 22, THE SOUTHWEST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23 ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 60TH STREET, 66 FEET WIDE, AND THE WEST LINE OF DR. MARTIN LUTHER KING JR. DRIVE, 66 FEET WIDE, SAID INTERSECTION BEING IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF EAST 60TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SOUTH DREXEL AVENUE; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF SOUTH DREXEL AVENUE AND ALONG SAID EAST LINE TO NORTH LINE OF EAST 62ND STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 62ND STREET TO THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF THE 16 FOOT ALLEY, VACATED BY ORDINANCE PASSED SEPTEMBER 11, 1968 AND RECORDED OCTOBER 28, 1968 AS DOCUMENT 20658363, LYING SOUTH OF AND ADJOINING LOT 18 IN BLOCK 2 OF THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE WEST ALONG THE SOUTH LINE OF SAID VACATED 16 FOOT ALLEY TO THE WEST LINE OF SAID LOT 18 EXTENDED SOUTH;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 18 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOT 25 IN BLOCK 2 OF THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, AFORESAID;

THENCE WEST ALONG THE EASTERLY EXTENSION OF NORTH LINE OF THE SAID 16 FOOT PUBLIC ALLEY, ALONG SAID NORTH LINE AND ALONG THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF SOUTH EVANS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH EVANS AVENUE TO WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 1 OF LORING AND GIBBS SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, AFORESAID;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 AND ALONG SAID NORTH LINE TO THE WEST LINE OF THE 16 FOOT PUBLIC ALLEY LYING EAST OF SAID SOUTH EVANS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT PUBLIC ALLEY LYING EAST OF SAID SOUTH EVANS AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 1 IN A.J. HAWHE'S SOUTH PARK SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH THREE QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14, ALONG SAID SOUTH LINE AND ALONG THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 68TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 68TH STREET AND ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH EVANS STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EVANS STREET TO THE SOUTH LINE OF EAST 67TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 67TH STREET TO THE EAST LINE OF SOUTH CHAMPLAIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CHAMPLAIN AVENUE TO THE SOUTH LINE OF EAST 68TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 68TH STREET TO THE EAST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ST. LAWRENCE AVENUE TO THE NORTH LINE OF EAST 69TH STREET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE AND THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE SOUTH LINE OF EAST MARQUETTE ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF EAST MARQUETTE ROAD TO A LINE PERPENDICULAR TO THE NORTH LINE OF EAST MARQUETTE ROAD AT A POINT 75.46 FEET EAST OF THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE AS MEASURED ALONG SAID NORTH LINE OF EAST MARQUETTE ROAD;

THENCE NORTH ALONG SAID PERPENDICULAR LINE TO THE NORTH LINE OF EAST MARQUETTE ROAD, BEING ALSO THE SOUTH LINE OF BLOCK 4 IN L.C.P. FREER'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 (EXCEPT PART OCCUPIED BY RAILROAD);

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF PROPERTY ACQUIRED BY DEEDS AND EASEMENTS FOR THE CALUMET SKYWAY TOLL BRIDGE PURSUANT TO ORDINANCE PASSED BY CITY COUNCIL JUNE 16, 1955, A DISTANCE OF 464.82 FEET AS MEASURED ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1597.28 FEET AND WHOSE CHORD HAS AN ANGLE OF 63 DEGREES, 16 MINUTES, 30 SECONDS TO THE RIGHT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 4;

THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, BEING A STRAIGHT LINE HAVING AN ANGLE OF 9 DEGREES, 19 MINUTES, 35 SECONDS TO THE LEFT WITH THE EXTENSION OF THE AFORESAID CHORD TO A LINE 140 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 4;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 140 FEET OF BLOCK 4 TO THE INTERSECTION WITH A LINE 350 FEET NORTHEASTERLY FROM AND

PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY OF THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD;

THENCE NORTHWESTERLY ALONG SAID LINE 350 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY OF THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF SOUTH CALUMET AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF SOUTH CALUMET AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 3 IN L.C.P. FREER'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 3 AND ALONG THE SOUTH LINE THEREOF, TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF PROPERTY ACQUIRED BY DEEDS AND EASEMENTS FOR THE CALUMET SKYWAY TOLL BRIDGE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF PROPERTY ACQUIRED BY DEEDS AND EASEMENTS FOR THE CALUMET SKYWAY TOLL BRIDGE TO THE INTERSECTION WITH THE WEST LINE OF SOUTH CALUMET AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH CALUMET AVENUE TO THE NORTH LINE OF EAST 63<sup>RD</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (50 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15) TO THE SOUTH LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6 AND 12 IN WILSON, HEALD AND STEBBIN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (33 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 6 AND 12 IN WILSON, HEALD AND STEBBIN'S SUBDIVISION, AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (50 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE NORTH LINE OF EAST 61ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 61ST STREET TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (33 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE NORTH LINE OF EAST 60TH STREET AND THE POINT OF BEGINNING;

ORIGINAL LEGAL DESCRIPTION FOR WEST WOODLAWN TIF, DATED DECEMBER 28, 2009, WAS PREPARED BY: NAKAWATASE WYNS & ASSOCIATES, INC., JAMES E. ROES, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2394, LICENSE EXPIRES NOVEMBER 30, 2010

**THIS AMENDED LEGAL DESCRIPTION FOR WEST WOODLAWN TIF, DATED JUNE 29, 2010, WAS AMENDED BY: SPACECO, INC., C. BRIAN LOUNSBURY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2831, LICENSE EXPIRES NOVEMBER 30, 2010.**



**Appendix 2 – Summary of Equalized Assessed Value by Property Index Number (PIN)**

This PIN is to be added to the list:

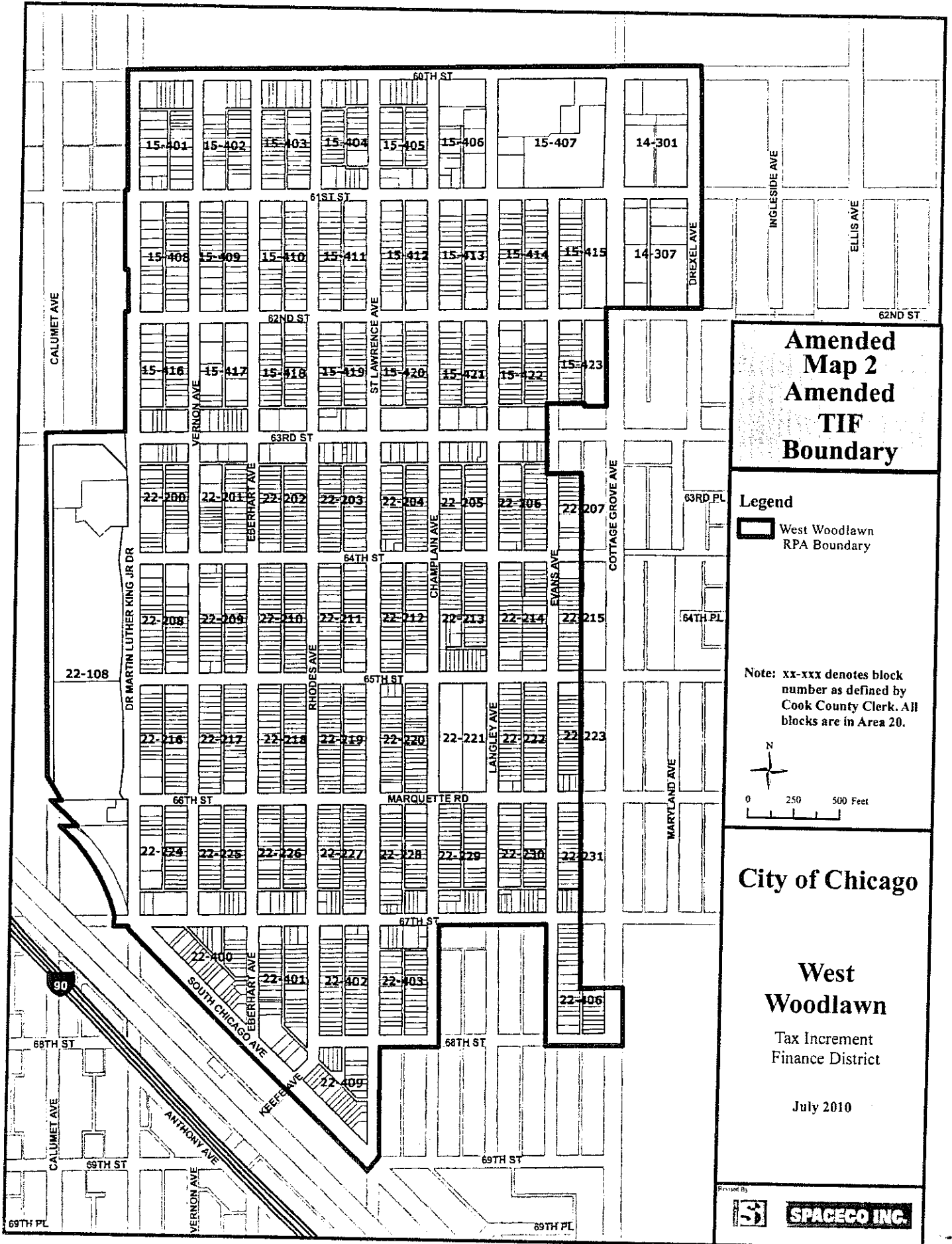
<u>Number</u>	<u>PIN</u>	<u>2008 AV</u>	<u>2008 EAV</u>
2,285	20-22-108-017	\$0	\$0

**Appendix 3 – Housing Impact Study**


No changes

# APPENDIX

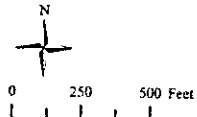




# Amended Map 2 Amended TIF Boundary

**Legend**  
 West Woodlawn RPA Boundary

Note: xx-xxx denotes block number as defined by Cook County Clerk. All blocks are in Area 20.



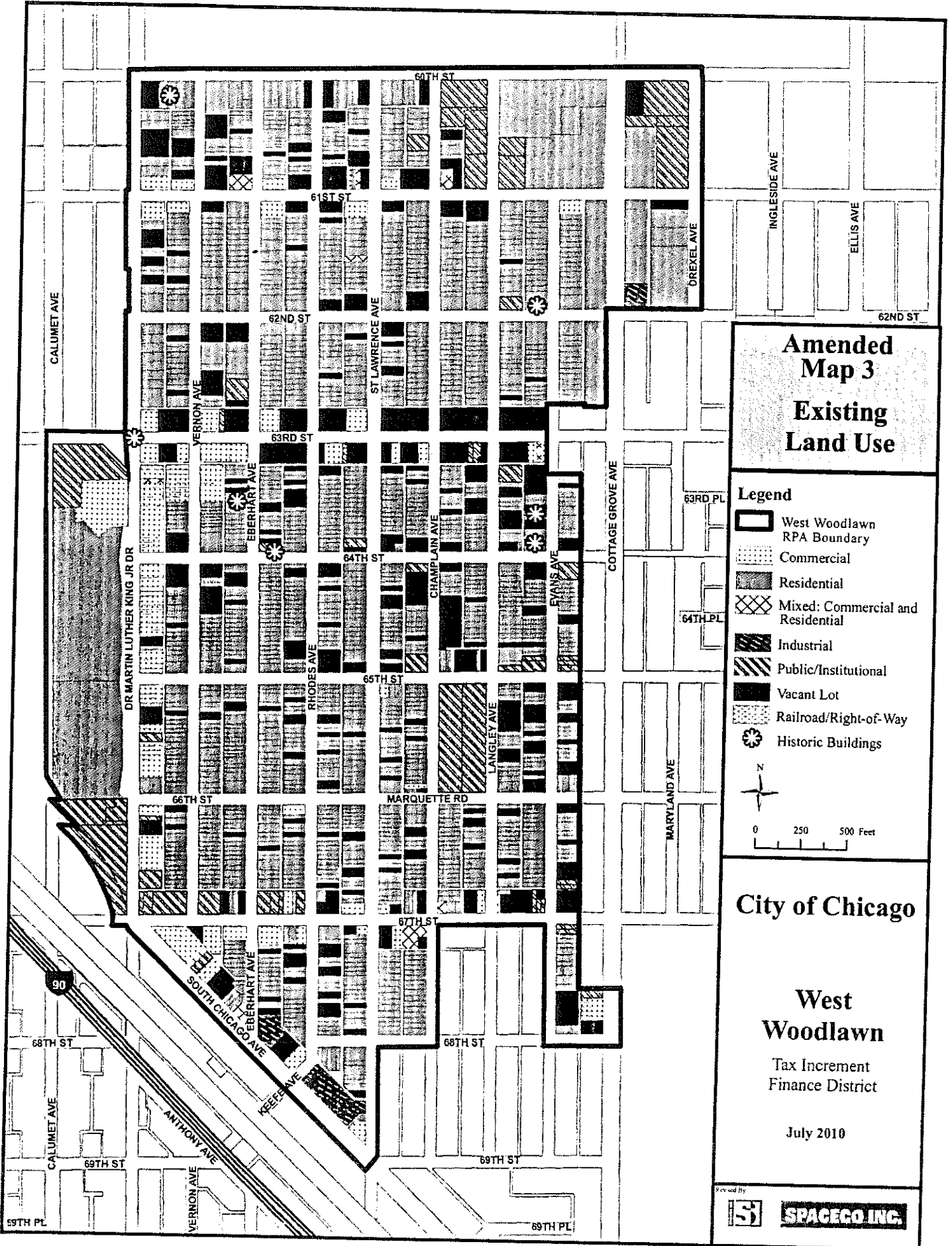
**City of Chicago**

**West  
Woodlawn**

Tax Increment  
Finance District

July 2010

Prepared By  
 **SPACECO INC.**



# Amended Map 3 Existing Land Use

## Legend

- West Woodlawn RPA Boundary
- Commercial
- Residential
- Mixed: Commercial and Residential
- Industrial
- Public/Institutional
- Vacant Lot
- Railroad/Right-of-Way
- Historic Buildings



0 250 500 Feet

City of Chicago

West  
Woodlawn

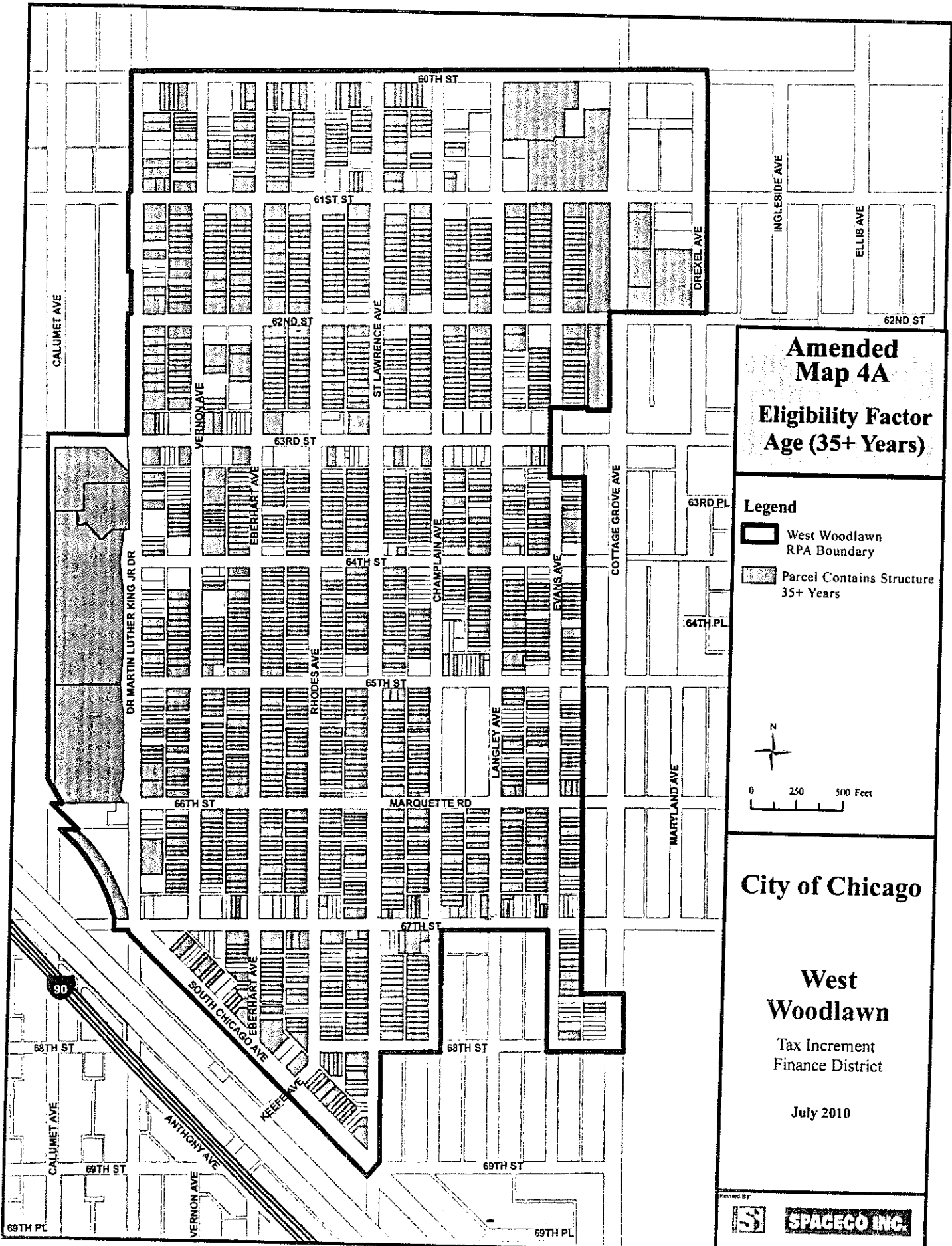
Tax Increment  
Finance District

July 2010

Prepared By





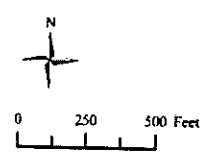
**SPACECO INC.**



**Amended  
Map 4A**

**Eligibility Factor  
Age (35+ Years)**

- Legend**
-  West Woodlawn RPA Boundary
  -  Parcel Contains Structure 35+ Years



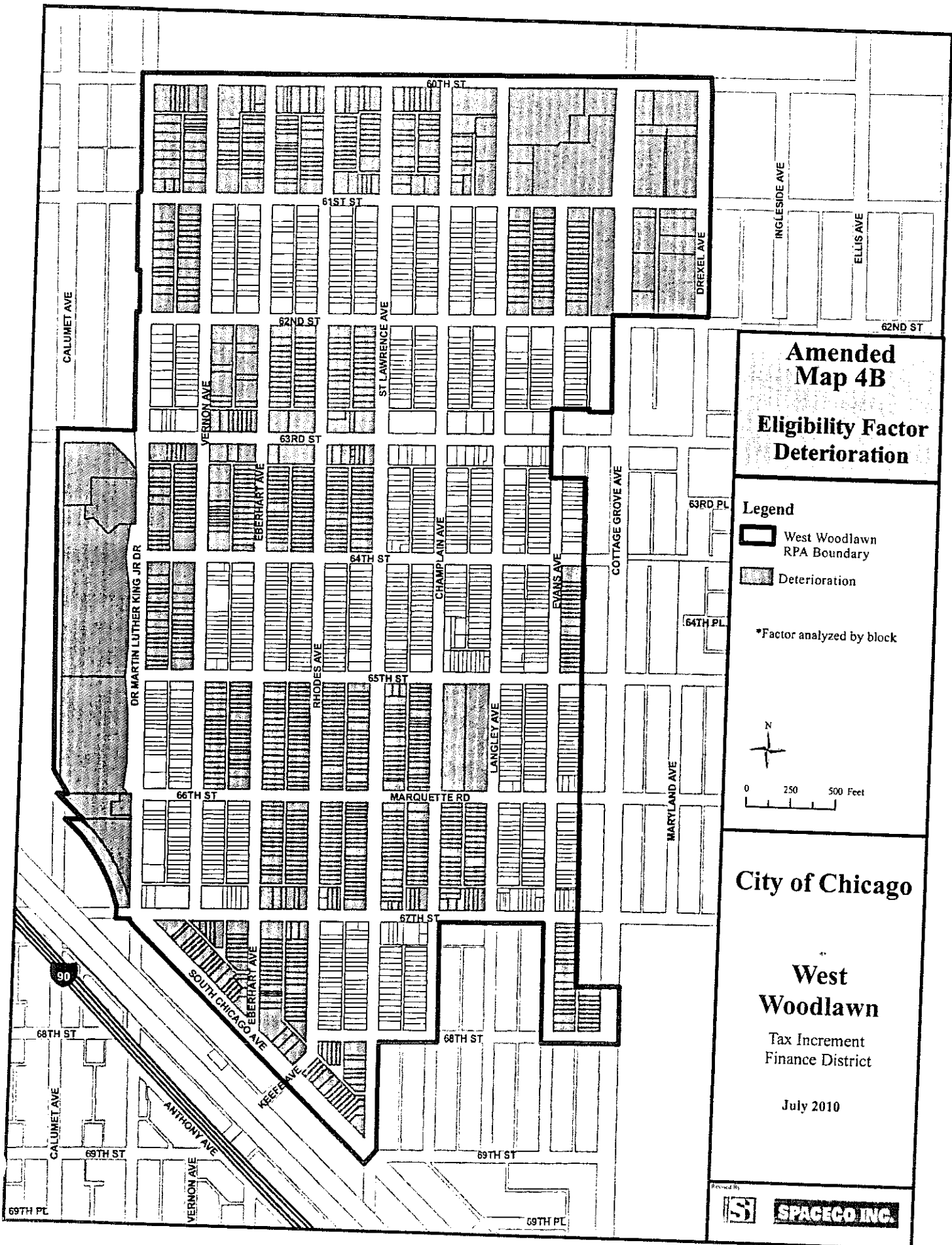
**City of Chicago**

**West  
Woodlawn**

Tax Increment  
Finance District

July 2010



Prepared By  
 **SPACECO INC.**



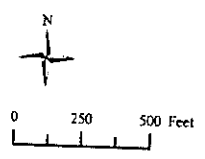
## Amended Map 4B

### Eligibility Factor Deterioration

#### Legend

-  West Woodlawn RPA Boundary
-  Deterioration

\*Factor analyzed by block



City of Chicago

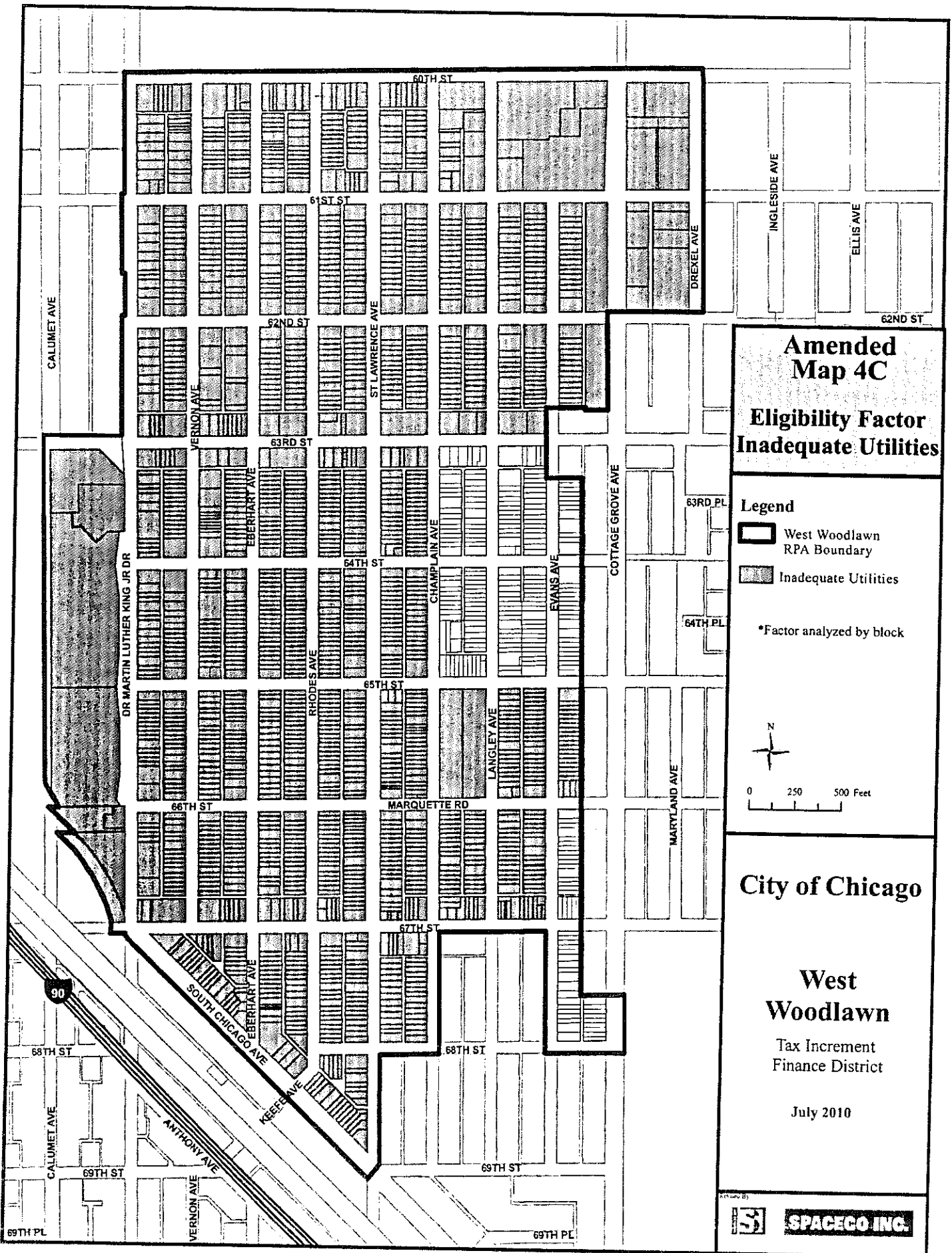
West Woodlawn

Tax Increment Finance District

July 2010



Prepared By

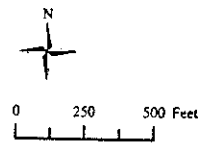




**Amended  
Map 4C**

**Eligibility Factor  
Inadequate Utilities**

- Legend**
-  West Woodlawn RPA Boundary
  -  Inadequate Utilities
- \*Factor analyzed by block



**City of Chicago**

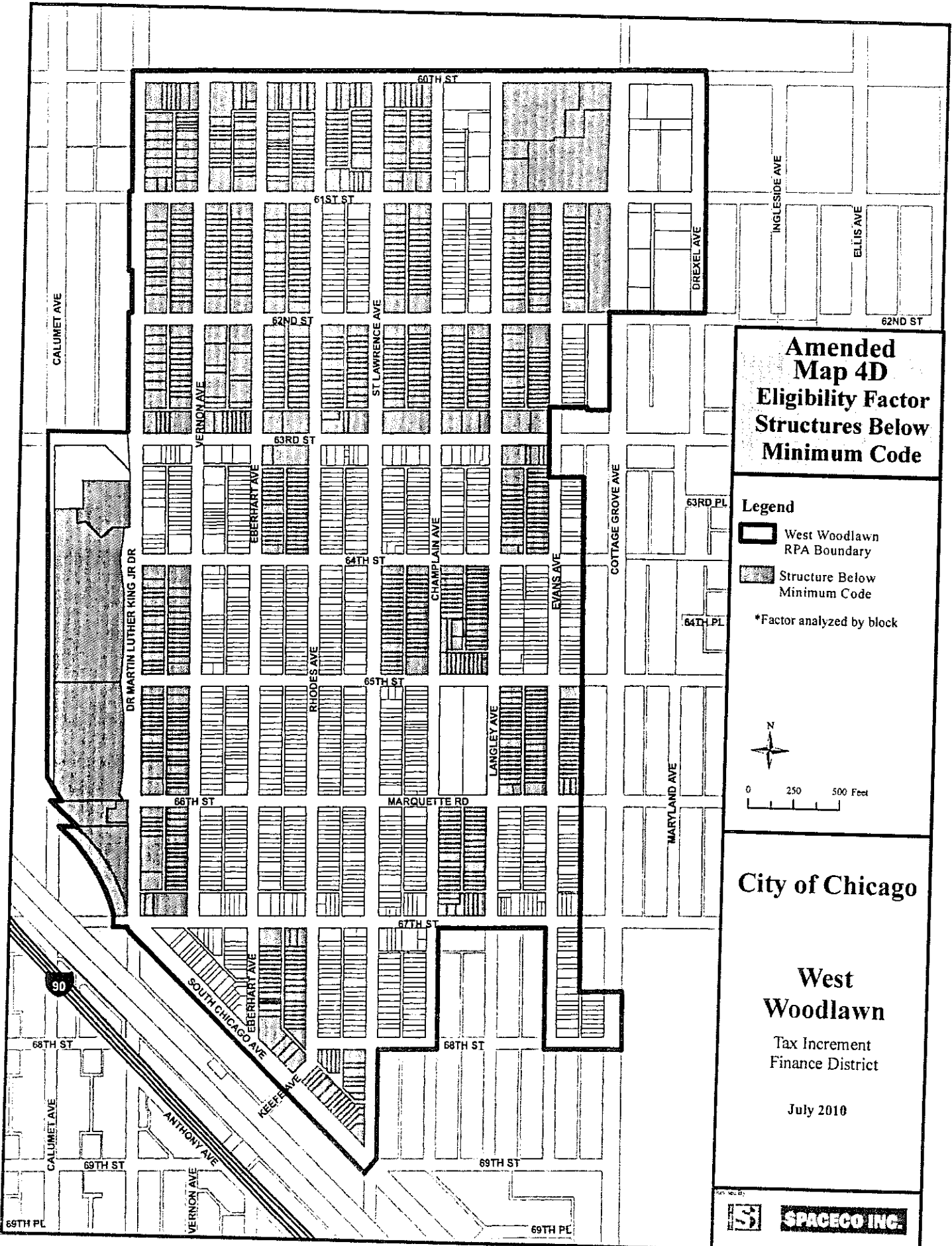
**West  
Woodlawn**

Tax Increment  
Finance District



July 2010

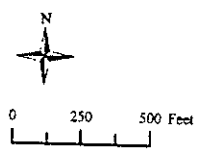






**Amended  
Map 4D  
Eligibility Factor  
Structures Below  
Minimum Code**

- Legend**
-  West Woodlawn RPA Boundary
  -  Structure Below Minimum Code
  - \*Factor analyzed by block



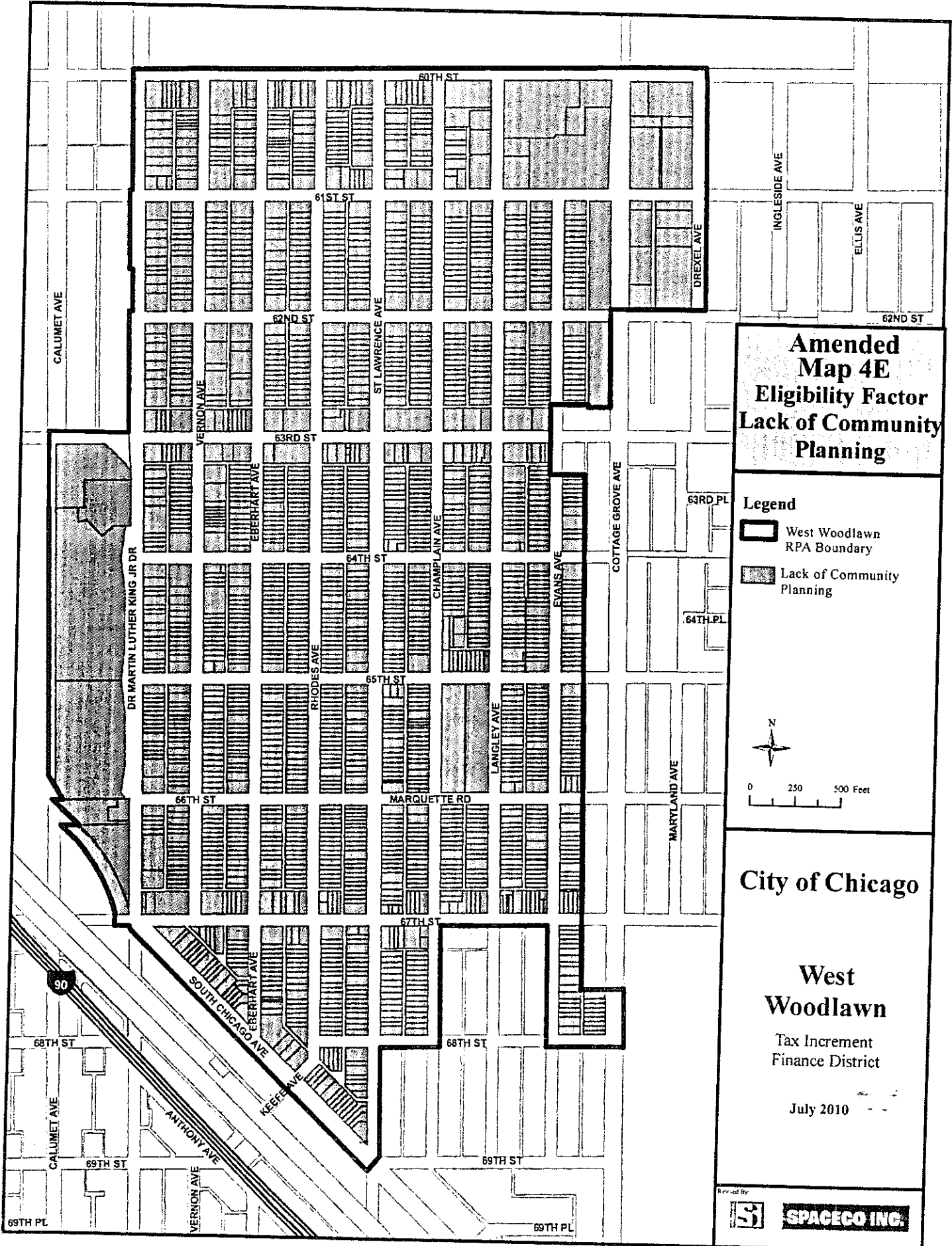
**City of Chicago**

**West  
Woodlawn**



Tax Increment  
Finance District

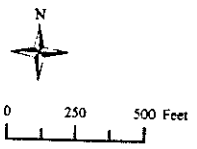
July 2010





# Amended Map 4E Eligibility Factor Lack of Community Planning

- Legend**
-  West Woodlawn RPA Boundary
  -  Lack of Community Planning



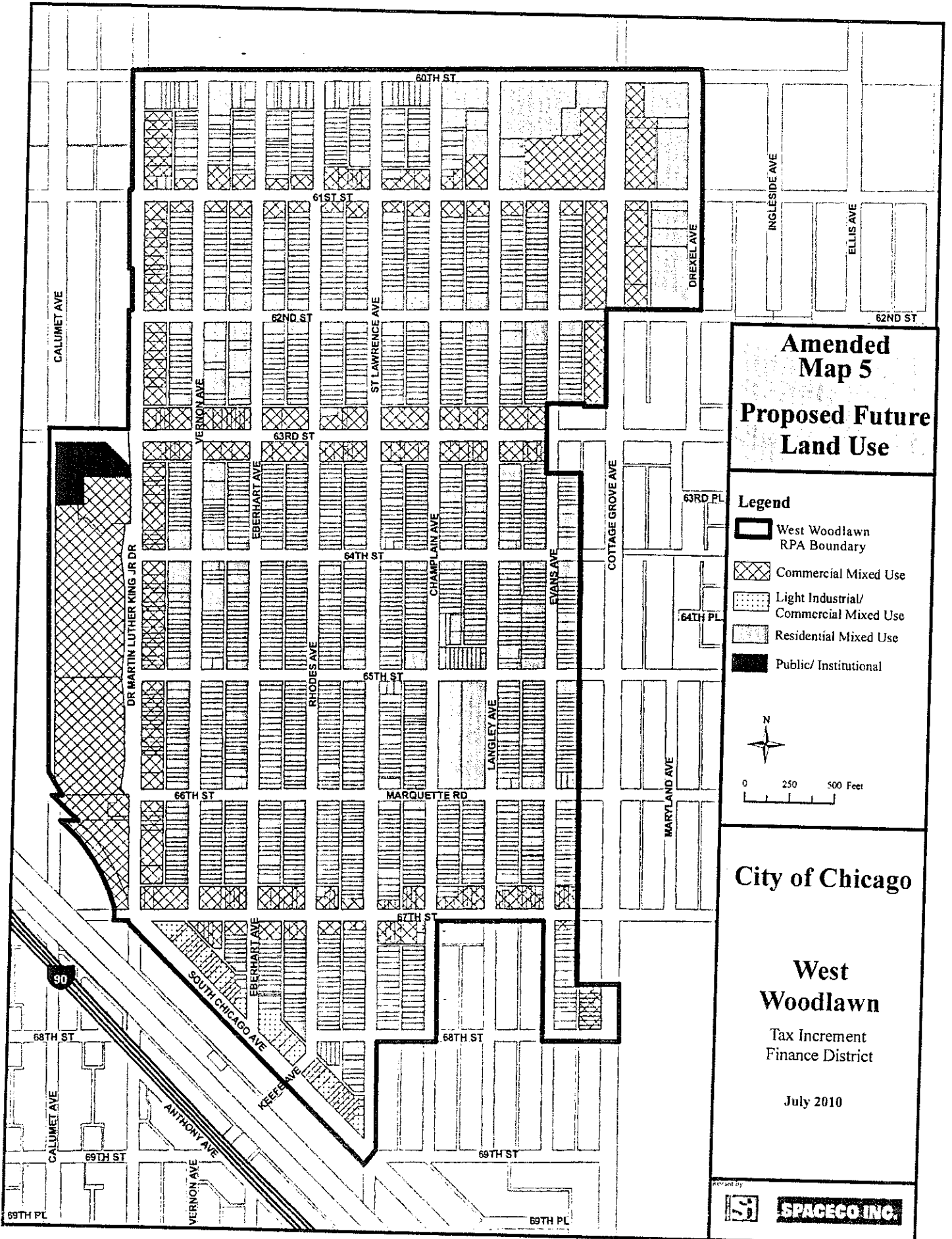
**City of Chicago**

**West  
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Tax Increment  
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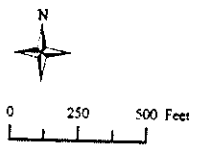
July 2010

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 **SPACECO INC.**



**Amended  
Map 5  
Proposed Future  
Land Use**

- Legend**
-  West Woodlawn RPA Boundary
  -  Commercial Mixed Use
  -  Light Industrial/Commercial Mixed Use
  -  Residential Mixed Use
  -  Public/ Institutional

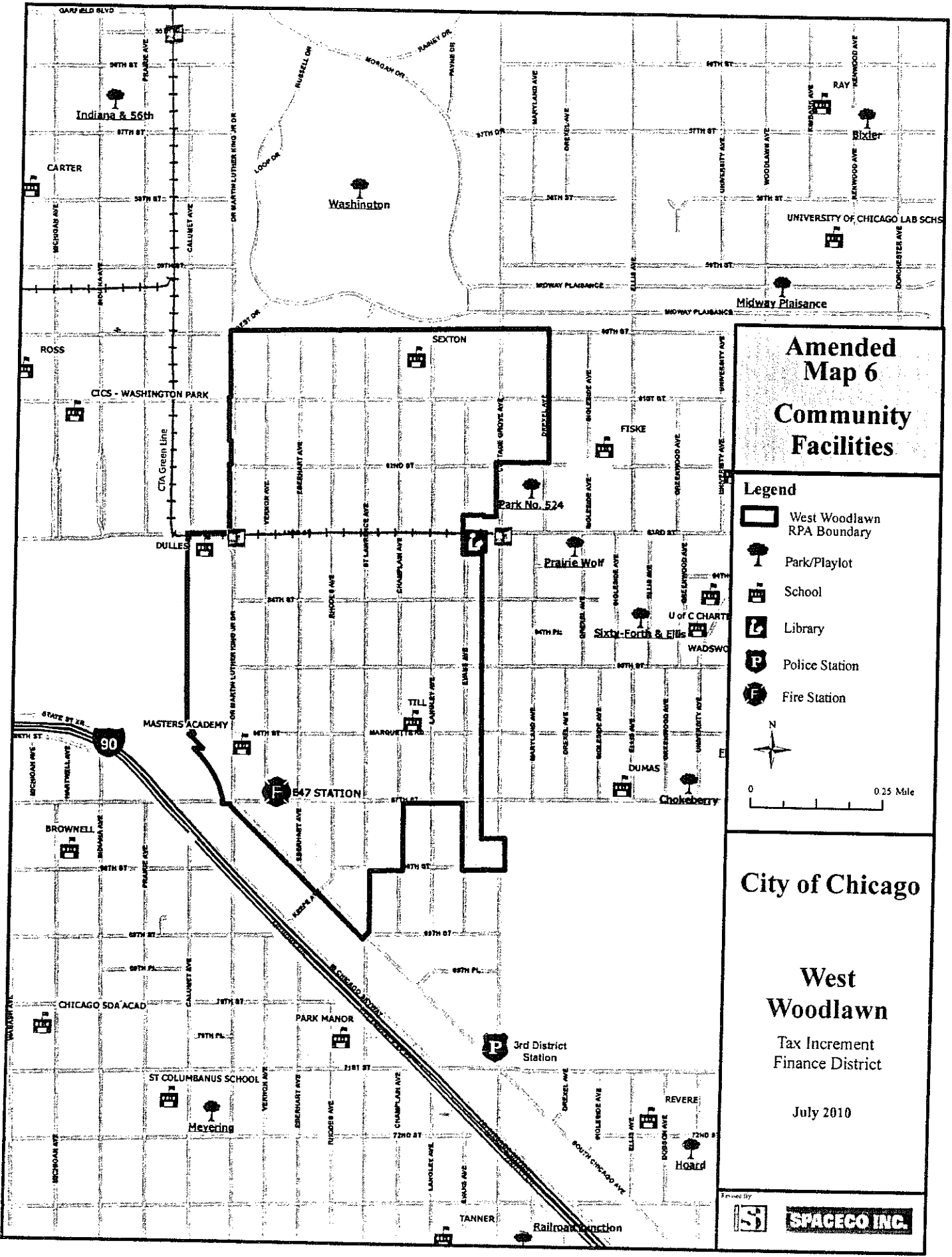


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July 2010





# Amended Map 6 Community Facilities

**Legend**

- West Woodlawn RPA Boundary
- Park/Playlot
- School
- Library
- Police Station
- Fire Station

N

0 0.25 Mile

**City of Chicago**

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July 2010

Prepared by  
 **SPACECO INC.**

**ORIGINAL PLAN**

**West Woodlawn Redevelopment Project Area**  
**Tax Increment Finance District**  
**Eligibility Study, Redevelopment Plan and Project**

City of Chicago  
Richard M. Daley, Mayor

**December 28, 2009**

**Revised: March 8, 2010**

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- Appendix 1: Boundary and Legal Description
- Appendix 2: Summary of Estimated 2008 EAV (by PIN)
- Appendix 3: Housing Impact Study

*S. B. Friedman & Company*  
Suite 820, 221 N. LaSalle Street  
Chicago, IL 60601-1302  
Phone: 312/424-4250; Fax: 312/424-4262  
Contact Person: Stephen B. Friedman

## *1. Executive Summary*

In April 2009, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study (the “Eligibility Study”) for the proposed West Woodlawn Redevelopment Project Area (the “West Woodlawn RPA” or “RPA”). This report details the eligibility factors found within the proposed West Woodlawn RPA 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”), and thus in support of its designation as the West Woodlawn RPA. In addition, since the Eligibility Study has determined that the RPA qualifies as a conservation area, this report also contains the Redevelopment Plan and Project (the “Redevelopment Plan” or “Redevelopment Plan and Project”) for the West Woodlawn RPA.

The West Woodlawn RPA is located almost wholly within the West Woodlawn Community Area (“Community Area”) of the City of Chicago. A small portion of the RPA is located in the Greater Grand Crossing area. The RPA is generally bounded by East 60<sup>th</sup> Street on the north, Cottage Grove Avenue on the east, East 68<sup>th</sup> Street and South Chicago Avenue on the south, and Martin Luther King Drive and South Calumet Avenue on the west.

### *Determination of Eligibility*

This Eligibility Study concludes that the West Woodlawn RPA is eligible for Tax Increment Financing (“TIF”) designation as a “conservation area” because 50 percent or more of the structures in the area are 35 years in age or older and because the following four eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Deterioration
2. Inadequate Utilities
3. Structures Below Minimum Code
4. Lack of Community Planning

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

**Goal.** The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the West Woodlawn RPA as a conservation area, and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment in rehabilitation of existing structures and new development. Eliminating these conditions and facilitating development within the RPA will facilitate reestablishment of the RPA as a cohesive and vibrant mixed-use area that provides a broad range of both housing opportunities and commercial/retail uses, while accommodating public and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area’s land uses; and attract private redevelopment.



**Objectives.** Eleven broad objectives support the overall goal of area-wide revitalization of the West Woodlawn RPA. These include:

1. Facilitate sustainable residential development and redevelopment that will accommodate current and future residents of the RPA, including a range of income levels and a variety of housing tenure (ownership versus rental);
2. Encourage high-quality retail development that promotes a lively pedestrian environment, incorporates enhanced plazas and green spaces, provides sufficient off-street parking, and adequately serves households residing in the area;
3. Improve the quality and quantity of existing open space, plazas, and streetscape elements to provide the community with safe, attractive public gathering spaces;
4. Promote new commercial and residential development and redevelopment that is “transit-oriented” in nature and reflects site design and mixes of uses that promote transit ridership and accessibility
5. Provide resources for the rehabilitation and modernization of existing structures and the reuse and rehabilitation of architecturally and historically significant structures, especially those identified as “orange” on the Chicago Historic Resources Survey;
6. Provide resources for creation and/or improvement of community facilities to provide health/wellness, education, social support, and job training opportunities for RPA residents;
7. Improve vehicular circulation throughout the RPA, through improvements to streets, alleys and loading areas;
8. Improve public transit facilities within the RPA, including encouragement of upgrades to Chicago Transit Authority properties and facilities;
9. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
10. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the West Woodlawn RPA, particularly in the design and construction industries; and
11. Support job training and welfare to work programs and increase employment opportunities for City and neighborhood residents;

**Strategies.** These objectives will be implemented through four specific and integrated strategies. These include:

- 1. Implement Public Improvements.** A series of public improvements throughout the West Woodlawn RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA. These improvements may include improvement of new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. 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.
- 2. Encourage Private Sector Activities and Support Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements, in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project. The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

The City requires that developers who receive TIF assistance for market-rate housing set aside twenty percent (20 percent) of the units to meet affordability criteria established by the City’s Department of Community Development or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred percent (100 percent) of the area median income, and affordable rental units should be affordable to persons earning no more than sixty percent (60 percent) of the area median income. TIF funds can also be used to pay for up to fifty percent (50 percent) of the cost of construction or up to seventy five percent (75 percent) of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

- 3. Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the West Woodlawn RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
- 4. Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project. To meet the goals of this Redevelopment Plan and Project, the City may acquire

and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

### ***Required Findings***

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the West Woodlawn RPA.

1. The RPA has not been subject to growth and development through investment by private enterprise. Rehabilitation and construction activity within the RPA has been limited to a small number of buildings and the total value of these construction projects has been minimal relative to the estimated market value of the area.
2. Without the support of public resources, the redevelopment objectives of the West Woodlawn RPA will most likely not be realized. TIF assistance may be used to fund rehabilitation, infrastructure improvements, and expansions to public facilities. Without the creation of the West Woodlawn RPA, these types of projects are not likely to occur.
3. The West Woodlawn RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.

## ***2. Introduction***

### ***The Study Area***

This document serves as the Eligibility Study and Redevelopment Plan and Project for the West Woodlawn RPA. The West Woodlawn RPA is located within the Woodlawn Community Area of the City of Chicago (the “City”), in Cook County (the “County”). In April 2009, *S. B. Friedman & Company* was engaged 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 Eligibility Study and Plan summarizes the analyses and findings of *S. B. Friedman & Company*’s work, which, unless otherwise noted, is the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of this Eligibility Study and Plan in designating the West Woodlawn Redevelopment Project Area as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the West Woodlawn Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that *S. B. Friedman & Company* has obtained the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The community context of the West Woodlawn RPA is detailed on Map 1. The RPA is generally bounded by East 60<sup>th</sup> Street on the north, Cottage Grove Avenue on the east, East 68<sup>th</sup> Street and South Chicago Avenue on the south, and Martin Luther King Drive and South Calumet Avenue on the west. The RPA consists of 2,284 tax parcels on 64 blocks, and is located wholly within the City.

Map 2 provides detail of the boundary of the West Woodlawn RPA, which includes only the contiguous real property that is expected to benefit substantially from the Redevelopment Plan and Project improvements discussed herein.

Appendix 1 contains a legal description of the West Woodlawn RPA.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the West Woodlawn RPA as a “conservation area” under the Act at the completion of our research on September 3, 2009 and not thereafter. Events or conditions, such as governmental actions and additional developments, occurring after that date are excluded from the analysis. The improved parcels suffer from deterioration, inadequate utilities, and structures below minimum code. Without a comprehensive approach to address these issues, the RPA is not likely to see substantial private investment. The Redevelopment Plan and Project address these issues by providing the means to facilitate private development and rehabilitation, and the construction of public infrastructure.

These improvements will benefit all of the property within the RPA by alleviating conditions qualifying the RPA as a conservation area.

# Map 1

## Community Context

- Legend**
- West Woodlawn RPA Boundary
  - Existing RPA



# City of Chicago

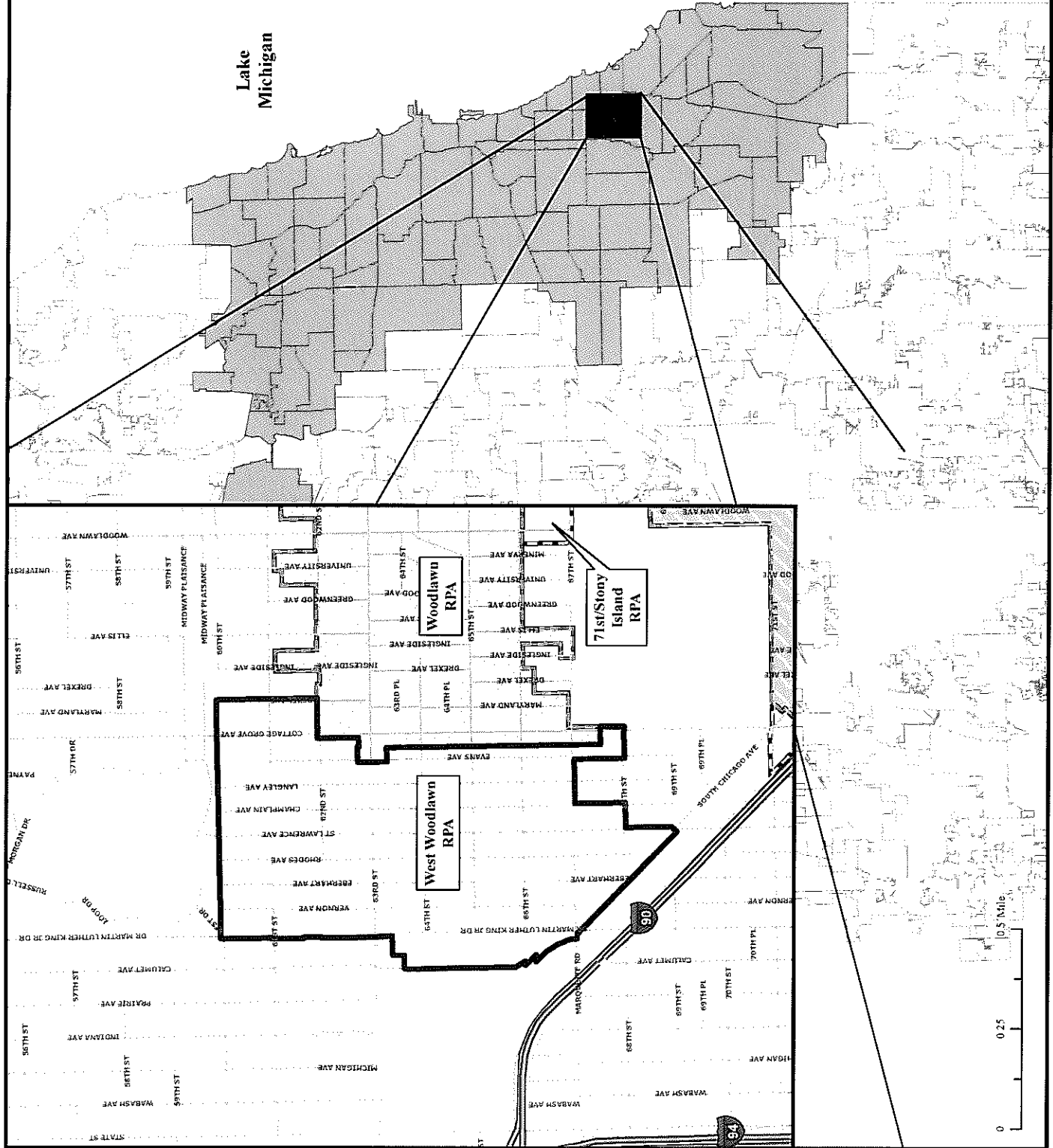
## West Woodlawn

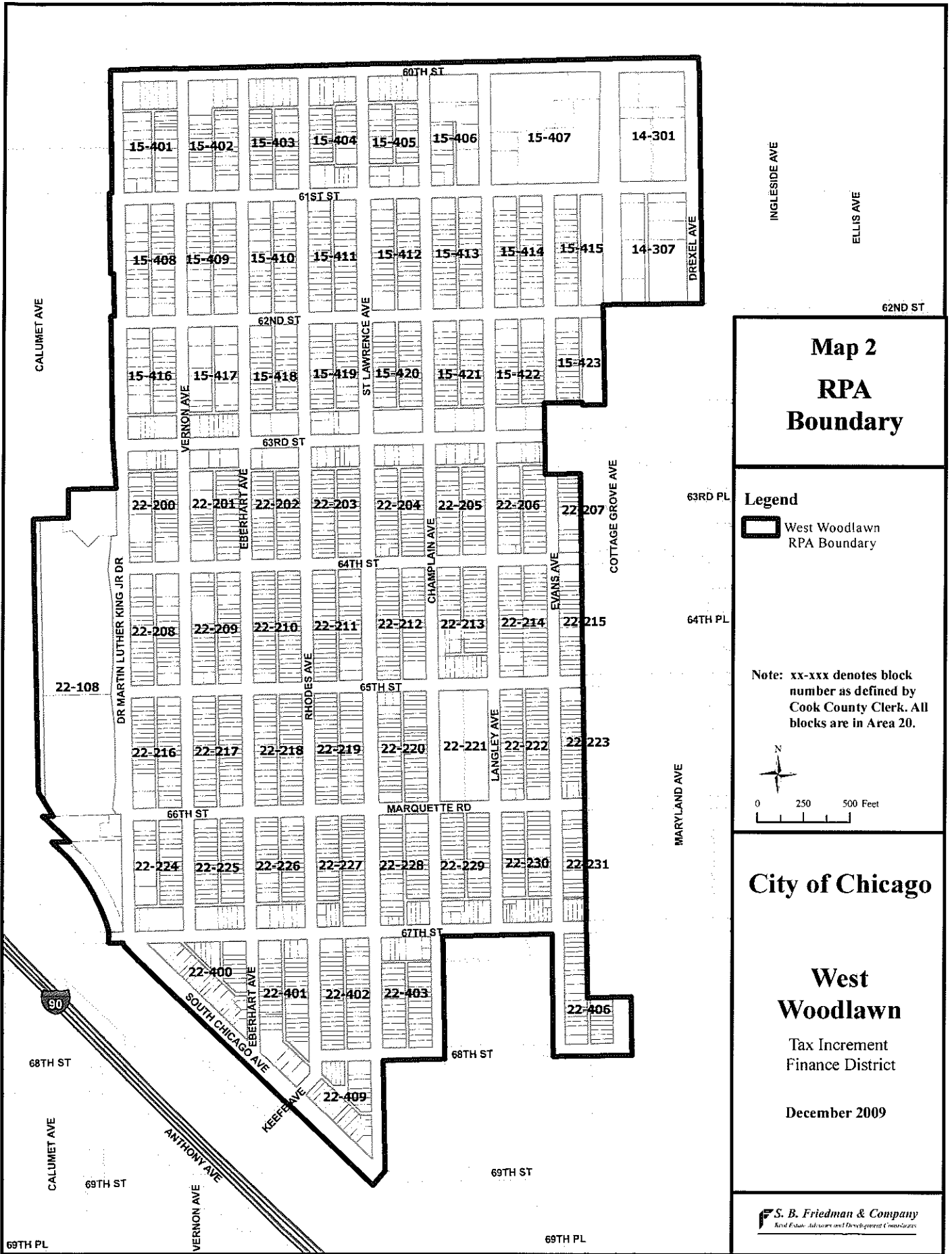
Tax Increment Finance District

December 2009

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


Lake Michigan



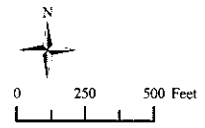


## Map 2 RPA Boundary

### Legend

-  West Woodlawn RPA Boundary

Note: xx-xxx denotes block number as defined by Cook County Clerk. All blocks are in Area 20.



**City of Chicago**

**West Woodlawn**

Tax Increment Finance District

December 2009

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

### ***History of Community Area***

The West Woodlawn RPA is located almost entirely within the Woodlawn Community Area in the City of Chicago. A small portion of the West Woodlawn RPA, located west of Martin Luther King Drive, is part of the Greater Grand Crossing Community Area.

The Woodlawn Community Area is located seven miles southeast of Chicago's Loop. It is bounded on the north by East 60<sup>th</sup> Street, on the east by South Drexel Avenue and South Cottage Grove Avenue, on the south by portions of East 67<sup>th</sup> Street, East 68<sup>th</sup> Street and South Chicago Avenue, and on the west by South Martin Luther King Drive.

Woodlawn was originally settled in the 1850s by Dutch farmers. Over the next 40 years, the population remained stable between 500 and 1,000 residents until 1890. The area was annexed by the City of Chicago along with other parts of the Hyde Park Township in 1889.

The decision in 1893 to host the World's Columbian Exposition in Jackson Park brought 20,000 new residents and entrepreneurs to Woodlawn. Large apartment buildings and tourist hotels were constructed in the area to support the Exposition. During this time, the Midway Plaisance and the Elevated rail line along East 63<sup>rd</sup> Street was developed.

Following the closing of the fair, local boosters worked to heavily promote Woodlawn out of fear of an economic depression. Two commercial centers, the Washington Park Subdivision and the specialty shops along East 63<sup>rd</sup> Street were developed to attract patrons to that area. The Washington Park Subdivision contained an amusement park, racetrack, and beer gardens that were popular in the early part of the twentieth century. When gambling was outlawed in 1905, apartment houses replaced the racetrack in Washington Park. The specialty shops along East 63<sup>rd</sup> Street attracted patrons from throughout Chicago.

Despite commercial improvements to the area, the Woodlawn area was primarily residential. University of Chicago faculty chose to reside in the residences in the area in the early twentieth century. New developments in the southwest part of the neighborhood attracted middle-class African-Americans, who had the means to buy homes outside the nearby Black Belt.

The economic decline and distress of the 1920s resulted in many of the East 63<sup>rd</sup> Street businesses to fail. Taverns and similar businesses began to open and operate in these spaces and led to further neighborhood decline. In 1946, the Chicago Plan Commission designated Woodlawn eligible as a conservation area, but no plan was ever implemented to stall the neighborhood decline.

By the 1960s, Woodlawn had housing stock that was overcrowded, deteriorated, and had few commercial attractions that could support its population. The neighborhood also began to experience an increase in gang-related violence. In the 1960s, residents, in a coalition with churches, block clubs, and business owners worked with community organizers to improve the neighborhood and create local economic renewal.

Numerous arsons in the years following the assassination of Martin Luther King, Jr. resulted in

more population decline in the neighborhood as people moved to other neighborhoods or communities. Woodlawn's population declined from a high of 81,279 in 1960 to 27,086 in 2000. Efforts have been underway in recent years to bring private development, commercial enterprises, and a bank back to Woodlawn with unsatisfactory results.

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

Based on *S. B. Friedman & Company's* research, six land uses have been identified within the West Woodlawn RPA:

- Mixed Uses (Residential over Commercial)
- Residential
- Commercial Retail Uses
- Institutional Uses (Churches, Schools, Medical Facilities and Utilities)
- Right-of-ways
- Vacant Land

The existing land use pattern in the West Woodlawn RPA is shown in **Map 3**. This map represents the predominant land use in the area on a parcel-by-parcel basis. The land use displayed was the land use most apparent during field observation.

Overall, the area contains mainly residential uses. Major arterials such as Martin Luther King Drive and Cottage Grove contain a mix of retail uses. Small one-story retail establishments are located throughout the RPA.

### ***Historically Significant Structures***

*S. B. Friedman & Company* obtained data from the Chicago Historic Resources Survey (CHRS) to identify architecturally and/or historically significant buildings located within the West Woodlawn RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. A ranking system was used to identify historic and architectural significance according to three criteria adopted by the CHRS: 1) age; 2) degree of external physical integrity; and 3) level of possible significance.

According to this survey, seven (7) buildings in the West Woodlawn RPA have been identified by the CHRS as possessing some architectural feature or historical association that made them significant in the context of the community. Several structures in the RPA are designated as Chicago Landmarks. The properties identified by the CHRS as having historic and architectural significance are listed in Table 1.

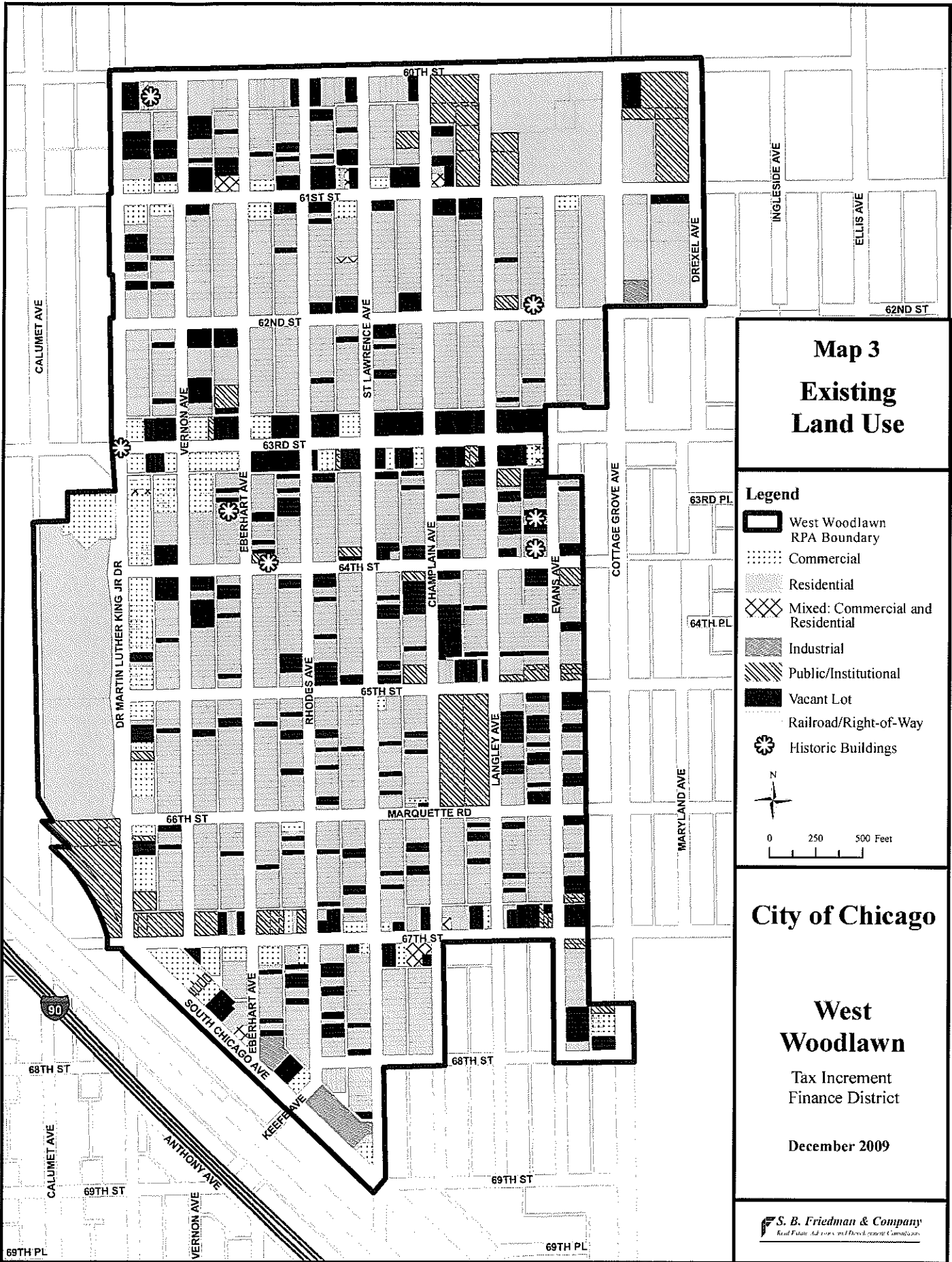


**Table 1: Historic Buildings in RPA**

Name	Address	Type of Building	Style	Year Built	CHRS Color Code
King Drive El Station	400 E. 63 <sup>rd</sup> Street	NA	NA	1890s	Orange
Private Residence	415 E. 60 <sup>th</sup> Street	2-3 Flat	Classical Revival	1897	Orange
Private Residence	6156 S. Evans Avenue	2-3 Flat	Craftsman	1912	Orange
Private Residence	6330 S. Eberhart Avenue	2-3 Flat	Classical Revival	1905	Orange
Private Residence	6338 S. Evans Avenue	NA	NA	NA	Green
Private Residence	6354 S. Evans Avenue	Single Family Residence	Queen Anne	NA	Orange
St. Stefan's Danish Evangelical Lutheran Church	6359 S. Eberhart Avenue	Church	Gothic Revival	1907	Orange

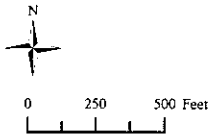
Source: City of Chicago

The location of these historic buildings is detailed on **Map 3**, along with current land uses within the RPA.



### Map 3 Existing Land Use

- Legend**
- West Woodlawn RPA Boundary
  - Commercial
  - Residential
  - Mixed: Commercial and Residential
  - Industrial
  - Public/Institutional
  - Vacant Lot
  - Railroad/Right-of-Way
  - Historic Buildings



**City of Chicago**

### West Woodlawn

Tax Increment  
Finance District

December 2009

### ***3. Eligibility Analysis***

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

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

Under the Act, two 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 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. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a conservation area.

#### ***Factors for Improved Property***

For improved property to constitute a "blighted area," a combination of five or more of the following 13 eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) must be present to a meaningful extent and (b) be reasonably distributed throughout the RPA. A "Conservation area" must have a minimum of fifty percent (50%) of the total structures within the area aged 35 years or older, plus a combination of three or more of the 13 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.

**Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

**Deterioration.** With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs,

gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

**Presence of Structures Below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

**Excessive Vacancies.** The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

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

**Deleterious Land Use or Layout.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

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

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

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated; is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

### ***Factors for Vacant Land***

Under the provisions of the "blighted area" section of the Act, for vacant land to constitute a "blighted area," a combination of two or more of the following six factors must be identified as being present to a meaningful extent and reasonably distributed and act in combination to impact the sound growth of the tax base for the proposed district.

**Obsolete Platting of Vacant Land.** Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**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.

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

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated; is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

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 or more of the 13 “blighted area” eligibility factors for improved property listed above were present immediately prior to demolition of the area’s structures.

The vacant “blighted area” section includes six other tests for establishing eligibility but none of these are relevant to the conditions within the West Woodlawn RPA.

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

Analysis of eligibility factors was done through research involving an extensive field survey of all property within the West Woodlawn RPA, and a review of building and property records. Building and property records include building code violation citations, building permit data, assessor information, and information on the age and condition of sewer and water lines within the study area. Our survey of the area established that there are 1,497 primary structures and 2,284 tax parcels within the West Woodlawn RPA.

The West Woodlawn RPA was examined for qualification factors consistent with either the “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the property within the West Woodlawn RPA qualifies for designation as a “conservation area” as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* noted the number of eligibility factors

present, and analyzed the distribution of the eligibility factors on a building-by-building and/or parcel-by-parcel basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings and/or parcels using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a parcel map of the West Woodlawn RPA by block to establish the distribution of eligibility factors and to determine which factors were present to a major extent.

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

To reasonably arrive at this designation, *S. B. Friedman & Company* documented the existence of qualifying eligibility factors and confirmed that a sufficient number of factors were present within the West Woodlawn RPA and reasonably distributed.

Although it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of the RPA as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary.

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

As required by the Act, within a conservation area, at least fifty percent (50%) of the buildings must be 35 years of age or older, and at least three of the 13 eligibility factors must be found present to a major extent within the area.

Establishing that at least 50 percent of the West Woodlawn RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Based on information provided by the Cook County Assessor's office, we have established that of the 1,497 buildings located within the West Woodlawn RPA, 1,424 (95 percent) are 35 years of age or older.

In addition to establishing that the West Woodlawn RPA meets the age requirement, our research has revealed that the following four factors are present to a major extent:

1. Deterioration
2. Inadequate Utilities
3. Structures Below Minimum Code
4. Lack of Community Planning

The following factors were found to be present to a minor extent:

1. Deleterious Land Use or Layout

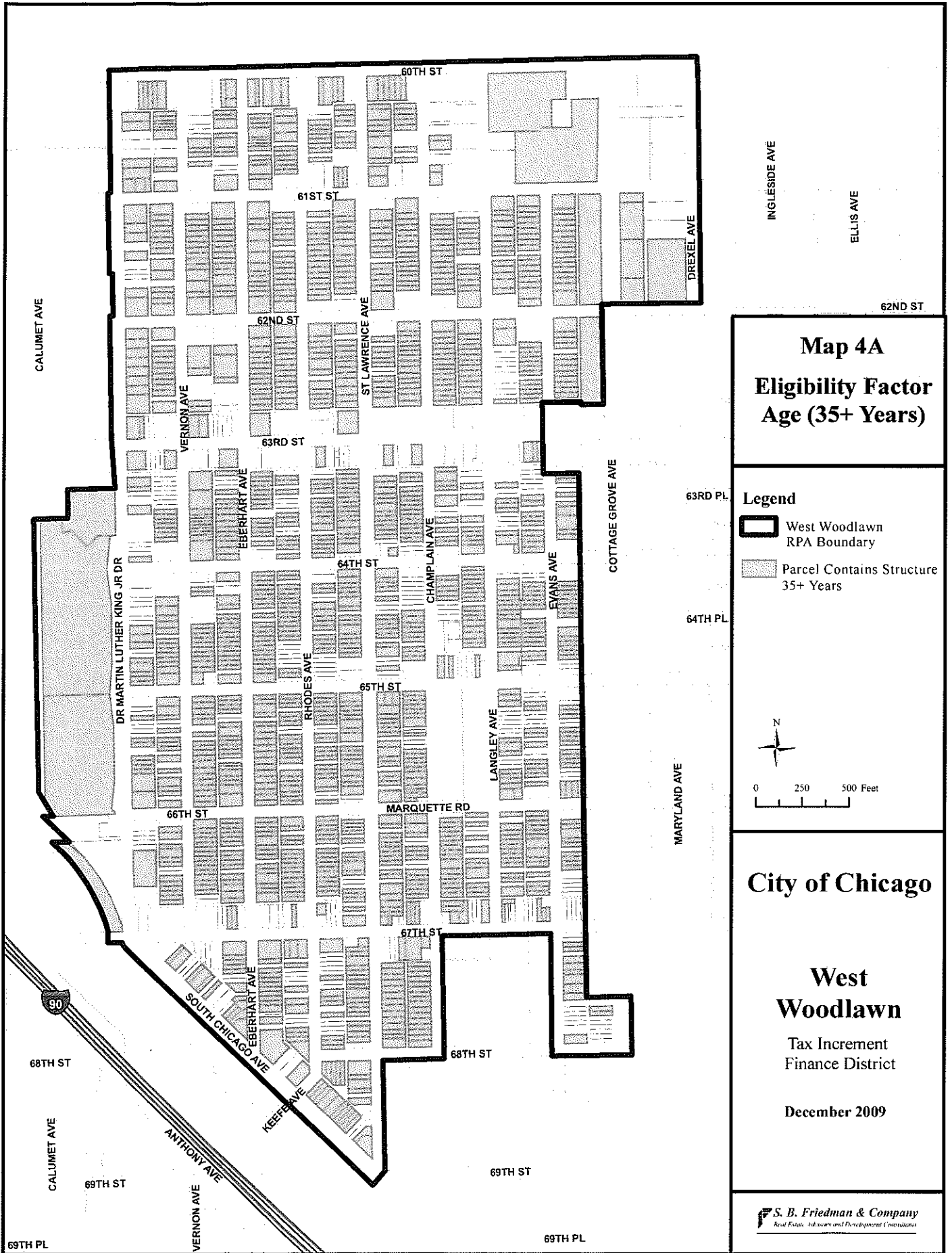
## 2. Excessive Vacancies

Based on the presence of these factors, the RPA meets the minimum requirements of a “conservation area” under the Act.

Most of the blocks located in the RPA either contain deteriorated buildings or are served by deteriorated infrastructure, including cracked or crumbling sidewalks, deteriorated alleys, and deteriorated roadways. Also nearly all the blocks comprising the RPA are serviced by inadequate utilities, particularly sewer lines that are overdue for repair or replacement. The high cost of upgrading these systems, coupled with the high presence of deteriorated properties in the area, increases the likelihood that buildings within the RPA will fall into disrepair or disuse.

Maps 4A through 4E illustrate the presence and distribution of the major eligibility factors on a block-by-block basis within the RPA. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the West Woodlawn RPA.





CALUMET AVE

CALUMET AVE

DR MARTIN LUTHER KING JR DR

VERNON AVE

VERNON AVE

EBERHART AVE

EBERHART AVE

EBERHART AVE

KEEFE AVE

RHODES AVE

ST LAWRENCE AVE

MARQUETTE RD

CHAMPLAIN AVE

LANGLEY AVE

EVANS AVE

MARYLAND AVE

COTTAGE GROVE AVE

63RD PL

64TH PL

INGLESIDE AVE

ELLIS AVE

62ND ST

60TH ST

61ST ST

62ND ST

63RD ST

64TH ST

65TH ST

66TH ST

67TH ST

68TH ST

69TH ST

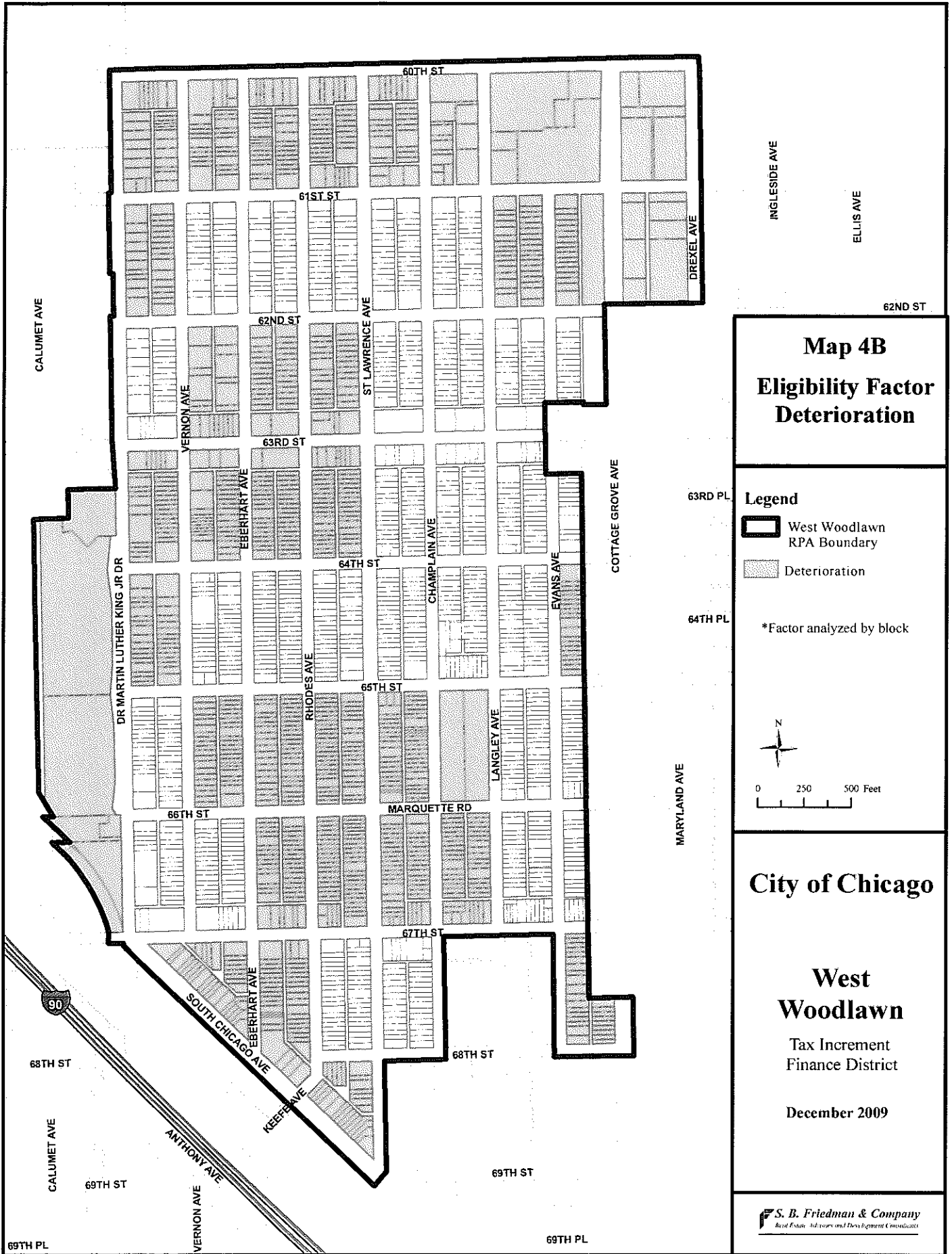
68TH ST

69TH ST



69TH PL

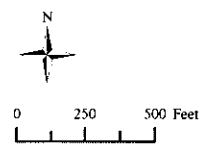
69TH PL

90



## Map 4B Eligibility Factor Deterioration

- Legend**
-  West Woodlawn RPA Boundary
  -  Deterioration
- \*Factor analyzed by block



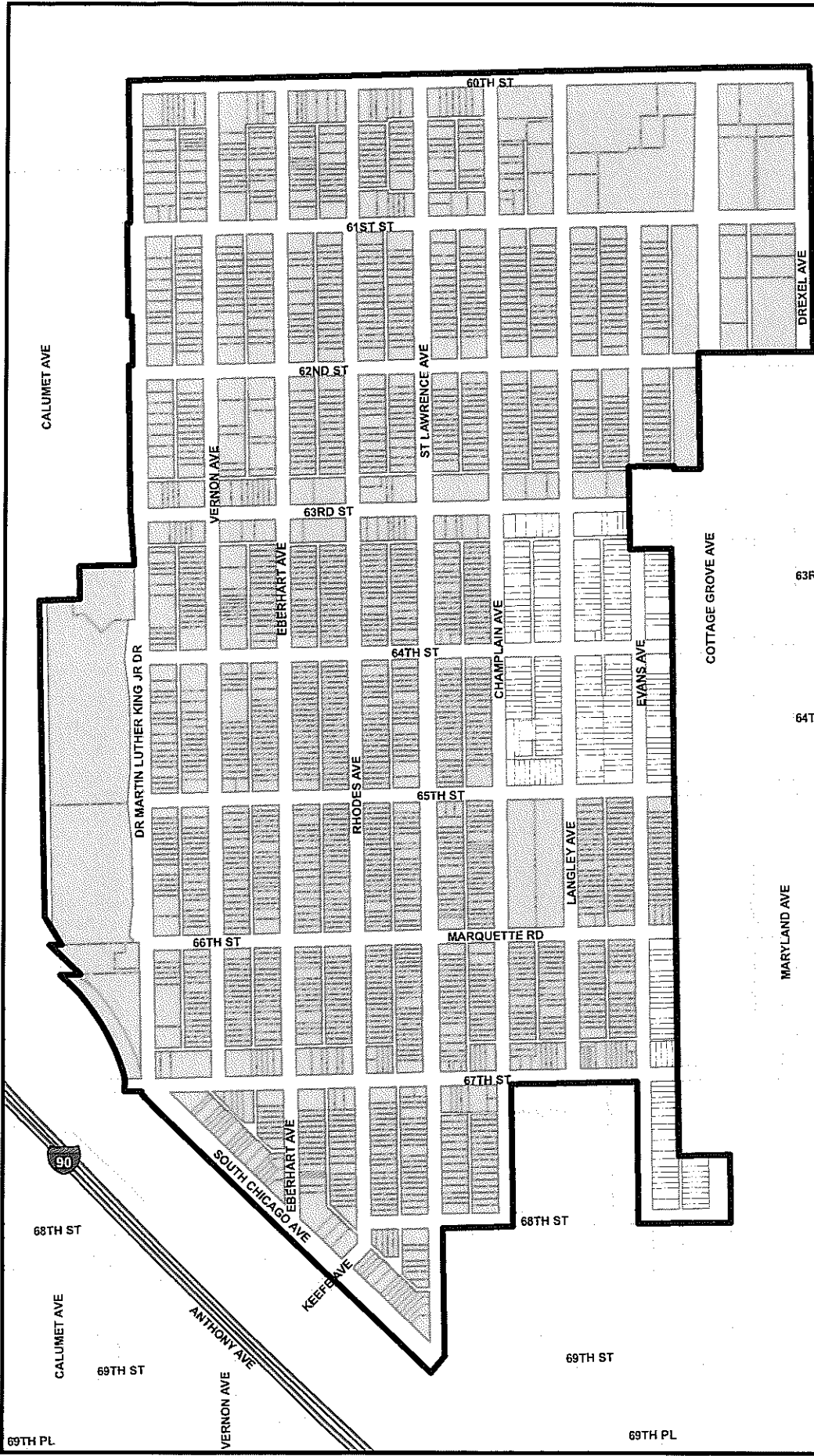
**City of Chicago**

**West Woodlawn**

Tax Increment Finance District

December 2009

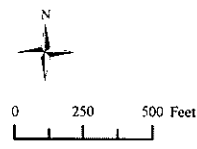
**S. B. Friedman & Company**  
*Real Estate, Appraisals and Development Consultants*



## Map 4C

### Eligibility Factor Inadequate Utilities

- Legend**
- West Woodlawn RPA Boundary
  - Inadequate Utilities
- \*Factor analyzed by block

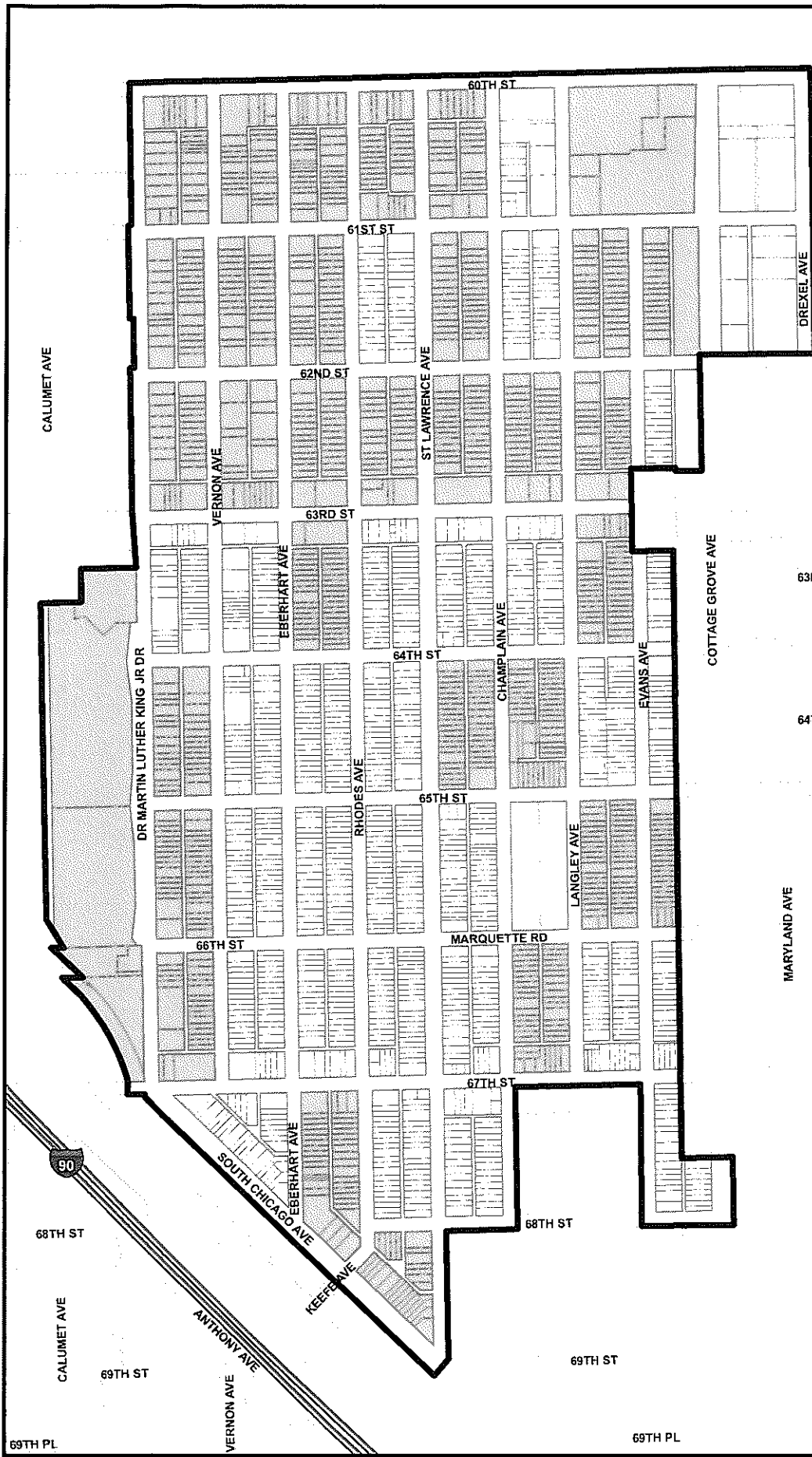


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## Map 4D

### Eligibility Factor Structures Below Minimum Code

**Legend**

- West Woodlawn RPA Boundary
- Structure Below Minimum Code

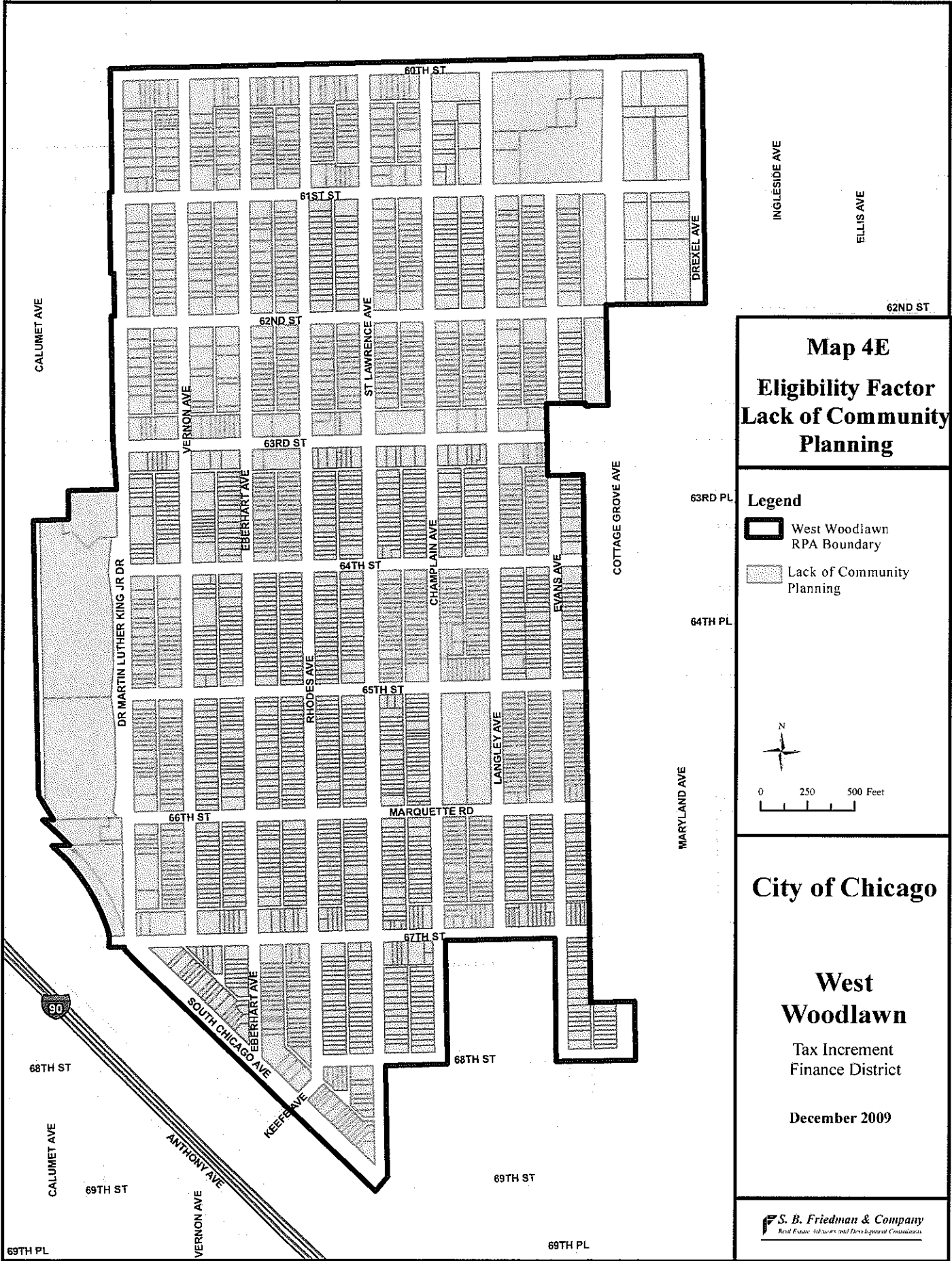
\*Factor analyzed by block

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**Map 4E**  
**Eligibility Factor**  
**Lack of Community**  
**Planning**

**Legend**

-  West Woodlawn RPA Boundary
-  Lack of Community Planning

63RD PL  
64TH PL

N

0 250 500 Feet

**City of Chicago**

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Tax Increment Finance District

December 2009

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## MAJOR FACTORS

### 1. Deterioration

This factor was given to those buildings (and their corresponding parcels) where interior and/or exterior deterioration of buildings could be documented through surveys or interviews. Examples of the building deterioration observed in the field are structural cracks, spalling brick surfaces, wavy roofs, rotting window frames, holes in soffits, cracked and leaning porch steps, and broken windows. The two largest housing developments in the RPA, Parkway Gardens and Grove Parc Plaza Apartments, suffer from interior deferred maintenance and antiquated internal systems. Interviews with property managers unveiled problems with older heating and cooling systems, fire hazards in trash chutes, and inoperable elevators.

Deterioration of public improvements is also evident throughout the West Woodlawn RPA. Many of the streets and sidewalks, and nearly all of the alleys in the RPA exhibit some level of deterioration.

Overall, 1,148 of the 2,284 parcels (50 percent) are affected by some level of deterioration. Surface area deterioration (such as alleys, streets, and sidewalks) affects 579 parcels (25 percent) within the RPA while 757 parcels (33 percent) exhibit building deterioration. Deterioration was deemed to be present to a meaningful extent on a given block if 50 percent or more of its parcels exhibited at least one type of deterioration. One or both of these types of deterioration is present to meaningful extent on 35 blocks (55 percent) within the RPA.

### 2. Inadequate Utilities

A review of the City's water and sewer atlases found that inadequate underground utilities affect 1,916 (or 84 percent) of the 2,284 tax parcels in the West Woodlawn RPA. This is due primarily to the number of antiquated sewer lines in the RPA, many of which were installed prior to 1909. These lines have surpassed their 100-year service lives and are in need of replacement or have been deemed inadequate by the City's water department.<sup>1</sup>

The inadequate utilities factor was deemed to be present to a meaningful extent on a given block if 50 percent or more of its parcels exhibited the factor. Due to the age and condition of the sewer and water lines, inadequate utilities was found to be present to a major extent on 56 (or 88 percent) of the 64 blocks within the West Woodlawn RPA.

### 3. Presence of Structures Below Minimum Code Standards

Relying on data provided by the City's Department of Buildings, 907 structural code violation citations were issued for 130 separate property addresses within the West Woodlawn RPA between January 2002 and July 2009. Analyzed on a block basis, buildings below code affect 32 of the 64 blocks (50 percent) of the blocks within the RPA. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into

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<sup>1</sup> The City of Chicago Department of Water Management defines the projected service life as 100 years.



more severe disrepair. This continuing problem underscores the documented deterioration of buildings.

#### **4. Lack of Community Planning**

Lack of community planning is assessed as an area-wide factor. It is not necessarily attributable to any one parcel but is substantiated by evidence of incompatible land use relationships, improper subdivisions, or inadequate land platting. There are several incidences, particularly along major thoroughfares that exhibit the lack of community planning throughout the RPA. The following outlines four significant examples of this factor.

**Existing Large Residential Developments.** The parcel and building layout of both Grove Parc Plaza and Parkway Gardens are ill-configured for its current use as well as for future uses. Parkway Gardens, in particular, has limited vehicular access, which could be problematic in the event of an emergency. The development contains 694 units with no internal roadway network; only a frontage road surrounds the property. While Grove Parc Plaza does have large parking areas that could accommodate both private and emergency vehicles, its building layout and design does not allow for proper buffering between walkways, play areas, and incoming vehicular traffic. Additionally, per interviews with property managers and owners, the buildings' layouts in both developments create isolated pockets where crime activity can take place.

**East 63<sup>rd</sup> Street.** Much of the land in the RPA along 63<sup>rd</sup> Street is vacant or underutilized and has been for several years. The chronic vacancy is due, in part, to the shallow depths of parcels relative to its location and zoning. This portion of 63<sup>rd</sup> Street is zoned as a commercial/retail corridor and is directly adjacent to overhead Chicago Transit Authority (CTA) elevated train tracks. The presence of these tracks presents both a benefit and a drawback to commercial development along the street. While the overhead transit center attracts commuters and other pedestrian traffic, visibility from the street and vehicular access is somewhat encumbered by the overhead tracks. In order to establish better visibility, in addition to accommodating its parking needs, most larger-scale, contemporary retail development is set back from the street. The parcel depths along 63<sup>rd</sup> Street are not large enough to accommodate these more modern layouts of large-scale retail development.

**East 67<sup>th</sup> Street.** The portion of East 67<sup>th</sup> Street that is located within the RPA has widely inconsistent land uses and ill-configured parcel layouts. Portions of East 67<sup>th</sup> Street serve as commercial/retail uses while other portions of the street include multi-family and single-family residential buildings. Additionally, the street in several places has mismatched parcel depths and orientation. There are buildings along the frontage of the street that are oriented towards 67<sup>th</sup> Street while others are oriented towards residential streets. The parcel orientation along 67<sup>th</sup> Street makes it difficult to encourage a harmonious development pattern for future development projects.

**South Chicago Avenue.** The northeast frontage of South Chicago Avenue between East 67<sup>th</sup> Street and East 69<sup>th</sup> Street features a myriad of land uses that are incompatible with contemporary development standards and could be regarded as deleterious. This two-block stretch of South Chicago Avenue contains light industrial, retail, mixed-use buildings (ground

floor commercial with residential in upper floors), and single-family homes. The land uses bear no relationship to one another and appear to be developed without the benefit of any community planning.

As discussed in the History of the Area section, the Woodlawn community area was designated as conservation area in the 1940s but a plan was never implemented to curtail neighborhood decline. The lack of an implementation plan has stalled redevelopment present day and has caused the West Woodlawn RPA to presently qualify as a conservation district.

## **MINOR FACTORS**

### **1. Deleterious Land Use and Layout**

The deleterious land use and layout factor was found to be present in the RPA in instances where conflicting land uses and improper or unsafe interactions of parcels and rights-of-way were observed. Throughout much of the RPA, vacant parcels are present along commercial corridors and interspersed with residential parcels. Many of these parcels are unsecured or insufficiently secured and contain trash, construction materials, and other debris that create a health and safety hazard for nearby residents, especially children. Approximately 10 percent of the RPA's land area consists of unsecured vacant land parcels. The extensive presence of these conditions is incompatible with nearby residential property and serves to break up the fabric of the neighborhood.

### **2. Excessive Vacancy**

Approximately 9 percent (134 buildings) of the RPA's buildings were observed to be more than 50 percent vacant. There are several residential blocks that have vacant homes which are boarded up or have City notices on the doors. Coupled with the number of vacant lots within the RPA boundary, vacancy appears to be a chronic problem within the RPA. The presence of these vacant buildings shows disinvestment in the housing stock and also brings down the property values of surrounding occupied homes.



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

### ***Redevelopment Needs of the West Woodlawn RPA***

The existing land use pattern and conditions in the West Woodlawn RPA suggest three redevelopment needs for the area:

1. Resources for commercial, residential, and mixed-use development and rehabilitation;
2. Infrastructure improvements, streetscaping, and buffering/screening between land uses; and
3. Property assembly, demolition, and site preparation.

The Redevelopment Plan and Project identifies tools the City will use to guide redevelopment in the West Woodlawn RPA to create, promote, and sustain a vibrant mixed use community. The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the West Woodlawn RPA. The proposed public improvements outlined in the Redevelopment Plan and Project will help to create an environment conducive to private investment and redevelopment within the West Woodlawn RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to rehabilitate older buildings, improve, or repair RPA public facilities and/or infrastructure, and provide streetscape improvements. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

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

Goals, objectives, and strategies are designed to address the need for redevelopment within the overall framework of the Redevelopment Plan and Project for the use of anticipated tax increment funds generated within the West Woodlawn RPA.

**Goal.** The overall goal of the Redevelopment Plan is to reduce or eliminate the conditions that qualify the West Woodlawn RPA as a conservation area, and to provide the mechanisms necessary to support public and private development and improvements in the RPA. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment in rehabilitation of existing structures and new development. Eliminating these conditions and facilitating development within the RPA will facilitate reestablishment of the RPA as a cohesive and vibrant mixed-use area that provides a broad range of both housing opportunities and commercial/retail uses, while accommodating public and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial, and housing conditions; improve the relationship between the area's land uses; and attract private redevelopment.

**Objectives.** Eleven broad objectives support the overall goal of area-wide revitalization of the West Woodlawn RPA. These include:

1. Facilitate sustainable residential development and redevelopment that will accommodate current and future residents of the RPA, including a range of income levels and a variety of housing tenure (ownership versus rental);
2. Encourage high-quality retail development that promotes a lively pedestrian environment, incorporates enhanced plazas and green spaces, provides sufficient off-street parking, and adequately serves households residing in the area;
3. Improve the quality and quantity of existing open space, plazas, and streetscape elements to provide the community with safe, attractive public gathering spaces;
4. Promote new commercial and residential development and redevelopment that is “transit-oriented” in nature and reflects site design and mixes of uses that promote transit ridership and accessibility
5. Provide resources for the rehabilitation and modernization of existing structures and the reuse and rehabilitation of architecturally and historically significant structures, especially those identified as “orange” on the Chicago Historic Resources Survey;
6. Provide resources for creation and/or improvement of community facilities to provide health/wellness, education, social support, and job training opportunities for RPA residents;
7. Improve vehicular circulation throughout the RPA, through improvements to streets, alleys and loading areas;
8. Improve public transit facilities within the RPA, including encouragement of upgrades to Chicago Transit Authority properties and facilities;
9. Replace or repair public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, alleys, bridges, and viaducts;
10. Provide opportunities for women-owned, minority-owned, and locally-owned businesses to share in job opportunities associated with the redevelopment of the West Woodlawn RPA, particularly in the design and construction industries; and
11. Support job training and welfare to work programs and increase employment opportunities for City and neighborhood residents;

**Strategies.** These objectives will be implemented through four specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the West Woodlawn RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are

intended to complement and not replace existing funding sources for public improvements in the RPA. These improvements may include improvement of new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Redevelopment Plan and Project. 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.

2. **Encourage Private Sector Activities and Support Rehabilitation of Existing Buildings.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements, in addition to programming such as job training and retraining, that are consistent with the goals of this Redevelopment Plan and Project. The City may enter into redevelopment agreements or intergovernmental agreements with private or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

The City requires that developers who receive TIF assistance for market-rate housing set aside twenty percent (20 percent) of the units to meet affordability criteria established by the City’s Department of Community Development or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred percent (100 percent) of the area median income, and affordable rental units should be affordable to persons earning no more than sixty percent (60 percent) of the area median income. TIF funds can also be used to pay for up to fifty percent (50 percent) of the cost of construction or up to seventy five percent (75 percent) of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

3. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the West Woodlawn RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Facilitate Property Assembly, Demolition, and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land, and to assemble and prepare sites in order to undertake projects in support of this Redevelopment Plan and Project. To meet the goals of this Redevelopment Plan and Project, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program, or other programs and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance, or dedication for the construction of

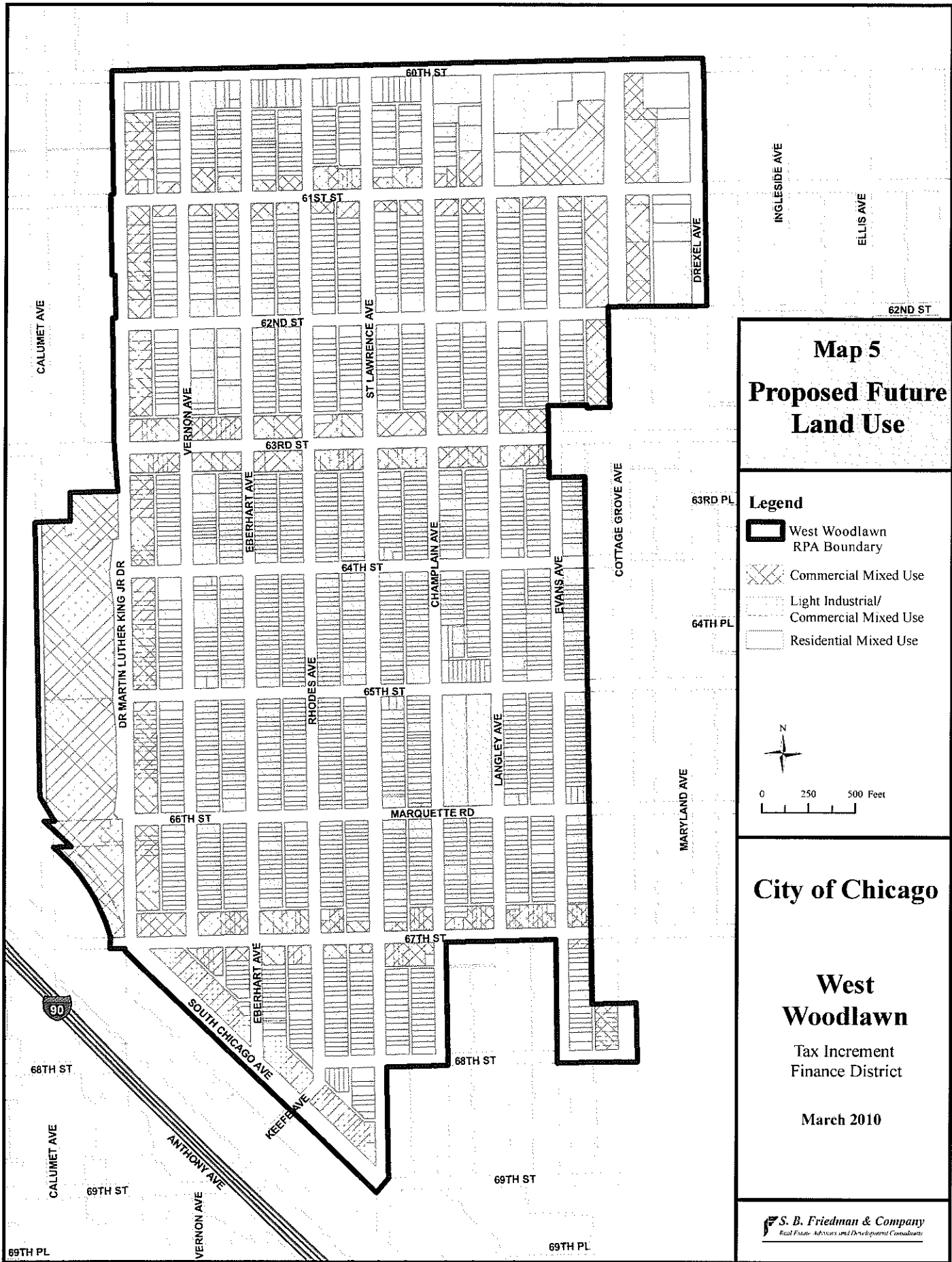
public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

The proposed future land use of the West Woodlawn RPA reflects the objectives of the Redevelopment Plan and Project, which are to provide resources for the rehabilitation of existing structures, facilitate diverse new residential and retail development, upgrade public infrastructure, enhance pedestrian and vehicular circulation, improve transit facilities, and enhance the quality of community and open space resources within the RPA.

The proposed future land use for the RPA is a mixed-use (residential, retail/commercial, and public/institutional) district, as shown on Map 5. This proposed future land use is consistent with historical land use patterns and current redevelopment trends in and around the RPA, as well as the need to serve the community with modern facilities of the types noted above. The proposed future land use within the RPA includes a range of residential and retail/commercial uses; residential units above retail and commercial uses; and educational, civic, and institutional uses.

The proposed future land uses shown on Map 5 are the predominant uses and are not exclusive of any other uses. The uses shown are for the purposes of guiding the Redevelopment Plan and do not supersede zoning. The proposed land uses described herein will be approved by the Chicago Plan Commission prior to its adoption by the City Council.



# Map 5 Proposed Future Land Use

**Legend**

- West Woodlawn RPA Boundary
- Commercial Mixed Use
- Light Industrial/  
Commercial Mixed Use
- Residential Mixed Use

63RD PL  
64TH PL

0 250 500 Feet

**City of Chicago**

**West Woodlawn**  
Tax Increment Finance District

March 2010

***Assessment of Housing Impact***

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study in the redevelopment project plan.

The RPA contains an estimated 5,054 inhabited residential units. Since the redevelopment project area contains more than 75 units, a Housing Impact Study is required by the Act and was prepared by *S. B. Friedman & Company*. The results of the Housing Impact Study are described in a separate report which presents certain factual information required by the Act. The report is entitled “*West Woodlawn Redevelopment Project Area Tax Increment Finance District Housing Impact Study*,” and is attached as Appendix 3 to this Plan.

## ***5. Financial Plan***

### ***Eligible Costs***

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

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

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan and Project including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the 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 interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements, and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the RPA and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Loop Community Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;

7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder 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 and Project;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 74.4-3(n)(7) of the Act;
10. Payment in lieu of taxes, as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical, or technical fields leading directly to employment incurred by one or more taxing districts, provided that such costs; (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 RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program, sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
12. Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that:
  - 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 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;



- c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - 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 redeveloper for the redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
  - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above;
13. Unless explicitly provided in the Act, the cost of construction of new, privately owned buildings shall not be an eligible redevelopment project cost;
  14. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
  15. Instead of the eligible costs provided for in 12b, 12d, and 12e above, the City may pay up to 50 percent of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
  16. The costs of daycare services for children of employees from low-income families working for businesses located within the RPA and all or a portion of the cost of operation of day care centers established by RPA businesses to serve employees from low-income families working in businesses located in the RPA. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (80%) of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area 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 and Project 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 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 that are of benefit to the general community.

**Table 2: Estimated Redevelopment Project Costs**

<b>Eligible Expenses</b>	<b>Estimated Project Costs</b>
<b>Professional Services</b> (including analysis, administration, studies, surveys, legal, marketing, etc.)	\$800,000
<b>Property Assembly</b> (including acquisition, site preparation, demolition, and environmental remediation)	\$8,000,000
<b>Rehabilitation of Existing Buildings, Fixtures, and Leasehold Improvements</b>	\$15,000,000
<b>Eligible Construction Costs (includes Affordable Housing Construction Costs)</b>	\$28,000,000
<b>Relocation Costs</b>	\$2,000,000
<b>Public Works or Improvements</b> (including streets and utilities, parks and open space, public facilities (schools & other public facilities)) (1)	\$11,500,000
<b>Job Training, Retraining, Welfare-to-Work</b>	\$500,000
<b>Interest Costs</b>	\$3,000,000
<b>Day Care Services</b>	\$500,000
<b>TOTAL REDEVELOPMENT COSTS (2), (3), (4)</b>	<b>\$69,300,000</b>

(1) This category may also include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the 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 Plan.

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

(3) The amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the 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 RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

(4) All costs are in 2009 dollars and may be increased by five percent (5%) after adjusting for annual 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.

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 and Project to the extent permitted by the Act. Each individual project cost will be reevaluated 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 and Project 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 and Project shall be deemed to incorporate such additional, expanded, or increased eligible costs as eligible costs under the Redevelopment Plan and Project, 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 3, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan and Project, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in an increase of more than five percent after adjustment for inflation in the total redevelopment project costs without a further amendment to this Redevelopment Plan and Project.

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

Each private project within the West Woodlawn 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 and Project 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 Plan and Project is adopted (by December 31, 2034, if the ordinances establishing the RPA are adopted during 2010).

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

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

incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The West Woodlawn RPA is contiguous to the Woodlawn RPA. It 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 taxes received from the West Woodlawn RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the 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 RPA, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The West Woodlawn RPA may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, *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 RPA, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the 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 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 RPA and such areas. The amount of revenue from the RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the 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 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 West Woodlawn RPA pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. 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 Eligibility Study and Redevelopment Plan and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” above. Also, the final maturity date of any such obligations that 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 Eligibility Study and Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves, and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked, or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the 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 West Woodlawn RPA is to provide an estimate of the initial EAV that the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the West Woodlawn RPA. The estimated 2008 EAV of the 2,284 parcels in the RPA is approximately \$142,623,312. The 2008 EAV is based on the Assessor Certified Assessment multiplied by the 2008 Cook County Equalization Factor. This total EAV amount, by PIN, is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the RPA will be calculated by Cook County. The Plan has utilized the Assessor Certified EAVs for the 2008 tax year; the figure is not Board Certified. If the Board Certified 2008 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the Assessor Certified EAV with the Board Certified EAV.

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

By 2033, the EAV for the West Woodlawn RPA will be approximately \$263,628,381. This estimate is based on several key assumptions, including: 1) an inflation factor of two-and-one-half percent (2.5 percent) per year on the EAV of all properties within the West Woodlawn RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.9058 (2008 equalization factor) throughout the life of the RPA; and 3) estimated increment generated from the redevelopment of one of the RPA’s large housing complexes.

## 6. Required Findings and Tests

### *Lack of Growth and Private Investment*

The City is required under the Act 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. To investigate a lack of growth and private investment within the West Woodlawn RPA, *S. B. Friedman & Company* obtained and analyzed data for all building permits issued within the RPA between 2004 and 2009. This data was provided by the Department of Buildings. In addition, tax assessment data provided by the Cook County Assessor was analyzed for both the RPA and the City of Chicago.

A review of building permit data indicates that 1,283 building permits were issued within the West Woodlawn RPA between January 2004 and July 2009. Of this number, 11 permits (0.8%) were issued for new construction and 49 permits (3.8%) were issued for substantial rehabilitation of existing buildings in the RPA. The remaining permits were issued for minor additions (e.g. porches), repairs, or to address a previous code violation. Over the five years studied, new construction permits were issued for 11 primary structures, comprised of eight residential buildings (24 units), three retail structures, and one office building.

The value of new construction and rehabilitation permits issued in the RPA during this time period totaled approximately \$54 million. However, \$45 million of the total value was assigned to one office building that is owned by the University of Chicago. The remaining permit value, \$9 million, covers 10 development projects that primarily consist of smaller residential (three units or less) and retail properties. The \$9 million in permit value accounts for less than three percent of the total assessor's market value for the RPA per year. This rate of investment is very low when compared to the overall value of private property within the RPA, which is currently estimated to exceed \$306 million, based on assessments made by the Cook County Assessor.

The most recent Equalized Assessed Value (EAV) of the RPA reflects the downward trend in housing values that has affected most of the general market. At its peak between 2005 and 2006, the EAV for the RPA increased nearly 50 percent. Market values during this time period, particularly for housing, skyrocketed and were overinflated. This conclusion is further evidenced by the subsequent decrease in value two years later. The change in EAV between 2007 and 2008 was negative and it is anticipated that values will decline further in 2009. The table below displays the percentage change in EAV between 2003 and 2008.

**Table 3: Year to Year Percentage Change in EAV (2003-2008)**

	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
<b>West Woodlawn RPA</b>	-0.50%	9.20%	47.10%	5.20%	-0.90%

Given the decline in EAV, limited new construction activity, and widespread vacancy present within the RPA (as discussed in the Eligibility Study section), it is likely that public intervention

is necessary to correct and restore private development activity. Additionally, the extensive infrastructure needs of the West Woodlawn RPA, as well as the high cost of rehabilitating structures that have become obsolescent, significantly deteriorated, or have fallen below current standards for new development, it is unlikely that the West Woodlawn RPA will see substantial private investment without public intervention such as that envisioned in this Redevelopment Plan and Project.

*Finding: The Redevelopment Project Area (West Woodlawn RPA) on the whole has not been subject to growth and development through significant investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan and Project.*

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

The West Woodlawn Redevelopment Plan and Project 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 uses described in this Redevelopment Plan and Project will be approved by the Chicago Plan Commission prior to its adoption by the City Council.

### ***Dates of Completion***

The dates of completion of the project and retirement of obligations are described under “Phasing and Scheduling of the Redevelopment” in Section 5 above.

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

As explained above, without the adoption of this Redevelopment Plan and Project and tax increment financing, the West Woodlawn RPA is not expected to see substantial investment from private enterprise. As a result, there is a genuine threat that property values in the area will stagnate or decline. This would 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. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting both public and private development in the West Woodlawn RPA.

This Redevelopment Plan and Project 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 by the City) may be used to pay eligible redevelopment project costs for the West Woodlawn RPA. At the time when the West Woodlawn RPA is no longer in place under the Act, the real estate tax revenues resulting from

the redevelopment of the West Woodlawn RPA will be distributed to all taxing districts levying taxes against property located in the West Woodlawn 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***

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the West Woodlawn RPA and, with the cooperation of the other affected taxing districts, will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the West Woodlawn RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity to the RPA boundaries:

#### **1. City of Chicago**

- E47 Fire Station, 432 E. Marquette Road
- 3<sup>rd</sup> District Police Station, 7040 S. Cottage Grove Avenue

#### **2. Chicago Board of Education**

- Sexton Elementary School, 6020 S. Langley Avenue
- Fiske Elementary School, 6145 S. Ingleside Avenue
- Till Elementary Math & Science Academy, 6543 S. Champlain Avenue
- Dulles Elementary, 6311 S. Calumet Avenue

#### **3. Chicago School Finance Authority**

#### **4. Chicago Park District**

- Washington Park, 5531 S. King Drive
- Park No. 524, 6200 S. Drexel Avenue
- Midway Plaisance, 5950 S. Woodlawn Avenue

#### **5. Chicago Park District Aquarium and Museum Bonds**

#### **6. City of Chicago Library Fund**

- Bessie Coleman Library, 731 E. 63<sup>rd</sup> Street

#### **7. Chicago Community College District 508**

#### **8. Metropolitan Water Reclamation District of Greater Chicago**



## 9. County of Cook

### 10. Cook County Forest Preserve District

Map 6 illustrates the locations of community facilities operated by the above listed taxing districts within or in close proximity to the West Woodlawn RPA. Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of the increased demand 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 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, and recycling and sanitation services arising from residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the West Woodlawn RPA can be handled adequately by City police, fire protection, sanitary collection and recycling services, and programs currently maintained and operated by the City. The redevelopment of the West Woodlawn RPA will not require expansion of services in this area.

**City of Chicago Library Fund.** The Library Fund, supported primarily by property taxes, provides for the operation and maintenance of City of Chicago public libraries. Additional costs to the City for library services arising from residential development may occur. However, it is expected that any increase in demand for City library services and programs associated with the West Woodlawn RPA can be handled adequately by existing City library services. The redevelopment of the West Woodlawn RPA will not require expansion of services in this area.

**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 possible that some families who purchase housing or rent new apartments in the West Woodlawn 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 the existing capacity of public schools that serve residents of the RPA.

Existing capacity was verified through data provided from the Department of School Demographics and Planning at the Chicago Public Schools (CPS). According to information from CPS, design capacity for a school is determined by counting the total number of classrooms and multiplying that number by 30. In elementary and middle schools, program capacity is calculated as 80% of the design capacity, allowing schools to use a percentage of classroom space for non-traditional learning spaces (e.g., art rooms, music rooms, computer rooms). In a high school, scheduling and more student/teacher mobility allow program capacity to be 100% of

the design capacity.

Data obtained from CPS reveal that the elementary (PK-8) and high schools that include the West Woodlawn RPA in their respective catchment areas currently operate at the following capacities:

School Name	Address	School Type	Inside/ Outside RPA	Enroll- ment	Enroll- ment Design Capacity	Enroll- ment as % of Design Capacity
Sexton Elementary School	6020 S. Langley Avenue	K-8	Inside	423	1,170	36.2%
Fiske Elementary School	6145 S. Ingleside Avenue	K-8	Outside	325	705	46.1%
Till Elementary Math & Science Academy	6543 S. Champlain Avenue	K-8	Inside	639	1,755	36.4%
Dulles Elementary School	6311 S. Calumet Avenue	K-8	Outside	429	1,140	37.6%
Hyde Park Area High School	6220 S. Stony Island	9-12	Outside	1,962	1,962	87%

All schools currently serving residents within the RPA have enrollments that are below their design capacity. Any increase in households with school aged children would likely not significantly impact the overall enrollment of these facilities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the West Woodlawn RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands on the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

**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.

**Metropolitan Water Reclamation District.** This district provides the main trunk lines for the collection of wastewater 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 West Woodlawn RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago.

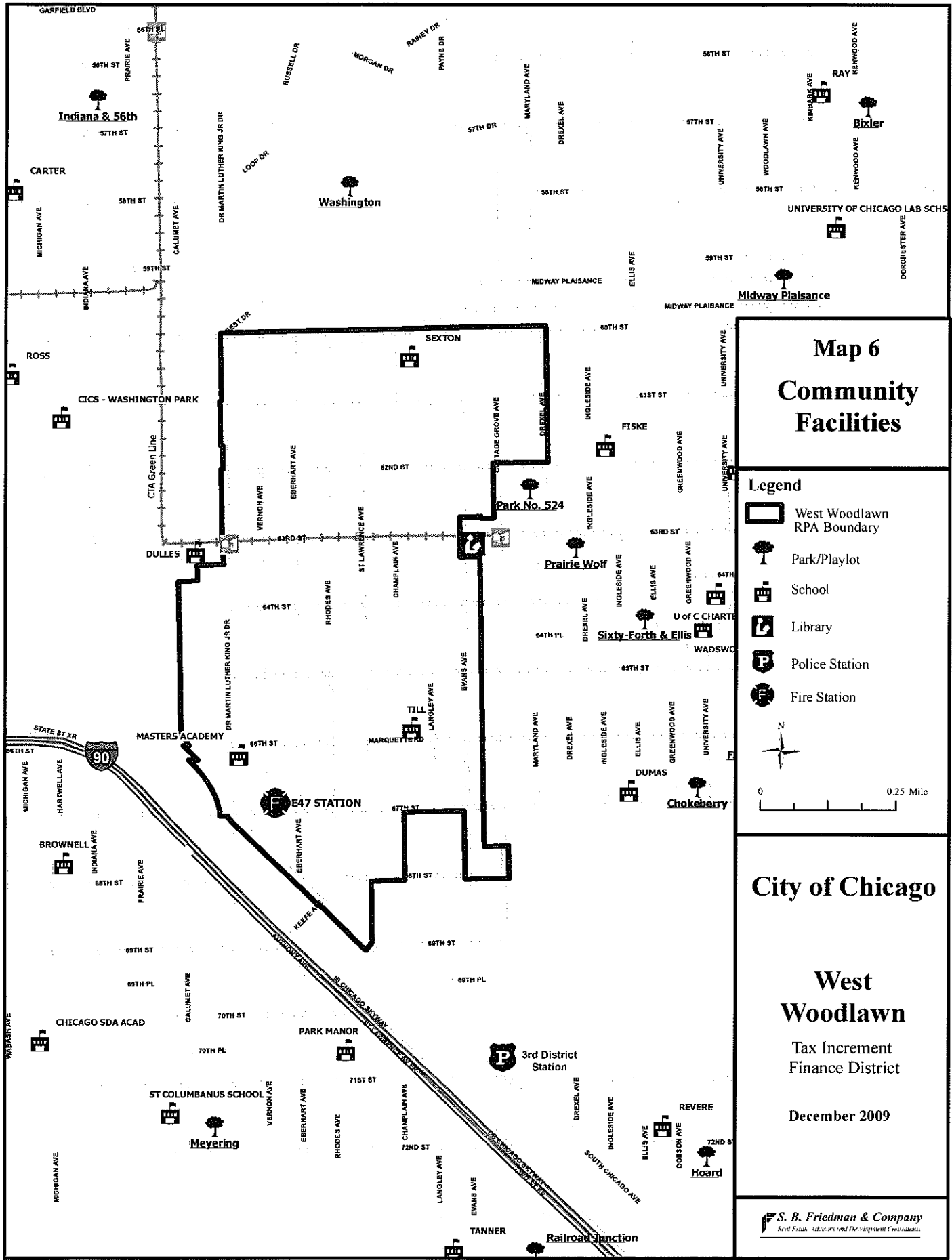
Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

**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 this taxing district. Should demand increase, the City will work with the taxing district 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 nature of the Redevelopment Plan and Project, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot be wholly predicted within the scope of this plan.



# Map 6 Community Facilities

**Legend**

- West Woodlawn RPA Boundary
- Park/Playlot
- School
- Library
- Police Station
- Fire Station

N

0 0.25 Mile

**City of Chicago**

## West Woodlawn

Tax Increment  
Finance District

December 2009

## ***7. Provisions for Amending Redevelopment Plan and Project***

This Redevelopment Plan and Project 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 and Project. However, the City shall have the right in its sole discretion to exempt certain small businesses, residential property owners, and developers from the above.

- 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, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B. Meeting the City's standards for participation of twenty four percent (24%) Minority Business Enterprises and four percent (4%) Women Business Enterprises and the City Resident Construction Worker Employment Requirement 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. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

*Appendix 1:  
Boundary and Legal Description*

## **WEST WOODLAWN TIF LEGAL DESCRIPTION**

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF SECTION 15, THE NORTHEAST QUARTER OF SECTION 22, THE NORTHWEST QUARTER OF SECTION 22, THE SOUTHEAST QUARTER OF SECTION 22, THE SOUTHWEST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23 ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 60TH STREET, 66 FEET WIDE, AND THE WEST LINE OF DR. MARTIN LUTHER KING JR. DRIVE, 66 FEET WIDE, SAID INTERSECTION BEING IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF EAST 60TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SOUTH DREXEL AVENUE;

THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE OF SOUTH DREXEL AVENUE AND ALONG SAID EAST LINE TO NORTH LINE OF EAST 62ND STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 62ND STREET TO THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF THE 16 FOOT ALLEY, VACATED BY ORDINANCE PASSED SEPTEMBER 11, 1968 AND RECORDED OCTOBER 28, 1968 AS DOCUMENT 20658363, LYING SOUTH OF AND ADJOINING LOT 18 IN BLOCK 2 OF THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

THENCE WEST ALONG THE SOUTH LINE OF SAID VACATED 16 FOOT ALLEY TO THE WEST LINE OF SAID LOT 18 EXTENDED SOUTH;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 18 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING LOT 25 IN BLOCK 2 OF THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, AFORESAID;

THENCE WEST ALONG THE EASTERLY EXTENSION OF NORTH LINE OF THE SAID 16 FOOT PUBLIC ALLEY, ALONG SAID NORTH LINE AND ALONG THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF SOUTH EVANS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH EVANS AVENUE TO WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 1 OF LORING AND GIBBS SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, AFORESAID;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 AND ALONG SAID NORTH LINE TO THE WEST LINE OF THE 16 FOOT PUBLIC ALLEY LYING EAST OF SAID SOUTH EVANS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE 16 FOOT PUBLIC ALLEY LYING EAST OF SAID SOUTH EVANS AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 1 IN A.J. HAWHE'S SOUTH PARK SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE



## **WEST WOODLAWN TIF LEGAL DESCRIPTION**

NORTH THREE QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14, ALONG SAID SOUTH LINE AND ALONG THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 68TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 68TH STREET AND ALONG SAID SOUTH LINE TO THE WEST LINE OF SOUTH EVANS STREET;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EVANS STREET TO THE SOUTH LINE OF EAST 67TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 67TH STREET TO THE EAST LINE OF SOUTH CHAMPLAIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CHAMPLAIN AVENUE TO THE SOUTH LINE OF EAST 68TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 68TH STREET TO THE EAST LINE OF SOUTH ST. LAWRENCE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH ST. LAWRENCE AVENUE TO THE NORTH LINE OF EAST 69TH STREET;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE AND THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE TO THE INTERSECTION WITH THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE SOUTH LINE OF EAST MARQUETTE ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF EAST MARQUETTE ROAD TO A LINE PERPENDICULAR TO THE NORTH LINE OF EAST MARQUETTE ROAD AT A POINT 75.46 FEET EAST OF THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE AS MEASURED ALONG SAID NORTH LINE OF EAST MARQUETTE ROAD;

THENCE NORTH ALONG SAID PERPENDICULAR LINE TO THE NORTH LINE OF EAST MARQUETTE ROAD, BEING ALSO THE SOUTH LINE OF BLOCK 4 IN L.C.P. FREER'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 (EXCEPT PART OCCUPIED BY RAILROAD);

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF PROPERTY ACQUIRED BY DEEDS AND EASEMENTS FOR THE CALUMET SKYWAY TOLL BRIDGE PURSUANT TO ORDINANCE PASSED BY CITY COUNCIL JUNE 16, 1955, A DISTANCE OF 464.82 FEET AS MEASURED ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1597.28 FEET AND WHOSE CHORD HAS AN

## WEST WOODLAWN TIF LEGAL DESCRIPTION

ANGLE OF 63 DEGREES, 16 MINUTES, 30 SECONDS TO THE RIGHT WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 4;

THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, BEING A STRAIGHT LINE HAVING AN ANGLE OF 9 DEGREES, 19 MINUTES, 35 SECONDS TO THE LEFT WITH THE EXTENSION OF THE AFORESAID CHORD TO A LINE 140 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 4;

THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 140 FEET OF BLOCK 4 TO THE INTERSECTION WITH A LINE 350 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY OF THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD;

THENCE NORTHWESTERLY ALONG SAID LINE 350 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY OF THE LAKE SHORE AND MICHIGAN SOUTHERN RAILROAD TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF SOUTH CALUMET AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF SOUTH CALUMET AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 3 IN L.C.P. FREER'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 3 AND ALONG THE SOUTH LINE THEREOF, TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF PROPERTY ACQUIRED BY DEEDS AND EASEMENTS FOR THE CALUMET SKYWAY TOLL BRIDGE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF PROPERTY ACQUIRED BY DEEDS AND EASEMENTS FOR THE CALUMET SKYWAY TOLL BRIDGE TO THE INTERSECTION WITH THE WEST LINE OF SOUTH CALUMET AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH CALUMET AVENUE TO A LINE 383 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT (BLOCK) 1 IN L.C.P. FREER'S SUBDIVISION, AFORESAID;

THENCE EAST ALONG SAID PARALLEL LINE TO A LINE 120 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH CALUMET AVENUE (AS ORIGINALLY PLATTED);

THENCE NORTH ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF THE NORTH 233 FEET OF SAID LOT 1;

THENCE EAST ALONG SAID PARALLEL LINE TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE, BEING THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 141.0 FEET TO THE POINT TANGENCY WITH A LINE EXTENDING SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTH LINE OF EAST 63RD STREET AND THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE;

THENCE NORTHWESTERLY ALONG SAID TANGENT LINE TO THE INTERSECTION OF THE NORTH LINE OF EAST 63RD STREET AND THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE;

## WEST WOODLAWN TIF LEGAL DESCRIPTION

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (50 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15) TO THE SOUTH LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6 AND 12 IN WILSON, HEALD AND STEBBIN'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 9 TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (33 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF LOTS 6 AND 12 IN WILSON, HEALD AND STEBBIN'S SUBDIVISION, AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (50 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE NORTH LINE OF EAST 61ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 61ST STREET TO THE WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE (33 FEET WEST OF THE LINE BETWEEN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SAID SECTION 15);

THENCE NORTH ALONG SAID WEST LINE OF SOUTH DR. MARTIN LUTHER KING JR. DRIVE TO THE NORTH LINE OF EAST 60TH STREET AND THE POINT OF BEGINNING;

THIS LEGAL DESCRIPTION FOR WEST WOODLAWN TIF, DATED DECEMBER 28, 2009, WAS PREPARED BY:  
NAKAWATASE WYNS & ASSOCIATES, INC.

JAMES E. RORES  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2394  
LICENSE EXPIRES NOVEMBER 30, 2010

*Appendix 2*

*Summary of Estimated 2008 Equalized Assessed Value  
by Property Index Number (PIN)*

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1	20-14-301-001-0000	\$25,080	\$72,877
2	20-14-301-002-0000	\$0	\$0
3	20-14-301-003-0000	\$0	\$0
4	20-14-301-008-0000	\$0	\$0
5	20-14-301-024-0000	\$4,938	\$14,349
6	20-14-301-026-0000	\$0	\$0
7	20-14-301-027-0000	\$78,805	\$228,992
8	20-14-307-001-0000	\$31,427	\$91,321
9	20-14-307-002-0000	\$61,833	\$179,674
10	20-14-307-007-0000	\$13,662	\$39,699
11	20-14-307-008-0000	\$27,324	\$79,398
12	20-14-307-016-0000	\$230,624	\$670,147
13	20-14-307-018-0000	\$107,968	\$313,733
14	20-14-307-019-0000	\$96,993	\$281,842
15	20-14-307-020-0000	\$13,426	\$39,013
16	20-15-401-001-0000	\$0	\$0
17	20-15-401-002-0000	\$27,018	\$78,509
18	20-15-401-003-0000	\$16,669	\$48,437
19	20-15-401-004-0000	\$4,977	\$14,462
20	20-15-401-005-0000	\$31,389	\$91,210
21	20-15-401-006-0000	\$40,576	\$117,906
22	20-15-401-007-0000	\$5,775	\$16,781
23	20-15-401-010-0000	\$0	\$0
24	20-15-401-011-0000	\$0	\$0
25	20-15-401-012-0000	\$5,813	\$16,891
26	20-15-401-014-0000	\$41,803	\$121,471
27	20-15-401-015-0000	\$13,882	\$40,338
28	20-15-401-016-0000	\$10,780	\$31,325
29	20-15-401-017-0000	\$9,026	\$26,228
30	20-15-401-018-0000	\$34,111	\$99,120
31	20-15-401-019-0000	\$18,658	\$54,216
32	20-15-401-020-0000	\$17,784	\$51,677
33	20-15-401-021-0000	\$15,775	\$45,839
34	20-15-401-022-0000	\$17,680	\$51,375
35	20-15-401-023-0000	\$40,707	\$118,286
36	20-15-401-024-0000	\$0	\$0
37	20-15-401-025-0000	\$0	\$0
38	20-15-401-026-0000	\$42,445	\$123,337
39	20-15-401-027-0000	\$24,797	\$72,055
40	20-15-401-028-0000	\$3,109	\$9,034

No.	PIN	2008 Proposed AV	2008 Proposed EAV
41	20-15-401-029-0000	\$19,029	\$55,294
42	20-15-401-030-1001	\$2,721	\$7,907
43	20-15-401-030-1002	\$2,721	\$7,907
44	20-15-401-030-1003	\$2,706	\$7,863
45	20-15-401-030-1004	\$2,721	\$7,907
46	20-15-401-030-1005	\$2,721	\$7,907
47	20-15-401-030-1006	\$2,706	\$7,863
48	20-15-401-031-1001	\$26,554	\$77,161
49	20-15-401-031-1002	\$27,027	\$78,535
50	20-15-401-031-1003	\$14,920	\$43,355
51	20-15-401-031-1004	\$15,505	\$45,054
52	20-15-401-031-1005	\$14,840	\$43,122
53	20-15-401-031-1006	\$15,268	\$44,366
54	20-15-401-032-1001	\$16,028	\$46,574
55	20-15-401-032-1002	\$16,316	\$47,411
56	20-15-401-032-1003	\$16,316	\$47,411
57	20-15-401-032-1004	\$16,316	\$47,411
58	20-15-401-032-1005	\$16,316	\$47,411
59	20-15-401-032-1006	\$16,316	\$47,411
60	20-15-401-032-1007	\$1,027	\$2,984
61	20-15-401-032-1008	\$1,027	\$2,984
62	20-15-401-032-1009	\$1,027	\$2,984
63	20-15-401-032-1010	\$1,027	\$2,984
64	20-15-401-032-1011	\$1,027	\$2,984
65	20-15-402-002-0000	\$30,515	\$88,670
66	20-15-402-004-0000	\$4,812	\$13,983
67	20-15-402-005-0000	\$2,406	\$6,991
68	20-15-402-006-0000	\$0	\$0
69	20-15-402-007-0000	\$2,406	\$6,991
70	20-15-402-008-0000	\$42,668	\$123,985
71	20-15-402-009-0000	\$22,940	\$66,659
72	20-15-402-010-0000	\$25,411	\$73,839
73	20-15-402-011-0000	\$2,406	\$6,991
74	20-15-402-012-0000	\$24,885	\$72,311
75	20-15-402-013-0000	\$0	\$0
76	20-15-402-014-0000	\$24,605	\$71,497
77	20-15-402-015-0000	\$26,918	\$78,218
78	20-15-402-016-0000	\$52,591	\$152,819
79	20-15-402-017-0000	\$1,749	\$5,082
80	20-15-402-018-0000	\$31,315	\$90,995

No.	PIN	2008 Proposed AV	2008 Proposed EAV
81	20-15-402-019-0000	\$43,968	\$127,762
82	20-15-402-020-0000	\$35,575	\$103,374
83	20-15-402-021-0000	\$27,309	\$79,354
84	20-15-402-022-0000	\$4,812	\$13,983
85	20-15-402-023-0000	\$2,406	\$6,991
86	20-15-402-024-0000	\$2,406	\$6,991
87	20-15-402-025-0000	\$47,129	\$136,947
88	20-15-402-026-0000	\$37,151	\$107,953
89	20-15-402-027-0000	\$28,500	\$82,815
90	20-15-402-028-0000	\$38,086	\$110,670
91	20-15-402-029-0000	\$618,209	\$1,796,392
92	20-15-403-001-0000	\$28,835	\$83,789
93	20-15-403-002-0000	\$25,326	\$73,592
94	20-15-403-003-0000	\$0	\$0
95	20-15-403-004-0000	\$49,018	\$142,437
96	20-15-403-005-0000	\$45,619	\$132,560
97	20-15-403-007-0000	\$4,851	\$14,096
98	20-15-403-008-0000	\$1,554	\$4,516
99	20-15-403-009-0000	\$23,378	\$67,932
100	20-15-403-010-0000	\$17,844	\$51,851
101	20-15-403-011-0000	\$16,945	\$49,239
102	20-15-403-012-0000	\$8,208	\$23,851
103	20-15-403-013-0000	\$16,537	\$48,053
104	20-15-403-014-0000	\$16,527	\$48,024
105	20-15-403-015-0000	\$17,169	\$49,890
106	20-15-403-016-0000	\$28,589	\$83,074
107	20-15-403-017-0000	\$0	\$0
108	20-15-403-018-0000	\$25,808	\$74,993
109	20-15-403-021-0000	\$17,660	\$51,316
110	20-15-403-022-0000	\$45,600	\$132,504
111	20-15-403-024-0000	\$25,885	\$75,217
112	20-15-403-025-0000	\$27,616	\$80,247
113	20-15-403-026-0000	\$0	\$0
114	20-15-403-027-0000	\$1,705	\$4,954
115	20-15-403-028-0000	\$24,886	\$72,314
116	20-15-403-029-0000	\$1,705	\$4,954
117	20-15-403-030-0000	\$25,675	\$74,606
118	20-15-403-031-0000	\$33,471	\$97,260
119	20-15-403-032-0000	\$25,164	\$73,122
120	20-15-403-033-0000	\$8,021	\$23,307
121	20-15-403-034-0000	\$29,001	\$84,271
122	20-15-403-035-0000	\$36,195	\$105,175
123	20-15-403-036-1001	\$11,549	\$33,559
124	20-15-403-036-1002	\$11,549	\$33,559
125	20-15-403-036-1003	\$11,549	\$33,559
126	20-15-403-036-1004	\$11,549	\$33,559

No.	PIN	2008 Proposed AV	2008 Proposed EAV
127	20-15-403-036-1005	\$10,143	\$29,474
128	20-15-403-036-1006	\$10,143	\$29,474
129	20-15-403-036-1007	\$1,676	\$4,870
130	20-15-403-036-1008	\$1,676	\$4,870
131	20-15-403-036-1009	\$1,676	\$4,870
132	20-15-403-036-1010	\$1,676	\$4,870
133	20-15-403-037-1001	\$24,793	\$72,043
134	20-15-403-037-1002	\$28,175	\$81,871
135	20-15-403-037-1003	\$28,499	\$82,812
136	20-15-403-037-1004	\$30,429	\$88,421
137	20-15-403-038-1001	\$17,677	\$51,366
138	20-15-403-038-1002	\$26,266	\$76,324
139	20-15-403-038-1003	\$25,758	\$74,848
140	20-15-403-038-1004	\$26,266	\$76,324
141	20-15-404-001-0000	\$0	\$0
142	20-15-404-002-0000	\$23,765	\$69,056
143	20-15-404-004-0000	\$25,536	\$74,203
144	20-15-404-006-0000	\$0	\$0
145	20-15-404-007-0000	\$0	\$0
146	20-15-404-008-0000	\$0	\$0
147	20-15-404-009-0000	\$2,278	\$6,619
148	20-15-404-010-0000	\$25,578	\$74,325
149	20-15-404-011-0000	\$25,529	\$74,182
150	20-15-404-012-0000	\$23,399	\$67,993
151	20-15-404-013-0000	\$29,091	\$84,533
152	20-15-404-014-0000	\$29,430	\$85,518
153	20-15-404-015-0000	\$28,458	\$82,693
154	20-15-404-016-0000	\$1,535	\$4,460
155	20-15-404-017-0000	\$32,593	\$94,709
156	20-15-404-018-0000	\$32,855	\$95,470
157	20-15-404-019-0000	\$31,668	\$92,021
158	20-15-404-020-0000	\$26,576	\$77,225
159	20-15-404-021-0000	\$29,549	\$85,863
160	20-15-404-022-0000	\$0	\$0
161	20-15-404-024-0000	\$29,949	\$87,026
162	20-15-404-025-0000	\$30,585	\$88,874
163	20-15-404-026-0000	\$0	\$0
164	20-15-404-029-0000	\$2,242	\$6,515
165	20-15-404-030-0000	\$28,414	\$82,565
166	20-15-404-031-0000	\$26,964	\$78,352
167	20-15-404-032-0000	\$0	\$0
168	20-15-404-034-0000	\$13,431	\$39,028
169	20-15-404-035-0000	\$8,250	\$23,973
170	20-15-404-036-1001	\$5,586	\$16,232
171	20-15-404-036-1002	\$5,595	\$16,258
172	20-15-404-036-1003	\$5,595	\$16,258

No.	PIN	2008 Proposed AV	2008 Proposed EAV
173	20-15-404-036-1004	\$5,595	\$16,258
174	20-15-404-036-1005	\$4,982	\$14,477
175	20-15-404-036-1006	\$4,991	\$14,503
176	20-15-404-036-1007	\$4,991	\$14,503
177	20-15-404-036-1008	\$4,991	\$14,503
178	20-15-404-036-1009	\$5,356	\$15,563
179	20-15-404-036-1010	\$5,356	\$15,563
180	20-15-404-036-1011	\$5,356	\$15,563
181	20-15-404-036-1012	\$4,084	\$11,867
182	20-15-404-036-1013	\$4,084	\$11,867
183	20-15-404-036-1014	\$4,084	\$11,867
184	20-15-404-036-1015	\$2,939	\$8,540
185	20-15-404-036-1016	\$2,939	\$8,540
186	20-15-404-036-1017	\$2,939	\$8,540
187	20-15-404-037-1001	\$22,819	\$66,307
188	20-15-404-037-1002	\$15,973	\$46,414
189	20-15-404-037-1003	\$16,499	\$47,943
190	20-15-404-038-1001	\$36,679	\$106,582
191	20-15-404-038-1002	\$27,509	\$79,936
192	20-15-404-038-1003	\$27,509	\$79,936
193	20-15-405-001-0000	\$86,959	\$252,685
194	20-15-405-002-0000	\$32,000	\$92,986
195	20-15-405-003-0000	\$44,547	\$129,445
196	20-15-405-004-0000	\$39,633	\$115,166
197	20-15-405-005-0000	\$29,197	\$84,841
198	20-15-405-006-0000	\$31,524	\$91,602
199	20-15-405-007-0000	\$0	\$0
200	20-15-405-008-0000	\$34,076	\$99,018
201	20-15-405-009-0000	\$52,799	\$153,423
202	20-15-405-011-0000	\$32,458	\$94,316
203	20-15-405-012-0000	\$31,563	\$91,716
204	20-15-405-015-0000	\$44,800	\$130,180
205	20-15-405-016-0000	\$29,599	\$86,009
206	20-15-405-017-0000	\$30,314	\$88,086
207	20-15-405-018-0000	\$27,120	\$78,805
208	20-15-405-019-0000	\$26,070	\$75,754
209	20-15-405-020-0000	\$26,051	\$75,699
210	20-15-405-021-0000	\$18,023	\$52,371
211	20-15-405-022-0000	\$0	\$0
212	20-15-405-023-0000	\$14,504	\$42,146
213	20-15-405-024-0000	\$0	\$0
214	20-15-405-025-0000	\$33,312	\$96,798
215	20-15-405-027-0000	\$64,376	\$187,064
216	20-15-405-028-0000	\$6,352	\$18,458
217	20-15-405-029-0000	\$0	\$0
218	20-15-405-031-1001	\$16,984	\$49,352

No.	PIN	2008 Proposed AV	2008 Proposed EAV
219	20-15-405-031-1002	\$19,511	\$56,695
220	20-15-405-031-1003	\$20,020	\$58,174
221	20-15-405-031-1004	\$20,545	\$59,700
222	20-15-405-031-1005	\$16,984	\$49,352
223	20-15-405-031-1006	\$19,511	\$56,695
224	20-15-405-031-1007	\$20,020	\$58,174
225	20-15-405-031-1008	\$20,545	\$59,700
226	20-15-405-032-1001	\$14,883	\$43,247
227	20-15-405-032-1002	\$19,365	\$56,271
228	20-15-405-032-1003	\$19,365	\$56,271
229	20-15-405-032-1004	\$19,365	\$56,271
230	20-15-405-032-1005	\$17,317	\$50,320
231	20-15-405-032-1006	\$19,365	\$56,271
232	20-15-405-032-1007	\$19,365	\$56,271
233	20-15-405-032-1008	\$19,365	\$56,271
234	20-15-405-033-1001	\$38,002	\$110,426
235	20-15-405-033-1002	\$28,501	\$82,818
236	20-15-405-033-1003	\$28,501	\$82,818
237	20-15-406-001-0000	\$0	\$0
238	20-15-406-002-0000	\$0	\$0
239	20-15-406-003-0000	\$0	\$0
240	20-15-406-004-0000	\$29,394	\$85,413
241	20-15-406-005-0000	\$43,835	\$127,376
242	20-15-406-006-0000	\$1,512	\$4,394
243	20-15-406-007-0000	\$0	\$0
244	20-15-406-008-0000	\$24,629	\$71,567
245	20-15-406-009-0000	\$42,663	\$123,970
246	20-15-406-010-0000	\$4,273	\$12,416
247	20-15-406-019-0000	\$0	\$0
248	20-15-406-020-0000	\$0	\$0
249	20-15-406-021-0000	\$0	\$0
250	20-15-407-013-0000	\$20,689	\$60,118
251	20-15-407-014-0000	\$0	\$0
252	20-15-407-021-0000	\$0	\$0
253	20-15-407-022-0000	\$1,416,665	\$4,116,545
254	20-15-407-023-0000	\$0	\$0
255	20-15-408-001-0000	\$58,394	\$169,681
256	20-15-408-002-0000	\$42,455	\$123,366
257	20-15-408-003-0000	\$3,799	\$11,039
258	20-15-408-004-0000	\$4,812	\$13,983
259	20-15-408-005-0000	\$41,744	\$121,300
260	20-15-408-006-0000	\$0	\$0
261	20-15-408-008-0000	\$0	\$0
262	20-15-408-009-0000	\$41,802	\$121,468
263	20-15-408-010-0000	\$94,897	\$275,752
264	20-15-408-011-0000	\$69,834	\$202,924

No.	PIN	2008 Proposed AV	2008 Proposed EAV
265	20-15-408-013-0000	\$33,736	\$98,030
266	20-15-408-014-0000	\$27,237	\$79,145
267	20-15-408-015-0000	\$26,648	\$77,434
268	20-15-408-016-0000	\$27,477	\$79,843
269	20-15-408-017-0000	\$30,677	\$89,141
270	20-15-408-018-0000	\$29,963	\$87,066
271	20-15-408-019-0000	\$2,887	\$8,389
272	20-15-408-021-0000	\$44,042	\$127,977
273	20-15-408-022-0000	\$0	\$0
274	20-15-408-023-0000	\$31,972	\$92,904
275	20-15-408-024-0000	\$25,529	\$74,182
276	20-15-408-025-0000	\$27,184	\$78,991
277	20-15-408-026-0000	\$31,251	\$90,809
278	20-15-408-027-1001	\$17,549	\$50,994
279	20-15-408-027-1002	\$17,549	\$50,994
280	20-15-408-027-1003	\$17,549	\$50,994
281	20-15-408-027-1004	\$16,465	\$47,844
282	20-15-408-027-1005	\$17,549	\$50,994
283	20-15-408-027-1006	\$17,549	\$50,994
284	20-15-408-028-1001	\$18,999	\$55,207
285	20-15-408-028-1002	\$18,999	\$55,207
286	20-15-408-029-0000	\$42,510	\$123,526
287	20-15-408-030-0000	\$42,510	\$123,526
288	20-15-409-001-0000	\$0	\$0
289	20-15-409-002-0000	\$23,795	\$69,144
290	20-15-409-003-0000	\$23,032	\$66,926
291	20-15-409-004-0000	\$24,723	\$71,840
292	20-15-409-005-0000	\$29,067	\$84,463
293	20-15-409-006-0000	\$30,069	\$87,375
294	20-15-409-007-0000	\$26,172	\$76,051
295	20-15-409-008-0000	\$27,767	\$80,685
296	20-15-409-009-0000	\$31,351	\$91,100
297	20-15-409-010-0000	\$29,384	\$85,384
298	20-15-409-011-0000	\$24,897	\$72,346
299	20-15-409-014-0000	\$26,797	\$77,867
300	20-15-409-015-0000	\$62,385	\$181,278
301	20-15-409-016-0000	\$121,612	\$353,380
302	20-15-409-017-0000	\$34,282	\$99,617
303	20-15-409-018-0000	\$27,937	\$81,179
304	20-15-409-019-0000	\$26,512	\$77,039
305	20-15-409-020-0000	\$33,011	\$95,923
306	20-15-409-021-0000	\$29,373	\$85,352
307	20-15-409-022-0000	\$27,272	\$79,247
308	20-15-409-024-0000	\$31,510	\$91,562
309	20-15-409-025-0000	\$33,103	\$96,191
310	20-15-409-026-0000	\$29,790	\$86,564

No.	PIN	2008 Proposed AV	2008 Proposed EAV
311	20-15-409-027-0000	\$43,418	\$126,164
312	20-15-409-028-0000	\$26,468	\$76,911
313	20-15-409-029-0000	\$24,164	\$70,216
314	20-15-409-031-1001	\$17,680	\$51,375
315	20-15-409-031-1002	\$25,125	\$73,008
316	20-15-409-031-1003	\$25,125	\$73,008
317	20-15-409-031-1004	\$25,125	\$73,008
318	20-15-409-032-1001	\$29,330	\$85,227
319	20-15-409-032-1002	\$30,263	\$87,938
320	20-15-409-032-1003	\$22,196	\$64,497
321	20-15-409-032-1004	\$23,128	\$67,205
322	20-15-409-032-1005	\$24,605	\$71,497
323	20-15-409-032-1006	\$25,911	\$75,292
324	20-15-409-033-1001	\$44,896	\$130,459
325	20-15-409-033-1002	\$28,269	\$82,144
326	20-15-409-033-1003	\$27,571	\$80,116
327	20-15-409-033-1004	\$27,521	\$79,971
328	20-15-409-033-1005	\$27,547	\$80,046
329	20-15-409-033-1006	\$27,571	\$80,116
330	20-15-409-034-1001	\$25,459	\$73,979
331	20-15-409-034-1002	\$19,468	\$56,570
332	20-15-409-034-1003	\$23,076	\$67,054
333	20-15-409-034-1004	\$23,318	\$67,757
334	20-15-409-034-1005	\$23,076	\$67,054
335	20-15-409-034-1006	\$23,318	\$67,757
336	20-15-409-034-1007	\$23,076	\$67,054
337	20-15-409-034-1008	\$23,318	\$67,757
338	20-15-409-034-1009	\$30,388	\$88,301
339	20-15-409-034-1010	\$28,103	\$81,662
340	20-15-409-034-1011	\$23,979	\$69,678
341	20-15-409-034-1012	\$28,103	\$81,662
342	20-15-409-034-1013	\$23,979	\$69,678
343	20-15-409-034-1014	\$28,103	\$81,662
344	20-15-409-034-1015	\$23,979	\$69,678
345	20-15-409-034-1016	\$34,372	\$99,878
346	20-15-409-034-1017	\$36,433	\$105,867
347	20-15-409-034-1018	\$24,950	\$72,500
348	20-15-409-034-1019	\$29,970	\$87,087
349	20-15-409-034-1020	\$24,950	\$72,500
350	20-15-409-034-1021	\$29,970	\$87,087
351	20-15-409-034-1022	\$24,950	\$72,500
352	20-15-409-034-1023	\$29,970	\$87,087
353	20-15-410-001-0000	\$42,142	\$122,456
354	20-15-410-002-0000	\$25,700	\$74,679
355	20-15-410-003-0000	\$27,052	\$78,608
356	20-15-410-004-0000	\$41,380	\$120,242

No.	PIN	2008 Proposed AV	2008 Proposed EAV
357	20-15-410-005-0000	\$35,000	\$101,703
358	20-15-410-007-0000	\$40,900	\$118,847
359	20-15-410-008-0000	\$23,520	\$68,344
360	20-15-410-009-0000	\$24,220	\$70,378
361	20-15-410-010-0000	\$23,297	\$67,696
362	20-15-410-011-0000	\$24,630	\$71,570
363	20-15-410-012-0000	\$29,677	\$86,235
364	20-15-410-013-0000	\$37,729	\$109,633
365	20-15-410-014-0000	\$5,337	\$15,508
366	20-15-410-015-0000	\$33,478	\$97,280
367	20-15-410-016-0000	\$31,257	\$90,827
368	20-15-410-017-0000	\$27,740	\$80,607
369	20-15-410-018-0000	\$26,302	\$76,428
370	20-15-410-019-0000	\$25,868	\$75,167
371	20-15-410-020-0000	\$27,069	\$78,657
372	20-15-410-021-0000	\$0	\$0
373	20-15-410-022-0000	\$28,978	\$84,204
374	20-15-410-024-0000	\$28,660	\$83,280
375	20-15-410-025-0000	\$30,512	\$88,662
376	20-15-410-026-0000	\$28,727	\$83,475
377	20-15-410-027-0000	\$29,628	\$86,093
378	20-15-410-028-0000	\$25,027	\$72,723
379	20-15-410-029-0000	\$27,702	\$80,496
380	20-15-410-030-0000	\$24,707	\$71,794
381	20-15-410-031-0000	\$26,594	\$77,277
382	20-15-410-032-1001	\$12,412	\$36,067
383	20-15-410-032-1002	\$12,412	\$36,067
384	20-15-410-032-1003	\$11,418	\$33,178
385	20-15-410-032-1004	\$11,418	\$33,178
386	20-15-410-032-1005	\$11,919	\$34,634
387	20-15-410-032-1006	\$11,919	\$34,634
388	20-15-410-033-1001	\$26,745	\$77,716
389	20-15-410-033-1002	\$26,745	\$77,716
390	20-15-410-033-1003	\$26,745	\$77,716
391	20-15-411-001-0000	\$5,515	\$16,025
392	20-15-411-002-0000	\$30,772	\$89,417
393	20-15-411-003-0000	\$0	\$0
394	20-15-411-004-0000	\$24,156	\$70,193
395	20-15-411-005-0000	\$24,030	\$69,826
396	20-15-411-006-0000	\$26,679	\$77,524
397	20-15-411-007-0000	\$31,055	\$90,240
398	20-15-411-008-0000	\$25,443	\$73,932
399	20-15-411-009-0000	\$25,106	\$72,953
400	20-15-411-010-0000	\$25,940	\$75,376
401	20-15-411-011-0000	\$27,297	\$79,320
402	20-15-411-012-0000	\$27,668	\$80,398

No.	PIN	2008 Proposed AV	2008 Proposed EAV
403	20-15-411-013-0000	\$28,174	\$81,868
404	20-15-411-014-0000	\$26,833	\$77,971
405	20-15-411-015-0000	\$26,787	\$77,838
406	20-15-411-016-0000	\$24,937	\$72,462
407	20-15-411-017-0000	\$25,646	\$74,522
408	20-15-411-018-0000	\$0	\$0
409	20-15-411-019-0000	\$16,493	\$47,925
410	20-15-411-020-0000	\$30,946	\$89,923
411	20-15-411-021-0000	\$36,643	\$106,477
412	20-15-411-022-0000	\$35,355	\$102,735
413	20-15-411-024-0000	\$26,893	\$78,146
414	20-15-411-025-0000	\$26,837	\$77,983
415	20-15-411-026-0000	\$26,287	\$76,385
416	20-15-411-027-0000	\$25,875	\$75,188
417	20-15-411-028-0000	\$27,180	\$78,980
418	20-15-411-029-0000	\$25,786	\$74,929
419	20-15-411-030-0000	\$25,553	\$74,252
420	20-15-411-031-0000	\$31,467	\$91,437
421	20-15-411-032-0000	\$21,167	\$61,507
422	20-15-411-035-0000	\$2,795	\$8,122
423	20-15-411-036-0000	\$0	\$0
424	20-15-411-037-1001	\$22,817	\$66,302
425	20-15-411-037-1002	\$22,818	\$66,305
426	20-15-411-037-1003	\$22,817	\$66,302
427	20-15-412-001-0000	\$0	\$0
428	20-15-412-002-0000	\$46,686	\$135,660
429	20-15-412-003-0000	\$30,284	\$87,999
430	20-15-412-004-0000	\$25,333	\$73,613
431	20-15-412-005-0000	\$34,503	\$100,259
432	20-15-412-006-0000	\$20,000	\$58,116
433	20-15-412-007-0000	\$25,487	\$74,060
434	20-15-412-008-0000	\$30,853	\$89,653
435	20-15-412-009-0000	\$2,818	\$8,189
436	20-15-412-010-0000	\$26,149	\$75,984
437	20-15-412-011-0000	\$26,495	\$76,989
438	20-15-412-012-0000	\$26,014	\$75,591
439	20-15-412-013-0000	\$22,257	\$64,674
440	20-15-412-014-0000	\$25,348	\$73,656
441	20-15-412-015-0000	\$32,937	\$95,708
442	20-15-412-016-0000	\$105,279	\$305,920
443	20-15-412-017-0000	\$27,780	\$80,723
444	20-15-412-018-0000	\$25,131	\$73,026
445	20-15-412-019-0000	\$24,966	\$72,546
446	20-15-412-020-0000	\$24,282	\$70,559
447	20-15-412-021-0000	\$28,756	\$83,559
448	20-15-412-022-0000	\$29,510	\$85,750



No.	PIN	2008 Proposed AV	2008 Proposed EAV
449	20-15-412-023-0000	\$25,213	\$73,264
450	20-15-412-024-0000	\$25,485	\$74,054
451	20-15-412-025-0000	\$24,257	\$70,486
452	20-15-412-026-0000	\$24,480	\$71,134
453	20-15-412-027-0000	\$24,441	\$71,021
454	20-15-412-028-0000	\$27,891	\$81,046
455	20-15-412-029-0000	\$18,152	\$52,746
456	20-15-412-030-0000	\$25,169	\$73,136
457	20-15-412-031-0000	\$23,924	\$69,518
458	20-15-412-032-0000	\$0	\$0
459	20-15-413-001-0000	\$60,285	\$175,176
460	20-15-413-002-0000	\$20,486	\$59,528
461	20-15-413-003-0000	\$24,060	\$69,914
462	20-15-413-004-0000	\$23,480	\$68,228
463	20-15-413-005-0000	\$28,013	\$81,400
464	20-15-413-007-0000	\$29,956	\$87,046
465	20-15-413-008-0000	\$25,321	\$73,578
466	20-15-413-009-0000	\$25,870	\$75,173
467	20-15-413-010-0000	\$29,317	\$85,189
468	20-15-413-011-0000	\$15,833	\$46,008
469	20-15-413-012-0000	\$26,110	\$75,870
470	20-15-413-013-0000	\$23,918	\$69,501
471	20-15-413-014-0000	\$28,994	\$84,251
472	20-15-413-015-0000	\$24,436	\$71,006
473	20-15-413-016-0000	\$24,249	\$70,463
474	20-15-413-017-0000	\$0	\$0
475	20-15-413-018-0000	\$7,822	\$22,729
476	20-15-413-019-0000	\$0	\$0
477	20-15-413-020-0000	\$20,863	\$60,624
478	20-15-413-021-0000	\$22,841	\$66,371
479	20-15-413-022-0000	\$13,419	\$38,993
480	20-15-413-023-0000	\$24,702	\$71,779
481	20-15-413-024-0000	\$28,534	\$82,914
482	20-15-413-025-0000	\$27,447	\$79,755
483	20-15-413-026-0000	\$27,089	\$78,715
484	20-15-413-027-0000	\$0	\$0
485	20-15-413-028-0000	\$24,303	\$70,620
486	20-15-413-029-0000	\$24,304	\$70,623
487	20-15-413-030-0000	\$24,304	\$70,623
488	20-15-413-031-0000	\$24,163	\$70,213
489	20-15-413-032-0000	\$25,078	\$72,872
490	20-15-413-033-0000	\$68,121	\$197,946
491	20-15-413-034-1001	\$15,985	\$46,449
492	20-15-413-034-1002	\$25,239	\$73,339
493	20-15-413-034-1003	\$19,890	\$57,796
494	20-15-414-001-0000	\$115,456	\$335,492

No.	PIN	2008 Proposed AV	2008 Proposed EAV
495	20-15-414-002-0000	\$23,639	\$68,690
496	20-15-414-003-0000	\$25,669	\$74,589
497	20-15-414-004-0000	\$36,885	\$107,180
498	20-15-414-005-0000	\$38,877	\$112,969
499	20-15-414-006-0000	\$24,840	\$72,180
500	20-15-414-007-0000	\$23,502	\$68,292
501	20-15-414-008-0000	\$17,141	\$49,808
502	20-15-414-009-0000	\$24,217	\$70,370
503	20-15-414-010-0000	\$0	\$0
504	20-15-414-011-0000	\$25,643	\$74,513
505	20-15-414-012-0000	\$17,664	\$51,328
506	20-15-414-013-0000	\$26,883	\$78,117
507	20-15-414-014-0000	\$42,064	\$122,230
508	20-15-414-015-0000	\$27,691	\$80,465
509	20-15-414-016-0000	\$0	\$0
510	20-15-414-017-0000	\$68,206	\$198,193
511	20-15-414-018-0000	\$26,931	\$78,256
512	20-15-414-019-0000	\$24,268	\$70,518
513	20-15-414-020-0000	\$25,512	\$74,133
514	20-15-414-021-0000	\$26,388	\$76,678
515	20-15-414-022-0000	\$24,774	\$71,988
516	20-15-414-023-0000	\$25,657	\$74,554
517	20-15-414-024-0000	\$29,862	\$86,773
518	20-15-414-025-0000	\$29,489	\$85,689
519	20-15-414-026-0000	\$0	\$0
520	20-15-414-027-0000	\$24,747	\$71,910
521	20-15-414-028-0000	\$24,697	\$71,765
522	20-15-414-029-0000	\$23,071	\$67,040
523	20-15-414-030-0000	\$33,693	\$97,905
524	20-15-414-031-0000	\$6,285	\$18,263
525	20-15-414-032-0000	\$16,803	\$48,826
526	20-15-414-034-0000	\$4,059	\$11,795
527	20-15-414-035-1001	\$13,699	\$39,807
528	20-15-414-035-1002	\$13,699	\$39,807
529	20-15-414-035-1003	\$13,699	\$39,807
530	20-15-414-035-1004	\$13,699	\$39,807
531	20-15-414-035-1005	\$13,699	\$39,807
532	20-15-414-035-1006	\$13,699	\$39,807
533	20-15-415-001-0000	\$47,301	\$137,447
534	20-15-415-002-0000	\$26,066	\$75,743
535	20-15-415-003-0000	\$26,147	\$75,978
536	20-15-415-004-0000	\$27,235	\$79,139
537	20-15-415-005-0000	\$27,546	\$80,043
538	20-15-415-006-0000	\$26,914	\$78,207
539	20-15-415-007-0000	\$30,465	\$88,525
540	20-15-415-008-0000	\$25,199	\$73,223

No.	PIN	2008 Proposed AV	2008 Proposed EAV
541	20-15-415-009-0000	\$25,076	\$72,866
542	20-15-415-010-0000	\$25,669	\$74,589
543	20-15-415-012-0000	\$26,329	\$76,507
544	20-15-415-013-0000	\$30,728	\$89,289
545	20-15-415-014-0000	\$31,522	\$91,597
546	20-15-415-015-0000	\$25,096	\$72,924
547	20-15-415-016-0000	\$28,448	\$82,664
548	20-15-415-031-0000	\$238,242	\$692,284
549	20-15-415-032-1001	\$2,427	\$7,052
550	20-15-415-032-1002	\$2,416	\$7,020
551	20-15-415-032-1003	\$2,416	\$7,020
552	20-15-415-032-1004	\$2,664	\$7,741
553	20-15-415-032-1005	\$2,950	\$8,572
554	20-15-415-032-1006	\$2,950	\$8,572
555	20-15-415-032-1007	\$2,424	\$7,044
556	20-15-415-032-1008	\$2,424	\$7,044
557	20-15-415-032-1009	\$2,424	\$7,044
558	20-15-415-032-1010	\$2,451	\$7,122
559	20-15-415-032-1011	\$2,451	\$7,122
560	20-15-415-032-1012	\$2,451	\$7,122
561	20-15-415-033-1001	\$1,708	\$4,963
562	20-15-415-033-1002	\$1,929	\$5,605
563	20-15-415-033-1003	\$1,708	\$4,963
564	20-15-416-002-0000	\$42,841	\$124,487
565	20-15-416-003-0000	\$41,775	\$121,390
566	20-15-416-004-0000	\$42,353	\$123,069
567	20-15-416-005-0000	\$42,246	\$122,758
568	20-15-416-006-0000	\$45,697	\$132,786
569	20-15-416-007-0000	\$43,940	\$127,681
570	20-15-416-008-0000	\$17,232	\$50,073
571	20-15-416-009-0000	\$40,442	\$117,516
572	20-15-416-010-0000	\$1,960	\$5,695
573	20-15-416-011-0000	\$27,112	\$78,782
574	20-15-416-012-0000	\$22,724	\$66,031
575	20-15-416-013-0000	\$25,748	\$74,819
576	20-15-416-014-0000	\$25,445	\$73,938
577	20-15-416-015-0000	\$26,731	\$77,675
578	20-15-416-016-0000	\$26,939	\$78,279
579	20-15-416-017-0000	\$27,148	\$78,887
580	20-15-416-018-0000	\$26,731	\$77,675
581	20-15-416-019-0000	\$26,782	\$77,823
582	20-15-416-020-0000	\$0	\$0
583	20-15-416-021-0000	\$44,804	\$130,191
584	20-15-416-022-0000	\$60,190	\$174,900
585	20-15-416-023-0000	\$30,866	\$89,690
586	20-15-416-024-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
587	20-15-416-025-0000	\$0	\$0
588	20-15-416-026-0000	\$0	\$0
589	20-15-416-027-1001	\$28,324	\$82,304
590	20-15-416-027-1002	\$20,831	\$60,531
591	20-15-416-027-1003	\$17,924	\$52,084
592	20-15-416-027-1004	\$14,156	\$41,135
593	20-15-416-027-1005	\$16,894	\$49,091
594	20-15-416-027-1006	\$17,680	\$51,375
595	20-15-416-027-1007	\$20,831	\$60,531
596	20-15-416-027-1008	\$20,831	\$60,531
597	20-15-416-027-1009	\$31,174	\$90,585
598	20-15-416-027-1010	\$21,850	\$63,492
599	20-15-416-027-1011	\$20,831	\$60,531
600	20-15-416-027-1012	\$14,156	\$41,135
601	20-15-417-001-0000	\$0	\$0
602	20-15-417-003-0000	\$49,299	\$143,253
603	20-15-417-004-0000	\$0	\$0
604	20-15-417-007-0000	\$9,936	\$28,872
605	20-15-417-008-0000	\$42,750	\$124,223
606	20-15-417-009-0000	\$143,634	\$417,372
607	20-15-417-010-0000	\$33,531	\$97,434
608	20-15-417-011-0000	\$0	\$0
609	20-15-417-012-0000	\$2,864	\$8,322
610	20-15-417-013-0000	\$28,500	\$82,815
611	20-15-417-016-0000	\$0	\$0
612	20-15-417-017-0000	\$0	\$0
613	20-15-417-018-0000	\$6,187	\$17,978
614	20-15-417-019-0000	\$6,187	\$17,978
615	20-15-417-020-0000	\$6,187	\$17,978
616	20-15-417-021-0000	\$8,015	\$23,290
617	20-15-417-022-0000	\$24,283	\$70,562
618	20-15-417-023-0000	\$25,507	\$74,118
619	20-15-417-024-0000	\$51,752	\$150,381
620	20-15-417-027-1001	\$2,847	\$8,273
621	20-15-417-027-1002	\$2,847	\$8,273
622	20-15-417-027-1003	\$2,847	\$8,273
623	20-15-417-027-1004	\$1,109	\$3,223
624	20-15-417-027-1005	\$2,847	\$8,273
625	20-15-417-027-1006	\$2,847	\$8,273
626	20-15-417-027-1007	\$2,847	\$8,273
627	20-15-417-027-1008	\$24,531	\$71,282
628	20-15-417-027-1009	\$2,847	\$8,273
629	20-15-417-027-1010	\$8,382	\$24,356
630	20-15-417-027-1011	\$2,871	\$8,343
631	20-15-417-027-1012	\$5,726	\$16,639
632	20-15-417-027-1013	\$2,847	\$8,273

No.	PIN	2008 Proposed AV	2008 Proposed EAV
633	20-15-417-027-1014	\$2,847	\$8,273
634	20-15-417-027-1015	\$5,890	\$17,115
635	20-15-417-027-1016	\$4,522	\$13,140
636	20-15-417-027-1017	\$2,847	\$8,273
637	20-15-417-027-1018	\$24,414	\$70,942
638	20-15-417-027-1019	\$8,167	\$23,732
639	20-15-417-027-1020	\$24,074	\$69,954
640	20-15-417-027-1021	\$2,847	\$8,273
641	20-15-417-027-1022	\$24,414	\$70,942
642	20-15-417-027-1023	\$8,382	\$24,356
643	20-15-417-027-1024	\$2,875	\$8,354
644	20-15-418-001-0000	\$33,051	\$96,040
645	20-15-418-002-0000	\$44,532	\$129,401
646	20-15-418-003-0000	\$25,428	\$73,889
647	20-15-418-004-0000	\$27,394	\$79,601
648	20-15-418-005-0000	\$25,552	\$74,249
649	20-15-418-006-0000	\$25,539	\$74,211
650	20-15-418-007-0000	\$25,331	\$73,607
651	20-15-418-008-0000	\$25,155	\$73,095
652	20-15-418-009-0000	\$26,053	\$75,705
653	20-15-418-010-0000	\$26,061	\$75,728
654	20-15-418-011-0000	\$25,121	\$72,997
655	20-15-418-012-0000	\$25,077	\$72,869
656	20-15-418-013-0000	\$26,171	\$76,048
657	20-15-418-014-0000	\$26,571	\$77,210
658	20-15-418-015-0000	\$21,229	\$61,687
659	20-15-418-016-0000	\$28,062	\$81,543
660	20-15-418-017-0000	\$27,637	\$80,308
661	20-15-418-018-0000	\$25,182	\$73,174
662	20-15-418-019-0000	\$24,092	\$70,007
663	20-15-418-020-0000	\$25,252	\$73,377
664	20-15-418-021-0000	\$25,015	\$72,689
665	20-15-418-022-0000	\$25,378	\$73,743
666	20-15-418-023-0000	\$27,155	\$78,907
667	20-15-418-024-0000	\$22,236	\$64,613
668	20-15-418-025-0000	\$26,863	\$78,059
669	20-15-418-026-0000	\$26,488	\$76,969
670	20-15-418-027-0000	\$25,965	\$75,449
671	20-15-418-028-0000	\$28,231	\$82,034
672	20-15-418-032-0000	\$22,425	\$65,163
673	20-15-418-033-0000	\$0	\$0
674	20-15-419-001-0000	\$46,251	\$134,396
675	20-15-419-002-0000	\$26,878	\$78,102
676	20-15-419-003-0000	\$29,004	\$84,280
677	20-15-419-004-0000	\$24,444	\$71,029
678	20-15-419-005-0000	\$26,091	\$75,815

No.	PIN	2008 Proposed AV	2008 Proposed EAV
679	20-15-419-006-0000	\$47,263	\$137,337
680	20-15-419-007-0000	\$27,282	\$79,276
681	20-15-419-008-0000	\$0	\$0
682	20-15-419-009-0000	\$37,500	\$108,968
683	20-15-419-010-0000	\$24,695	\$71,759
684	20-15-419-011-0000	\$24,194	\$70,303
685	20-15-419-012-0000	\$24,912	\$72,389
686	20-15-419-013-0000	\$30,563	\$88,810
687	20-15-419-014-0000	\$74,483	\$216,433
688	20-15-419-015-0000	\$2,938	\$8,537
689	20-15-419-016-0000	\$23,999	\$69,736
690	20-15-419-017-0000	\$30,716	\$89,255
691	20-15-419-018-0000	\$25,884	\$75,214
692	20-15-419-019-0000	\$23,372	\$67,914
693	20-15-419-020-0000	\$26,111	\$75,873
694	20-15-419-021-0000	\$26,599	\$77,291
695	20-15-419-022-0000	\$26,683	\$77,535
696	20-15-419-023-0000	\$44,305	\$128,741
697	20-15-419-024-0000	\$49,939	\$145,113
698	20-15-419-025-0000	\$30,687	\$89,170
699	20-15-419-026-0000	\$41,487	\$120,553
700	20-15-419-027-0000	\$0	\$0
701	20-15-419-028-0000	\$0	\$0
702	20-15-419-029-0000	\$0	\$0
703	20-15-419-030-0000	\$101,050	\$293,631
704	20-15-420-001-0000	\$0	\$0
705	20-15-420-002-0000	\$27,186	\$78,997
706	20-15-420-003-0000	\$2,348	\$6,823
707	20-15-420-004-0000	\$26,579	\$77,233
708	20-15-420-005-0000	\$25,642	\$74,511
709	20-15-420-006-0000	\$23,777	\$69,091
710	20-15-420-007-0000	\$23,777	\$69,091
711	20-15-420-008-0000	\$2,348	\$6,823
712	20-15-420-009-0000	\$2,348	\$6,823
713	20-15-420-010-0000	\$26,362	\$76,603
714	20-15-420-011-0000	\$27,963	\$81,255
715	20-15-420-012-0000	\$17,606	\$51,160
716	20-15-420-013-0000	\$27,882	\$81,020
717	20-15-420-014-0000	\$24,762	\$71,953
718	20-15-420-016-0000	\$25,394	\$73,790
719	20-15-420-017-0000	\$24,855	\$72,224
720	20-15-420-018-0000	\$22,523	\$65,447
721	20-15-420-020-0000	\$26,403	\$76,722
722	20-15-420-021-0000	\$26,257	\$76,298
723	20-15-420-022-0000	\$24,370	\$70,814
724	20-15-420-023-0000	\$31,373	\$91,164

No.	PIN	2008 Proposed AV	2008 Proposed EAV
725	20-15-420-024-0000	\$28,649	\$83,248
726	20-15-420-025-0000	\$32,730	\$95,107
727	20-15-420-026-0000	\$25,998	\$75,545
728	20-15-420-027-0000	\$30,267	\$87,950
729	20-15-420-028-0000	\$28,163	\$81,836
730	20-15-420-029-0000	\$26,809	\$77,902
731	20-15-420-030-0000	\$0	\$0
732	20-15-420-032-1001	\$25,647	\$74,525
733	20-15-420-032-1002	\$25,647	\$74,525
734	20-15-420-033-0000	\$32,577	\$94,662
735	20-15-421-002-0000	\$27,457	\$79,785
736	20-15-421-003-0000	\$24,554	\$71,349
737	20-15-421-004-0000	\$26,134	\$75,940
738	20-15-421-005-0000	\$14,032	\$40,774
739	20-15-421-006-0000	\$15,534	\$45,139
740	20-15-421-007-0000	\$24,694	\$71,756
741	20-15-421-008-0000	\$24,433	\$70,997
742	20-15-421-009-0000	\$27,349	\$79,471
743	20-15-421-010-0000	\$17,095	\$49,675
744	20-15-421-011-0000	\$25,022	\$72,709
745	20-15-421-012-0000	\$23,850	\$69,303
746	20-15-421-013-0000	\$23,662	\$68,757
747	20-15-421-014-0000	\$24,217	\$70,370
748	20-15-421-015-0000	\$24,867	\$72,259
749	20-15-421-016-0000	\$86,897	\$252,505
750	20-15-421-017-0000	\$28,292	\$82,211
751	20-15-421-018-0000	\$24,945	\$72,485
752	20-15-421-019-0000	\$24,599	\$71,480
753	20-15-421-020-0000	\$22,314	\$64,840
754	20-15-421-021-0000	\$26,217	\$76,181
755	20-15-421-022-0000	\$24,048	\$69,879
756	20-15-421-023-0000	\$25,561	\$74,275
757	20-15-421-024-0000	\$26,376	\$76,643
758	20-15-421-025-0000	\$23,258	\$67,583
759	20-15-421-026-0000	\$25,521	\$74,159
760	20-15-421-027-0000	\$24,546	\$71,326
761	20-15-421-028-0000	\$27,372	\$79,538
762	20-15-421-029-0000	\$29,865	\$86,782
763	20-15-421-030-0000	\$21,700	\$63,056
764	20-15-421-031-0000	\$0	\$0
765	20-15-421-032-0000	\$0	\$0
766	20-15-421-033-1001	\$2,560	\$7,439
767	20-15-421-033-1002	\$2,560	\$7,439
768	20-15-421-033-1003	\$2,560	\$7,439
769	20-15-421-033-1004	\$1,652	\$4,800
770	20-15-421-033-1005	\$1,652	\$4,800

No.	PIN	2008 Proposed AV	2008 Proposed EAV
771	20-15-421-033-1006	\$1,652	\$4,800
772	20-15-421-033-1007	\$1,901	\$5,524
773	20-15-421-033-1008	\$1,901	\$5,524
774	20-15-421-033-1009	\$1,901	\$5,524
775	20-15-421-033-1010	\$2,146	\$6,236
776	20-15-421-033-1011	\$2,146	\$6,236
777	20-15-421-033-1012	\$2,148	\$6,242
778	20-15-422-001-0000	\$69,259	\$201,253
779	20-15-422-002-0000	\$129,544	\$376,429
780	20-15-422-003-0000	\$27,130	\$78,834
781	20-15-422-004-0000	\$21,482	\$62,422
782	20-15-422-005-0000	\$19,861	\$57,712
783	20-15-422-006-0000	\$25,759	\$74,851
784	20-15-422-007-0000	\$26,810	\$77,904
785	20-15-422-008-0000	\$25,468	\$74,005
786	20-15-422-009-0000	\$24,325	\$70,684
787	20-15-422-010-0000	\$22,318	\$64,852
788	20-15-422-011-0000	\$2,348	\$6,823
789	20-15-422-012-0000	\$25,976	\$75,481
790	20-15-422-014-0000	\$32,346	\$93,991
791	20-15-422-015-0000	\$24,600	\$71,483
792	20-15-422-016-0000	\$27,757	\$80,656
793	20-15-422-017-0000	\$24,586	\$71,442
794	20-15-422-018-0000	\$24,324	\$70,681
795	20-15-422-019-0000	\$23,369	\$67,906
796	20-15-422-020-0000	\$32,638	\$94,840
797	20-15-422-021-0000	\$2,348	\$6,823
798	20-15-422-022-0000	\$23,573	\$68,498
799	20-15-422-023-0000	\$30,549	\$88,769
800	20-15-422-024-0000	\$22,045	\$64,058
801	20-15-422-025-0000	\$22,583	\$65,622
802	20-15-422-026-0000	\$26,217	\$76,181
803	20-15-422-027-0000	\$0	\$0
804	20-15-422-028-0000	\$17,360	\$50,445
805	20-15-422-029-1001	\$14,073	\$40,893
806	20-15-422-029-1002	\$16,103	\$46,792
807	20-15-422-029-1003	\$16,419	\$47,710
808	20-15-422-029-1004	\$16,735	\$48,629
809	20-15-422-029-1005	\$14,615	\$42,468
810	20-15-422-029-1006	\$16,103	\$46,792
811	20-15-422-029-1007	\$16,419	\$47,710
812	20-15-422-029-1008	\$16,735	\$48,629
813	20-15-422-029-1009	\$14,615	\$42,468
814	20-15-422-029-1010	\$17,366	\$50,462
815	20-15-422-029-1011	\$17,773	\$51,645
816	20-15-422-029-1012	\$18,223	\$52,952

No.	PIN	2008 Proposed AV	2008 Proposed EAV
817	20-15-422-029-1013	\$14,615	\$42,468
818	20-15-422-029-1014	\$16,103	\$46,792
819	20-15-422-029-1015	\$16,419	\$47,710
820	20-15-422-029-1016	\$16,735	\$48,629
821	20-15-422-029-1017	\$16,690	\$48,498
822	20-15-422-029-1018	\$16,103	\$46,792
823	20-15-422-029-1019	\$16,419	\$47,710
824	20-15-422-029-1020	\$16,735	\$48,629
825	20-15-422-029-1021	\$16,103	\$46,792
826	20-15-422-029-1022	\$16,419	\$47,710
827	20-15-422-029-1023	\$16,735	\$48,629
828	20-15-422-029-1024	\$15,111	\$43,910
829	20-15-422-029-1025	\$16,103	\$46,792
830	20-15-422-029-1026	\$16,419	\$47,710
831	20-15-422-029-1027	\$16,735	\$48,629
832	20-15-422-029-1028	\$1,037	\$3,013
833	20-15-422-029-1029	\$1,037	\$3,013
834	20-15-422-029-1030	\$1,037	\$3,013
835	20-15-422-029-1031	\$1,037	\$3,013
836	20-15-422-029-1032	\$1,037	\$3,013
837	20-15-422-029-1033	\$1,037	\$3,013
838	20-15-422-029-1034	\$1,037	\$3,013
839	20-15-422-029-1035	\$1,037	\$3,013
840	20-15-422-029-1036	\$1,037	\$3,013
841	20-15-422-029-1037	\$1,037	\$3,013
842	20-15-422-029-1038	\$1,037	\$3,013
843	20-15-422-029-1039	\$1,037	\$3,013
844	20-15-423-001-0000	\$76,542	\$222,416
845	20-15-423-002-0000	\$25,655	\$74,548
846	20-15-423-003-0000	\$25,050	\$72,790
847	20-15-423-004-0000	\$26,137	\$75,949
848	20-15-423-005-0000	\$2,887	\$8,389
849	20-15-423-006-0000	\$25,364	\$73,703
850	20-15-423-007-0000	\$24,048	\$69,879
851	20-15-423-008-0000	\$25,954	\$75,417
852	20-15-423-009-0000	\$26,258	\$76,300
853	20-15-423-010-0000	\$26,396	\$76,701
854	20-15-423-011-0000	\$27,632	\$80,293
855	20-15-423-012-0000	\$24,783	\$72,014
856	20-15-423-013-0000	\$25,658	\$74,557
857	20-15-423-014-0000	\$23,545	\$68,417
858	20-15-423-033-0000	\$185,551	\$539,174
859	20-22-108-011-0000	\$1,238,306	\$3,598,270
860	20-22-108-023-0000	\$2,350,717	\$6,830,713
861	20-22-108-032-0000	\$0	\$0
862	20-22-108-033-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
863	20-22-108-038-0000	\$0	\$0
864	20-22-108-040-0000	\$502,284	\$1,459,537
865	20-22-108-044-0000	\$0	\$0
866	20-22-108-045-0000	\$860	\$2,499
867	20-22-200-001-0000	\$106,426	\$309,253
868	20-22-200-002-0000	\$4,950	\$14,384
869	20-22-200-003-0000	\$4,950	\$14,384
870	20-22-200-004-0000	\$4,950	\$14,384
871	20-22-200-005-0000	\$28,127	\$81,731
872	20-22-200-006-0000	\$32,636	\$94,834
873	20-22-200-008-0000	\$29,709	\$86,328
874	20-22-200-009-0000	\$6,984	\$20,294
875	20-22-200-010-0000	\$13,973	\$40,603
876	20-22-200-011-0000	\$90,707	\$263,576
877	20-22-200-012-0000	\$240,402	\$698,560
878	20-22-200-013-0000	\$40,859	\$118,728
879	20-22-200-014-0000	\$9,332	\$27,117
880	20-22-200-015-0000	\$10,667	\$30,996
881	20-22-200-016-0000	\$18,022	\$52,368
882	20-22-200-017-0000	\$0	\$0
883	20-22-200-018-0000	\$0	\$0
884	20-22-200-019-0000	\$4,552	\$13,227
885	20-22-200-020-0000	\$4,294	\$12,478
886	20-22-200-021-0000	\$4,498	\$13,070
887	20-22-200-022-0000	\$4,498	\$13,070
888	20-22-200-023-0000	\$4,498	\$13,070
889	20-22-200-024-0000	\$4,498	\$13,070
890	20-22-200-025-0000	\$20,475	\$59,496
891	20-22-200-026-0000	\$19,012	\$55,245
892	20-22-200-027-0000	\$20,908	\$60,754
893	20-22-200-028-0000	\$20,908	\$60,754
894	20-22-200-029-0000	\$20,816	\$60,487
895	20-22-200-030-0000	\$20,586	\$59,819
896	20-22-200-031-0000	\$20,954	\$60,888
897	20-22-200-032-0000	\$0	\$0
898	20-22-200-033-0000	\$0	\$0
899	20-22-200-034-0000	\$52,269	\$151,883
900	20-22-201-007-0000	\$58,676	\$170,501
901	20-22-201-008-0000	\$86,961	\$252,691
902	20-22-201-009-0000	\$86,961	\$252,691
903	20-22-201-014-0000	\$20,753	\$60,304
904	20-22-201-015-0000	\$23,796	\$69,146
905	20-22-201-016-0000	\$1,542	\$4,481
906	20-22-201-017-0000	\$1,542	\$4,481
907	20-22-201-018-0000	\$1,542	\$4,481
908	20-22-201-019-0000	\$13,343	\$38,772

No.	PIN	2008 Proposed AV	2008 Proposed EAV
909	20-22-201-020-0000	\$2,387	\$6,936
910	20-22-201-021-0000	\$5,517	\$16,031
911	20-22-201-022-0000	\$24,899	\$72,352
912	20-22-201-023-0000	\$24,927	\$72,433
913	20-22-201-024-0000	\$27,082	\$78,695
914	20-22-201-025-0000	\$28,515	\$82,859
915	20-22-201-026-0000	\$25,388	\$73,772
916	20-22-201-027-0000	\$25,657	\$74,554
917	20-22-201-028-0000	\$24,070	\$69,943
918	20-22-201-033-0000	\$8,801	\$25,574
919	20-22-201-034-0000	\$8,908	\$25,885
920	20-22-201-035-0000	\$9,450	\$27,460
921	20-22-201-036-0000	\$15,424	\$44,819
922	20-22-201-037-0000	\$8,873	\$25,783
923	20-22-201-038-0000	\$8,898	\$25,856
924	20-22-201-039-0000	\$8,948	\$26,001
925	20-22-201-040-0000	\$8,888	\$25,827
926	20-22-201-041-0000	\$16,494	\$47,928
927	20-22-201-042-0000	\$39,080	\$113,559
928	20-22-201-043-0000	\$19,487	\$56,625
929	20-22-201-045-0000	\$22,888	\$66,508
930	20-22-201-046-0000	\$16,497	\$47,937
931	20-22-202-001-0000	\$0	\$0
932	20-22-202-004-0000	\$23,088	\$67,089
933	20-22-202-005-0000	\$24,290	\$70,582
934	20-22-202-006-0000	\$24,248	\$70,460
935	20-22-202-007-0000	\$24,248	\$70,460
936	20-22-202-008-0000	\$23,088	\$67,089
937	20-22-202-009-0000	\$24,248	\$70,460
938	20-22-202-010-0000	\$30,030	\$87,261
939	20-22-202-011-0000	\$24,374	\$70,826
940	20-22-202-012-0000	\$4,697	\$13,649
941	20-22-202-013-0000	\$24,160	\$70,204
942	20-22-202-014-0000	\$24,721	\$71,834
943	20-22-202-015-0000	\$24,729	\$71,858
944	20-22-202-016-0000	\$25,889	\$75,228
945	20-22-202-017-0000	\$2,254	\$6,550
946	20-22-202-018-0000	\$24,261	\$70,498
947	20-22-202-019-0000	\$0	\$0
948	20-22-202-020-0000	\$0	\$0
949	20-22-202-021-0000	\$0	\$0
950	20-22-202-022-0000	\$24,958	\$72,523
951	20-22-202-023-0000	\$25,369	\$73,717
952	20-22-202-024-0000	\$2,348	\$6,823
953	20-22-202-025-0000	\$21,289	\$61,862
954	20-22-202-026-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
955	20-22-202-027-0000	\$2,348	\$6,823
956	20-22-202-028-0000	\$0	\$0
957	20-22-202-029-0000	\$10,769	\$31,293
958	20-22-202-030-0000	\$12,047	\$35,006
959	20-22-202-031-0000	\$22,219	\$64,564
960	20-22-202-032-0000	\$12,802	\$37,200
961	20-22-202-033-0000	\$8,698	\$25,275
962	20-22-202-034-0000	\$8,698	\$25,275
963	20-22-202-035-0000	\$15,997	\$46,484
964	20-22-202-036-0000	\$12,850	\$37,340
965	20-22-202-037-0000	\$22,325	\$64,872
966	20-22-202-038-0000	\$2,254	\$6,550
967	20-22-202-039-0000	\$23,358	\$67,874
968	20-22-202-040-0000	\$43,599	\$126,690
969	20-22-203-001-0000	\$0	\$0
970	20-22-203-007-0000	\$0	\$0
971	20-22-203-008-0000	\$5,445	\$15,822
972	20-22-203-009-0000	\$0	\$0
973	20-22-203-010-0000	\$2,348	\$6,823
974	20-22-203-011-0000	\$2,348	\$6,823
975	20-22-203-012-0000	\$23,042	\$66,955
976	20-22-203-013-0000	\$24,276	\$70,541
977	20-22-203-014-0000	\$15,150	\$44,023
978	20-22-203-015-0000	\$0	\$0
979	20-22-203-016-0000	\$15,562	\$45,220
980	20-22-203-017-0000	\$15,683	\$45,572
981	20-22-203-018-0000	\$11,903	\$34,588
982	20-22-203-019-0000	\$22,575	\$65,598
983	20-22-203-023-0000	\$2,279	\$6,622
984	20-22-203-024-0000	\$12,750	\$37,049
985	20-22-203-025-0000	\$12,824	\$37,264
986	20-22-203-026-0000	\$21,412	\$62,219
987	20-22-203-027-0000	\$5,243	\$15,235
988	20-22-203-028-0000	\$25,553	\$74,252
989	20-22-203-029-0000	\$22,744	\$66,090
990	20-22-203-030-0000	\$24,952	\$72,506
991	20-22-203-031-0000	\$23,462	\$68,176
992	20-22-203-032-0000	\$13,043	\$37,900
993	20-22-203-033-0000	\$24,923	\$72,421
994	20-22-203-034-0000	\$17,140	\$49,805
995	20-22-203-035-0000	\$25,921	\$75,321
996	20-22-203-036-0000	\$19,456	\$56,535
997	20-22-203-037-0000	\$11,927	\$34,657
998	20-22-203-038-0000	\$22,134	\$64,317
999	20-22-203-039-0000	\$10,458	\$30,389
1000	20-22-203-040-0000	\$15,075	\$43,805

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1001	20-22-203-041-0000	\$10,453	\$30,374
1002	20-22-203-042-0000	\$26,700	\$77,585
1003	20-22-203-043-0000	\$22,666	\$65,863
1004	20-22-203-044-0000	\$20,068	\$58,314
1005	20-22-203-045-0000	\$0	\$0
1006	20-22-203-048-0000	\$13,293	\$38,627
1007	20-22-203-049-0000	\$13,020	\$37,834
1008	20-22-203-050-0000	\$20,510	\$59,598
1009	20-22-203-051-0000	\$16,347	\$47,501
1010	20-22-203-052-0000	\$6,472	\$18,806
1011	20-22-203-053-0000	\$4,776	\$13,878
1012	20-22-204-001-0000	\$12,032	\$34,963
1013	20-22-204-002-0000	\$47,880	\$139,130
1014	20-22-204-003-0000	\$0	\$0
1015	20-22-204-004-0000	\$0	\$0
1016	20-22-204-005-0000	\$41,519	\$120,646
1017	20-22-204-006-0000	\$3,749	\$10,894
1018	20-22-204-007-0000	\$25,856	\$75,132
1019	20-22-204-008-0000	\$25,787	\$74,932
1020	20-22-204-009-0000	\$16,206	\$47,091
1021	20-22-204-010-0000	\$22,498	\$65,375
1022	20-22-204-011-0000	\$24,284	\$70,564
1023	20-22-204-012-0000	\$26,902	\$78,172
1024	20-22-204-013-0000	\$26,005	\$75,565
1025	20-22-204-014-0000	\$24,453	\$71,056
1026	20-22-204-015-0000	\$23,293	\$67,685
1027	20-22-204-016-0000	\$24,220	\$70,378
1028	20-22-204-017-0000	\$27,553	\$80,064
1029	20-22-204-018-0000	\$22,988	\$66,799
1030	20-22-204-019-0000	\$0	\$0
1031	20-22-204-020-0000	\$0	\$0
1032	20-22-204-021-0000	\$0	\$0
1033	20-22-204-022-0000	\$28,008	\$81,386
1034	20-22-204-023-0000	\$2,340	\$6,800
1035	20-22-204-024-0000	\$28,452	\$82,676
1036	20-22-204-025-0000	\$23,242	\$67,537
1037	20-22-204-026-0000	\$2,348	\$6,823
1038	20-22-204-027-0000	\$23,441	\$68,115
1039	20-22-204-028-0000	\$23,413	\$68,033
1040	20-22-204-029-0000	\$15,990	\$46,464
1041	20-22-204-030-0000	\$24,869	\$72,264
1042	20-22-204-031-0000	\$26,619	\$77,349
1043	20-22-204-032-0000	\$23,350	\$67,850
1044	20-22-204-034-0000	\$23,017	\$66,883
1045	20-22-204-035-0000	\$22,627	\$65,750
1046	20-22-204-036-0000	\$22,786	\$66,212

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1047	20-22-204-037-0000	\$20,368	\$59,185
1048	20-22-204-038-0000	\$22,830	\$66,339
1049	20-22-204-039-0000	\$2,257	\$6,558
1050	20-22-204-040-0000	\$2,254	\$6,550
1051	20-22-204-041-0000	\$2,333	\$6,779
1052	20-22-204-042-1001	\$26,605	\$77,309
1053	20-22-204-042-1002	\$18,393	\$53,446
1054	20-22-205-001-0000	\$0	\$0
1055	20-22-205-002-0000	\$0	\$0
1056	20-22-205-003-0000	\$0	\$0
1057	20-22-205-004-0000	\$0	\$0
1058	20-22-205-005-0000	\$0	\$0
1059	20-22-205-006-0000	\$0	\$0
1060	20-22-205-007-0000	\$18,999	\$55,207
1061	20-22-205-008-0000	\$30,697	\$89,199
1062	20-22-205-009-0000	\$11,765	\$34,187
1063	20-22-205-010-0000	\$23,150	\$67,269
1064	20-22-205-011-0000	\$2,348	\$6,823
1065	20-22-205-014-0000	\$0	\$0
1066	20-22-205-015-0000	\$2,818	\$8,189
1067	20-22-205-016-0000	\$16,069	\$46,693
1068	20-22-205-017-0000	\$2,348	\$6,823
1069	20-22-205-018-0000	\$25,083	\$72,886
1070	20-22-205-019-0000	\$2,254	\$6,550
1071	20-22-205-020-0000	\$24,176	\$70,251
1072	20-22-205-021-0000	\$27,267	\$79,232
1073	20-22-205-022-0000	\$0	\$0
1074	20-22-205-023-0000	\$0	\$0
1075	20-22-205-024-0000	\$0	\$0
1076	20-22-205-025-0000	\$3,287	\$9,551
1077	20-22-205-026-0000	\$24,838	\$72,174
1078	20-22-205-027-0000	\$2,818	\$8,189
1079	20-22-205-028-0000	\$26,027	\$75,629
1080	20-22-205-029-0000	\$0	\$0
1081	20-22-205-030-0000	\$5,072	\$14,738
1082	20-22-205-031-0000	\$21,850	\$63,492
1083	20-22-205-032-0000	\$0	\$0
1084	20-22-205-033-0000	\$24,530	\$71,279
1085	20-22-205-034-0000	\$24,205	\$70,335
1086	20-22-205-035-0000	\$26,752	\$77,736
1087	20-22-205-036-0000	\$21,198	\$61,597
1088	20-22-205-037-0000	\$16,122	\$46,847
1089	20-22-205-038-0000	\$26,751	\$77,733
1090	20-22-206-001-0000	\$0	\$0
1091	20-22-206-002-0000	\$0	\$0
1092	20-22-206-003-0000	\$60,422	\$175,574

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1093	20-22-206-004-0000	\$23,078	\$67,060
1094	20-22-206-005-0000	\$12,245	\$35,582
1095	20-22-206-006-0000	\$0	\$0
1096	20-22-206-007-0000	\$16,210	\$47,103
1097	20-22-206-008-0000	\$2,818	\$8,189
1098	20-22-206-009-0000	\$2,348	\$6,823
1099	20-22-206-010-0000	\$23,750	\$69,013
1100	20-22-206-012-0000	\$24,860	\$72,238
1101	20-22-206-013-0000	\$2,348	\$6,823
1102	20-22-206-014-0000	\$2,348	\$6,823
1103	20-22-206-015-0000	\$2,348	\$6,823
1104	20-22-206-016-0000	\$2,348	\$6,823
1105	20-22-206-017-0000	\$24,094	\$70,012
1106	20-22-206-018-0000	\$40,346	\$117,237
1107	20-22-206-020-0000	\$2,340	\$6,800
1108	20-22-206-021-0000	\$2,348	\$6,823
1109	20-22-206-022-0000	\$0	\$0
1110	20-22-206-023-0000	\$2,348	\$6,823
1111	20-22-206-026-0000	\$24,044	\$69,867
1112	20-22-206-027-0000	\$23,629	\$68,661
1113	20-22-206-028-0000	\$0	\$0
1114	20-22-206-029-0000	\$23,709	\$68,894
1115	20-22-206-030-0000	\$22,884	\$66,496
1116	20-22-206-031-0000	\$22,474	\$65,305
1117	20-22-206-032-0000	\$2,348	\$6,823
1118	20-22-206-033-0000	\$22,751	\$66,110
1119	20-22-206-034-0000	\$23,641	\$68,696
1120	20-22-206-035-0000	\$24,477	\$71,125
1121	20-22-206-036-0000	\$20,597	\$59,851
1122	20-22-206-038-0000	\$2,818	\$8,189
1123	20-22-206-039-0000	\$2,818	\$8,189
1124	20-22-206-040-0000	\$3,574	\$10,385
1125	20-22-206-042-1001	\$3,055	\$8,877
1126	20-22-206-042-1002	\$3,055	\$8,877
1127	20-22-206-042-1003	\$3,063	\$8,900
1128	20-22-206-043-1001	\$14,837	\$43,113
1129	20-22-206-043-1002	\$9,248	\$26,873
1130	20-22-207-006-0000	\$24,697	\$71,765
1131	20-22-207-007-0000	\$21,045	\$61,153
1132	20-22-207-008-0000	\$2,348	\$6,823
1133	20-22-207-009-0000	\$2,348	\$6,823
1134	20-22-207-010-0000	\$19,865	\$57,724
1135	20-22-207-011-0000	\$0	\$0
1136	20-22-207-012-0000	\$24,549	\$71,334
1137	20-22-207-017-0000	\$16,700	\$48,527
1138	20-22-207-018-0000	\$17,511	\$50,883

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1139	20-22-207-019-0000	\$6,377	\$18,530
1140	20-22-207-039-0000	\$31,745	\$92,245
1141	20-22-207-047-0000	\$18,819	\$54,684
1142	20-22-208-001-0000	\$47,185	\$137,110
1143	20-22-208-002-0000	\$12,276	\$35,672
1144	20-22-208-003-0000	\$6,138	\$17,836
1145	20-22-208-004-0000	\$6,138	\$17,836
1146	20-22-208-005-0000	\$6,820	\$19,818
1147	20-22-208-006-0000	\$6,854	\$19,916
1148	20-22-208-007-0000	\$6,138	\$17,836
1149	20-22-208-008-0000	\$79,800	\$231,883
1150	20-22-208-009-0000	\$53,670	\$155,954
1151	20-22-208-010-0000	\$19,300	\$56,082
1152	20-22-208-011-0000	\$2,063	\$5,995
1153	20-22-208-012-0000	\$2,063	\$5,995
1154	20-22-208-013-0000	\$26,248	\$76,271
1155	20-22-208-014-0000	\$17,068	\$49,596
1156	20-22-208-015-0000	\$12,617	\$36,662
1157	20-22-208-016-0000	\$12,820	\$37,252
1158	20-22-208-017-0000	\$12,347	\$35,878
1159	20-22-208-018-0000	\$11,770	\$34,201
1160	20-22-208-021-0000	\$41,448	\$120,440
1161	20-22-208-022-0000	\$27,421	\$79,680
1162	20-22-208-024-0000	\$29,472	\$85,640
1163	20-22-208-025-0000	\$2,387	\$6,936
1164	20-22-208-026-0000	\$24,322	\$70,675
1165	20-22-208-027-0000	\$24,926	\$72,430
1166	20-22-208-028-0000	\$23,441	\$68,115
1167	20-22-208-029-0000	\$23,861	\$69,335
1168	20-22-208-030-0000	\$24,069	\$69,940
1169	20-22-208-031-0000	\$8,992	\$26,129
1170	20-22-208-038-0000	\$10,030	\$29,145
1171	20-22-208-039-0000	\$20,833	\$60,537
1172	20-22-208-040-0000	\$66,211	\$192,396
1173	20-22-208-041-1001	\$3,526	\$10,246
1174	20-22-208-041-1002	\$3,526	\$10,246
1175	20-22-208-041-1003	\$4,321	\$12,556
1176	20-22-209-002-0000	\$2,345	\$6,814
1177	20-22-209-003-0000	\$23,658	\$68,745
1178	20-22-209-004-0000	\$22,548	\$65,520
1179	20-22-209-005-0000	\$0	\$0
1180	20-22-209-006-0000	\$24,161	\$70,207
1181	20-22-209-007-0000	\$23,566	\$68,478
1182	20-22-209-008-0000	\$23,316	\$67,752
1183	20-22-209-009-0000	\$24,488	\$71,157
1184	20-22-209-010-0000	\$1,633	\$4,745



No.	PIN	2008 Proposed AV	2008 Proposed EAV
1185	20-22-209-011-0000	\$14,397	\$41,835
1186	20-22-209-012-0000	\$20,755	\$60,310
1187	20-22-209-013-0000	\$1,720	\$4,998
1188	20-22-209-014-0000	\$22,938	\$66,653
1189	20-22-209-015-0000	\$25,095	\$72,921
1190	20-22-209-016-0000	\$20,011	\$58,148
1191	20-22-209-017-0000	\$3,013	\$8,755
1192	20-22-209-018-0000	\$34,429	\$100,044
1193	20-22-209-019-0000	\$0	\$0
1194	20-22-209-020-0000	\$4,774	\$13,872
1195	20-22-209-021-0000	\$35,932	\$104,411
1196	20-22-209-022-0000	\$26,791	\$77,849
1197	20-22-209-023-0000	\$17,050	\$49,544
1198	20-22-209-024-0000	\$25,381	\$73,752
1199	20-22-209-025-0000	\$24,866	\$72,256
1200	20-22-209-026-0000	\$23,379	\$67,935
1201	20-22-209-027-0000	\$24,261	\$70,498
1202	20-22-209-028-0000	\$25,343	\$73,642
1203	20-22-209-029-0000	\$28,185	\$81,900
1204	20-22-209-030-0000	\$28,537	\$82,923
1205	20-22-209-031-0000	\$25,343	\$73,642
1206	20-22-209-032-0000	\$22,072	\$64,137
1207	20-22-209-033-0000	\$24,653	\$71,637
1208	20-22-209-034-0000	\$24,230	\$70,408
1209	20-22-209-035-0000	\$22,700	\$65,962
1210	20-22-209-036-0000	\$2,387	\$6,936
1211	20-22-209-037-0000	\$16,865	\$49,006
1212	20-22-209-038-0000	\$3,696	\$10,740
1213	20-22-209-039-0000	\$1,078	\$3,132
1214	20-22-210-001-0000	\$14,956	\$43,459
1215	20-22-210-002-0000	\$14,956	\$43,459
1216	20-22-210-003-0000	\$13,304	\$38,659
1217	20-22-210-004-0000	\$20,255	\$58,857
1218	20-22-210-005-0000	\$23,337	\$67,813
1219	20-22-210-006-0000	\$12,497	\$36,314
1220	20-22-210-007-0000	\$12,235	\$35,552
1221	20-22-210-008-0000	\$24,235	\$70,422
1222	20-22-210-009-0000	\$2,348	\$6,823
1223	20-22-210-010-0000	\$25,214	\$73,267
1224	20-22-210-011-0000	\$2,348	\$6,823
1225	20-22-210-012-0000	\$12,813	\$37,232
1226	20-22-210-013-0000	\$21,621	\$62,826
1227	20-22-210-014-0000	\$21,861	\$63,524
1228	20-22-210-015-0000	\$11,609	\$33,733
1229	20-22-210-016-0000	\$23,177	\$67,348
1230	20-22-210-017-0000	\$22,536	\$65,485

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1231	20-22-210-018-0000	\$11,945	\$34,710
1232	20-22-210-019-0000	\$19,556	\$56,826
1233	20-22-210-020-0000	\$25,699	\$74,676
1234	20-22-210-021-0000	\$11,923	\$34,646
1235	20-22-210-022-0000	\$17,646	\$51,276
1236	20-22-210-023-0000	\$44,728	\$129,971
1237	20-22-210-024-0000	\$27,928	\$81,153
1238	20-22-210-025-0000	\$1,650	\$4,795
1239	20-22-210-026-0000	\$4,864	\$14,134
1240	20-22-210-027-0000	\$14,710	\$42,744
1241	20-22-210-028-0000	\$14,099	\$40,969
1242	20-22-210-029-0000	\$13,509	\$39,254
1243	20-22-210-030-0000	\$15,266	\$44,360
1244	20-22-210-031-0000	\$20,117	\$58,456
1245	20-22-210-032-0000	\$23,033	\$66,929
1246	20-22-210-033-0000	\$27,330	\$79,416
1247	20-22-210-034-0000	\$24,733	\$71,869
1248	20-22-210-035-0000	\$20,161	\$58,584
1249	20-22-210-036-0000	\$24,050	\$69,884
1250	20-22-210-037-0000	\$16,593	\$48,216
1251	20-22-210-038-0000	\$11,899	\$34,576
1252	20-22-210-039-0000	\$2,348	\$6,823
1253	20-22-210-040-0000	\$2,348	\$6,823
1254	20-22-210-041-0000	\$2,348	\$6,823
1255	20-22-210-042-0000	\$2,348	\$6,823
1256	20-22-210-043-0000	\$2,348	\$6,823
1257	20-22-210-044-0000	\$0	\$0
1258	20-22-210-045-0000	\$10,680	\$31,034
1259	20-22-210-046-0000	\$10,594	\$30,784
1260	20-22-210-047-0000	\$3,446	\$10,013
1261	20-22-211-001-0000	\$2,254	\$6,550
1262	20-22-211-002-0000	\$4,603	\$13,375
1263	20-22-211-003-0000	\$29,200	\$84,849
1264	20-22-211-004-0000	\$12,008	\$34,893
1265	20-22-211-005-0000	\$2,348	\$6,823
1266	20-22-211-006-0000	\$1,594	\$4,632
1267	20-22-211-007-0000	\$25,464	\$73,993
1268	20-22-211-008-0000	\$17,024	\$49,468
1269	20-22-211-009-0000	\$13,375	\$38,865
1270	20-22-211-010-0000	\$13,099	\$38,063
1271	20-22-211-011-0000	\$21,293	\$61,873
1272	20-22-211-012-0000	\$2,348	\$6,823
1273	20-22-211-013-0000	\$14,735	\$42,817
1274	20-22-211-014-0000	\$28,666	\$83,298
1275	20-22-211-015-0000	\$29,014	\$84,309
1276	20-22-211-016-0000	\$23,729	\$68,952

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1277	20-22-211-017-0000	\$4,350	\$12,640
1278	20-22-211-018-0000	\$2,348	\$6,823
1279	20-22-211-019-0000	\$2,348	\$6,823
1280	20-22-211-020-0000	\$5,407	\$15,712
1281	20-22-211-021-0000	\$0	\$0
1282	20-22-211-022-0000	\$2,254	\$6,550
1283	20-22-211-023-0000	\$28,172	\$81,862
1284	20-22-211-024-0000	\$15,931	\$46,292
1285	20-22-211-025-0000	\$23,764	\$69,053
1286	20-22-211-026-0000	\$23,731	\$68,958
1287	20-22-211-027-0000	\$19,583	\$56,904
1288	20-22-211-028-0000	\$32,404	\$94,160
1289	20-22-211-029-0000	\$22,589	\$65,639
1290	20-22-211-030-0000	\$1,640	\$4,766
1291	20-22-211-031-0000	\$11,373	\$33,048
1292	20-22-211-032-0000	\$22,248	\$64,648
1293	20-22-211-033-0000	\$12,803	\$37,203
1294	20-22-211-034-0000	\$16,836	\$48,922
1295	20-22-211-035-0000	\$23,472	\$68,205
1296	20-22-211-036-0000	\$4,560	\$13,250
1297	20-22-211-037-0000	\$15,179	\$44,107
1298	20-22-211-038-0000	\$22,431	\$65,180
1299	20-22-211-039-0000	\$6,575	\$19,106
1300	20-22-211-040-0000	\$0	\$0
1301	20-22-212-002-0000	\$11,338	\$32,946
1302	20-22-212-003-0000	\$23,648	\$68,716
1303	20-22-212-004-0000	\$25,307	\$73,537
1304	20-22-212-005-0000	\$2,348	\$6,823
1305	20-22-212-006-0000	\$23,231	\$67,505
1306	20-22-212-007-0000	\$0	\$0
1307	20-22-212-008-0000	\$0	\$0
1308	20-22-212-009-0000	\$2,348	\$6,823
1309	20-22-212-010-0000	\$21,146	\$61,446
1310	20-22-212-011-0000	\$25,361	\$73,694
1311	20-22-212-012-0000	\$23,610	\$68,606
1312	20-22-212-013-0000	\$13,489	\$39,196
1313	20-22-212-014-0000	\$18,881	\$54,864
1314	20-22-212-015-0000	\$2,348	\$6,823
1315	20-22-212-016-0000	\$24,136	\$70,134
1316	20-22-212-018-0000	\$2,348	\$6,823
1317	20-22-212-019-0000	\$2,348	\$6,823
1318	20-22-212-020-0000	\$21,616	\$62,812
1319	20-22-212-021-0000	\$2,348	\$6,823
1320	20-22-212-022-0000	\$2,197	\$6,384
1321	20-22-212-025-0000	\$2,348	\$6,823
1322	20-22-212-026-0000	\$2,348	\$6,823

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1323	20-22-212-027-0000	\$1,948	\$5,660
1324	20-22-212-028-0000	\$2,348	\$6,823
1325	20-22-212-029-0000	\$0	\$0
1326	20-22-212-030-0000	\$2,348	\$6,823
1327	20-22-212-031-0000	\$0	\$0
1328	20-22-212-032-0000	\$30,915	\$89,833
1329	20-22-212-033-0000	\$26,417	\$76,763
1330	20-22-212-034-0000	\$12,290	\$35,712
1331	20-22-212-035-0000	\$17,636	\$51,247
1332	20-22-212-036-0000	\$15,803	\$45,920
1333	20-22-212-037-0000	\$15,134	\$43,976
1334	20-22-212-038-0000	\$2,348	\$6,823
1335	20-22-212-039-0000	\$22,133	\$64,314
1336	20-22-212-040-0000	\$23,080	\$67,066
1337	20-22-212-041-0000	\$22,917	\$66,592
1338	20-22-212-044-0000	\$0	\$0
1339	20-22-212-045-0000	\$0	\$0
1340	20-22-212-046-1001	\$24,489	\$71,160
1341	20-22-212-046-1002	\$24,489	\$71,160
1342	20-22-212-046-1003	\$24,504	\$71,204
1343	20-22-212-046-1004	\$24,504	\$71,204
1344	20-22-212-046-1005	\$24,504	\$71,204
1345	20-22-212-046-1006	\$24,504	\$71,204
1346	20-22-212-047-1001	\$25,451	\$73,956
1347	20-22-212-047-1002	\$25,451	\$73,956
1348	20-22-212-047-1003	\$25,147	\$73,072
1349	20-22-212-047-1004	\$25,147	\$73,072
1350	20-22-212-047-1005	\$25,147	\$73,072
1351	20-22-212-047-1006	\$25,147	\$73,072
1352	20-22-213-001-0000	\$0	\$0
1353	20-22-213-002-0000	\$15,262	\$44,348
1354	20-22-213-003-0000	\$17,411	\$50,593
1355	20-22-213-004-0000	\$17,398	\$50,555
1356	20-22-213-005-0000	\$65,522	\$190,394
1357	20-22-213-006-0000	\$0	\$0
1358	20-22-213-007-0000	\$0	\$0
1359	20-22-213-008-0000	\$0	\$0
1360	20-22-213-009-0000	\$2,141	\$6,221
1361	20-22-213-010-0000	\$2,292	\$6,660
1362	20-22-213-012-0000	\$3,230	\$9,386
1363	20-22-213-013-0000	\$2,153	\$6,256
1364	20-22-213-014-0000	\$417	\$1,212
1365	20-22-213-015-0000	\$4,278	\$12,431
1366	20-22-213-016-0000	\$3,386	\$9,839
1367	20-22-213-017-0000	\$15,413	\$44,787
1368	20-22-213-018-0000	\$15,343	\$44,584

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1369	20-22-213-019-0000	\$22,180	\$64,451
1370	20-22-213-020-0000	\$22,985	\$66,790
1371	20-22-213-021-0000	\$22,498	\$65,375
1372	20-22-213-022-0000	\$12,108	\$35,183
1373	20-22-213-023-0000	\$22,110	\$64,247
1374	20-22-213-024-0000	\$21,274	\$61,818
1375	20-22-213-025-0000	\$0	\$0
1376	20-22-213-026-0000	\$23,516	\$68,333
1377	20-22-213-027-0000	\$23,168	\$67,322
1378	20-22-213-028-0000	\$20,104	\$58,418
1379	20-22-213-029-0000	\$27,942	\$81,194
1380	20-22-213-031-0000	\$21,275	\$61,821
1381	20-22-213-032-0000	\$20,524	\$59,639
1382	20-22-213-033-0000	\$2,263	\$6,576
1383	20-22-213-034-0000	\$12,275	\$35,669
1384	20-22-213-035-0000	\$0	\$0
1385	20-22-213-036-0000	\$0	\$0
1386	20-22-213-037-0000	\$2,217	\$6,442
1387	20-22-213-038-0000	\$2,217	\$6,442
1388	20-22-213-039-0000	\$2,217	\$6,442
1389	20-22-213-040-0000	\$12,910	\$37,514
1390	20-22-213-043-0000	\$28,521	\$82,876
1391	20-22-213-044-0000	\$5,176	\$15,040
1392	20-22-213-045-0000	\$17,240	\$50,096
1393	20-22-213-046-0000	\$0	\$0
1394	20-22-213-047-0000	\$813	\$2,362
1395	20-22-213-050-0000	\$2,127	\$6,181
1396	20-22-213-051-1001	\$24,234	\$70,419
1397	20-22-213-051-1002	\$23,641	\$68,696
1398	20-22-213-051-1003	\$23,641	\$68,696
1399	20-22-213-051-1004	\$23,641	\$68,696
1400	20-22-213-051-1005	\$23,641	\$68,696
1401	20-22-214-002-0000	\$27,904	\$81,083
1402	20-22-214-003-0000	\$24,581	\$71,427
1403	20-22-214-004-0000	\$24,707	\$71,794
1404	20-22-214-005-0000	\$25,122	\$73,000
1405	20-22-214-006-0000	\$24,732	\$71,866
1406	20-22-214-007-0000	\$24,701	\$71,776
1407	20-22-214-008-0000	\$25,888	\$75,225
1408	20-22-214-009-0000	\$23,451	\$68,144
1409	20-22-214-010-0000	\$31,886	\$92,654
1410	20-22-214-011-0000	\$24,745	\$71,904
1411	20-22-214-012-0000	\$14,834	\$43,105
1412	20-22-214-013-0000	\$15,816	\$45,958
1413	20-22-214-014-0000	\$21,059	\$61,193
1414	20-22-214-015-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1415	20-22-214-018-0000	\$500	\$1,453
1416	20-22-214-021-0000	\$4,109	\$11,940
1417	20-22-214-022-0000	\$2,254	\$6,550
1418	20-22-214-023-0000	\$2,254	\$6,550
1419	20-22-214-024-0000	\$26,232	\$76,225
1420	20-22-214-025-0000	\$26,232	\$76,225
1421	20-22-214-026-0000	\$40,928	\$118,929
1422	20-22-214-027-0000	\$21,104	\$61,324
1423	20-22-214-028-0000	\$24,146	\$70,163
1424	20-22-214-029-0000	\$21,853	\$63,500
1425	20-22-214-030-0000	\$5,005	\$14,544
1426	20-22-214-031-0000	\$19,120	\$55,559
1427	20-22-214-032-0000	\$15,676	\$45,551
1428	20-22-214-033-0000	\$5,380	\$15,633
1429	20-22-214-034-0000	\$23,337	\$67,813
1430	20-22-214-035-0000	\$5,338	\$15,511
1431	20-22-214-036-0000	\$22,075	\$64,146
1432	20-22-214-037-0000	\$1,570	\$4,562
1433	20-22-214-038-0000	\$24,971	\$72,561
1434	20-22-214-039-0000	\$28,770	\$83,600
1435	20-22-214-040-0000	\$0	\$0
1436	20-22-214-041-0000	\$0	\$0
1437	20-22-214-042-0000	\$10,800	\$31,383
1438	20-22-214-043-0000	\$0	\$0
1439	20-22-214-044-0000	\$50,781	\$147,559
1440	20-22-214-045-0000	\$22,377	\$65,023
1441	20-22-214-046-0000	\$17,397	\$50,552
1442	20-22-215-001-0000	\$0	\$0
1443	20-22-215-002-0000	\$5,122	\$14,884
1444	20-22-215-003-0000	\$23,440	\$68,112
1445	20-22-215-004-0000	\$23,782	\$69,106
1446	20-22-215-005-0000	\$23,366	\$67,897
1447	20-22-215-006-0000	\$24,229	\$70,405
1448	20-22-215-007-0000	\$25,239	\$73,339
1449	20-22-215-008-0000	\$20,037	\$58,224
1450	20-22-215-009-0000	\$23,199	\$67,412
1451	20-22-215-010-0000	\$0	\$0
1452	20-22-215-011-0000	\$48,682	\$141,460
1453	20-22-215-012-0000	\$24,353	\$70,765
1454	20-22-215-013-0000	\$24,046	\$69,873
1455	20-22-215-014-0000	\$23,285	\$67,662
1456	20-22-215-015-0000	\$22,936	\$66,647
1457	20-22-215-016-0000	\$23,088	\$67,089
1458	20-22-215-017-0000	\$0	\$0
1459	20-22-215-018-0000	\$0	\$0
1460	20-22-215-019-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1461	20-22-216-001-0000	\$13,949	\$40,533
1462	20-22-216-002-0000	\$17,048	\$49,538
1463	20-22-216-003-0000	\$51,503	\$149,657
1464	20-22-216-004-0000	\$23,640	\$68,693
1465	20-22-216-005-0000	\$5,797	\$16,845
1466	20-22-216-006-0000	\$5,797	\$16,845
1467	20-22-216-007-0000	\$5,797	\$16,845
1468	20-22-216-008-0000	\$5,797	\$16,845
1469	20-22-216-009-0000	\$35,567	\$103,351
1470	20-22-216-010-0000	\$5,745	\$16,694
1471	20-22-216-011-0000	\$0	\$0
1472	20-22-216-012-0000	\$29,686	\$86,262
1473	20-22-216-013-0000	\$29,686	\$86,262
1474	20-22-216-014-0000	\$29,686	\$86,262
1475	20-22-216-015-0000	\$29,686	\$86,262
1476	20-22-216-016-0000	\$180,221	\$523,686
1477	20-22-216-017-0000	\$87,949	\$255,562
1478	20-22-216-022-0000	\$22,153	\$64,372
1479	20-22-216-023-0000	\$2,254	\$6,550
1480	20-22-216-024-0000	\$2,254	\$6,550
1481	20-22-216-025-0000	\$12,387	\$35,994
1482	20-22-216-026-0000	\$2,254	\$6,550
1483	20-22-216-027-0000	\$13,893	\$40,370
1484	20-22-216-028-0000	\$14,388	\$41,809
1485	20-22-216-029-0000	\$15,803	\$45,920
1486	20-22-216-030-0000	\$2,254	\$6,550
1487	20-22-216-031-0000	\$26,234	\$76,231
1488	20-22-216-032-0000	\$2,199	\$6,390
1489	20-22-216-033-0000	\$11,820	\$34,347
1490	20-22-216-034-0000	\$4,670	\$13,570
1491	20-22-216-035-0000	\$17,087	\$49,651
1492	20-22-216-036-0000	\$15,149	\$44,020
1493	20-22-216-037-0000	\$15,139	\$43,991
1494	20-22-216-038-0000	\$2,348	\$6,823
1495	20-22-216-039-0000	\$77,662	\$225,670
1496	20-22-216-040-0000	\$21,521	\$62,536
1497	20-22-216-041-0000	\$15,911	\$46,234
1498	20-22-217-001-0000	\$17,134	\$49,788
1499	20-22-217-002-0000	\$11,943	\$34,704
1500	20-22-217-003-0000	\$13,339	\$38,760
1501	20-22-217-004-0000	\$12,843	\$37,319
1502	20-22-217-005-0000	\$19,236	\$55,896
1503	20-22-217-006-0000	\$3,757	\$10,917
1504	20-22-217-007-0000	\$22,397	\$65,081
1505	20-22-217-008-0000	\$2,254	\$6,550
1506	20-22-217-009-0000	\$22,879	\$66,482

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1507	20-22-217-010-0000	\$24,280	\$70,553
1508	20-22-217-011-0000	\$16,912	\$49,143
1509	20-22-217-012-0000	\$4,732	\$13,750
1510	20-22-217-013-0000	\$13,486	\$39,188
1511	20-22-217-014-0000	\$16,901	\$49,111
1512	20-22-217-015-0000	\$15,931	\$46,292
1513	20-22-217-016-0000	\$13,717	\$39,859
1514	20-22-217-017-0000	\$25,314	\$73,557
1515	20-22-217-018-0000	\$15,602	\$45,336
1516	20-22-217-019-0000	\$17,356	\$50,433
1517	20-22-217-020-0000	\$13,934	\$40,489
1518	20-22-217-021-0000	\$9,461	\$27,492
1519	20-22-217-022-0000	\$9,461	\$27,492
1520	20-22-217-023-0000	\$14,030	\$40,768
1521	20-22-217-024-0000	\$14,030	\$40,768
1522	20-22-217-025-0000	\$2,254	\$6,550
1523	20-22-217-026-0000	\$0	\$0
1524	20-22-217-027-0000	\$14,843	\$43,131
1525	20-22-217-028-0000	\$30,962	\$89,969
1526	20-22-217-029-0000	\$20,740	\$60,266
1527	20-22-217-030-0000	\$23,896	\$69,437
1528	20-22-217-031-0000	\$24,273	\$70,532
1529	20-22-217-032-0000	\$24,021	\$69,800
1530	20-22-217-033-0000	\$12,854	\$37,351
1531	20-22-217-034-0000	\$2,254	\$6,550
1532	20-22-217-035-0000	\$8,487	\$24,662
1533	20-22-217-036-0000	\$8,487	\$24,662
1534	20-22-217-037-0000	\$15,562	\$45,220
1535	20-22-217-038-0000	\$26,152	\$75,992
1536	20-22-217-039-0000	\$22,188	\$64,474
1537	20-22-217-040-0000	\$27,391	\$79,593
1538	20-22-217-041-0000	\$31,538	\$91,643
1539	20-22-218-004-0000	\$23,890	\$69,420
1540	20-22-218-005-0000	\$0	\$0
1541	20-22-218-006-0000	\$22,846	\$66,386
1542	20-22-218-007-0000	\$30,740	\$89,324
1543	20-22-218-008-0000	\$28,389	\$82,493
1544	20-22-218-009-0000	\$23,718	\$68,920
1545	20-22-218-010-0000	\$25,953	\$75,414
1546	20-22-218-011-0000	\$24,617	\$71,532
1547	20-22-218-012-0000	\$17,798	\$51,717
1548	20-22-218-013-0000	\$25,786	\$74,929
1549	20-22-218-014-0000	\$26,885	\$78,122
1550	20-22-218-015-0000	\$25,072	\$72,854
1551	20-22-218-016-0000	\$29,230	\$84,937
1552	20-22-218-017-0000	\$15,356	\$44,621

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1553	20-22-218-018-0000	\$14,809	\$43,032
1554	20-22-218-019-0000	\$6,027	\$17,513
1555	20-22-218-020-0000	\$24,152	\$70,181
1556	20-22-218-021-0000	\$23,326	\$67,781
1557	20-22-218-022-0000	\$25,266	\$73,418
1558	20-22-218-023-0000	\$2,254	\$6,550
1559	20-22-218-024-0000	\$24,743	\$71,898
1560	20-22-218-025-0000	\$26,936	\$78,271
1561	20-22-218-026-0000	\$22,512	\$65,415
1562	20-22-218-027-0000	\$2,254	\$6,550
1563	20-22-218-028-0000	\$2,348	\$6,823
1564	20-22-218-029-0000	\$32,147	\$93,413
1565	20-22-218-030-0000	\$22,301	\$64,802
1566	20-22-218-031-0000	\$14,418	\$41,896
1567	20-22-218-032-0000	\$22,346	\$64,933
1568	20-22-218-033-0000	\$24,632	\$71,576
1569	20-22-218-034-0000	\$15,515	\$45,083
1570	20-22-218-036-0000	\$24,409	\$70,928
1571	20-22-218-037-0000	\$24,559	\$71,364
1572	20-22-218-038-0000	\$33,931	\$98,597
1573	20-22-218-039-0000	\$22,851	\$66,400
1574	20-22-218-040-0000	\$16,941	\$49,227
1575	20-22-218-041-0000	\$22,061	\$64,105
1576	20-22-218-042-0000	\$3,334	\$9,688
1577	20-22-218-043-0000	\$16,218	\$47,126
1578	20-22-218-044-0000	\$28,436	\$82,629
1579	20-22-218-045-0000	\$24,595	\$71,468
1580	20-22-218-047-1001	\$17,388	\$50,526
1581	20-22-218-047-1002	\$22,356	\$64,962
1582	20-22-218-047-1003	\$22,356	\$64,962
1583	20-22-218-047-1004	\$17,387	\$50,523
1584	20-22-218-047-1005	\$22,356	\$64,962
1585	20-22-218-047-1006	\$22,356	\$64,962
1586	20-22-219-001-0000	\$24,693	\$71,753
1587	20-22-219-002-0000	\$12,263	\$35,634
1588	20-22-219-003-0000	\$24,203	\$70,329
1589	20-22-219-004-0000	\$5,326	\$15,476
1590	20-22-219-005-0000	\$5,545	\$16,113
1591	20-22-219-006-0000	\$21,923	\$63,704
1592	20-22-219-007-0000	\$12,390	\$36,003
1593	20-22-219-008-0000	\$1,466	\$4,260
1594	20-22-219-009-0000	\$4,670	\$13,570
1595	20-22-219-010-0000	\$18,331	\$53,266
1596	20-22-219-011-0000	\$13,151	\$38,214
1597	20-22-219-012-0000	\$1,466	\$4,260
1598	20-22-219-013-0000	\$12,855	\$37,354

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1599	20-22-219-014-0000	\$13,211	\$38,389
1600	20-22-219-015-0000	\$25,512	\$74,133
1601	20-22-219-016-0000	\$2,254	\$6,550
1602	20-22-219-017-0000	\$26,651	\$77,442
1603	20-22-219-018-0000	\$20,137	\$58,514
1604	20-22-219-019-0000	\$15,715	\$45,665
1605	20-22-219-020-0000	\$16,928	\$49,189
1606	20-22-219-021-0000	\$15,763	\$45,804
1607	20-22-219-022-0000	\$1,972	\$5,730
1608	20-22-219-023-0000	\$0	\$0
1609	20-22-219-024-0000	\$25,319	\$73,572
1610	20-22-219-025-0000	\$30,813	\$89,536
1611	20-22-219-028-0000	\$24,236	\$70,425
1612	20-22-219-029-0000	\$24,236	\$70,425
1613	20-22-219-030-0000	\$27,676	\$80,421
1614	20-22-219-031-0000	\$15,839	\$46,025
1615	20-22-219-032-0000	\$17,148	\$49,829
1616	20-22-219-033-0000	\$2,254	\$6,550
1617	20-22-219-034-0000	\$16,222	\$47,138
1618	20-22-219-035-0000	\$16,176	\$47,004
1619	20-22-219-036-0000	\$13,635	\$39,621
1620	20-22-219-037-0000	\$24,995	\$72,630
1621	20-22-219-038-0000	\$24,483	\$71,143
1622	20-22-219-039-0000	\$25,777	\$74,903
1623	20-22-219-040-0000	\$26,894	\$78,149
1624	20-22-219-041-0000	\$24,947	\$72,491
1625	20-22-219-042-0000	\$24,518	\$71,244
1626	20-22-219-043-0000	\$0	\$0
1627	20-22-219-044-0000	\$0	\$0
1628	20-22-219-045-1001	\$17,899	\$52,011
1629	20-22-219-045-1002	\$17,899	\$52,011
1630	20-22-219-046-1001	\$24,548	\$71,332
1631	20-22-219-046-1002	\$18,783	\$54,580
1632	20-22-219-046-1003	\$24,541	\$71,311
1633	20-22-220-002-0000	\$28,491	\$82,789
1634	20-22-220-003-0000	\$14,064	\$40,867
1635	20-22-220-004-0000	\$22,368	\$64,997
1636	20-22-220-005-0000	\$13,185	\$38,313
1637	20-22-220-006-0000	\$14,191	\$41,236
1638	20-22-220-007-0000	\$14,273	\$41,474
1639	20-22-220-008-0000	\$1,787	\$5,193
1640	20-22-220-009-0000	\$13,960	\$40,565
1641	20-22-220-010-0000	\$17,851	\$51,871
1642	20-22-220-011-0000	\$23,810	\$69,187
1643	20-22-220-012-0000	\$23,421	\$68,057
1644	20-22-220-013-0000	\$2,536	\$7,369

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1645	20-22-220-014-0000	\$18,111	\$52,627
1646	20-22-220-015-0000	\$25,113	\$72,973
1647	20-22-220-016-0000	\$24,821	\$72,125
1648	20-22-220-017-0000	\$2,160	\$6,277
1649	20-22-220-019-0000	\$26,932	\$78,259
1650	20-22-220-020-0000	\$24,718	\$71,826
1651	20-22-220-021-0000	\$22,240	\$64,625
1652	20-22-220-022-0000	\$28,152	\$81,804
1653	20-22-220-023-0000	\$22,600	\$65,671
1654	20-22-220-024-0000	\$23,913	\$69,486
1655	20-22-220-025-0000	\$14,426	\$41,919
1656	20-22-220-026-0000	\$0	\$0
1657	20-22-220-027-0000	\$0	\$0
1658	20-22-220-028-0000	\$33,924	\$98,576
1659	20-22-220-029-0000	\$15,271	\$44,374
1660	20-22-220-030-0000	\$15,271	\$44,374
1661	20-22-220-031-0000	\$2,254	\$6,550
1662	20-22-220-032-0000	\$23,883	\$69,399
1663	20-22-220-033-0000	\$23,078	\$67,060
1664	20-22-220-034-0000	\$23,826	\$69,234
1665	20-22-220-035-0000	\$23,855	\$69,318
1666	20-22-220-036-0000	\$23,855	\$69,318
1667	20-22-220-037-0000	\$23,219	\$67,470
1668	20-22-220-038-0000	\$22,975	\$66,761
1669	20-22-220-039-0000	\$15,449	\$44,892
1670	20-22-220-040-0000	\$15,449	\$44,892
1671	20-22-220-041-0000	\$14,032	\$40,774
1672	20-22-220-043-0000	\$13,839	\$40,213
1673	20-22-220-044-0000	\$954	\$2,772
1674	20-22-220-045-0000	\$29,703	\$86,311
1675	20-22-220-046-0000	\$29,714	\$86,343
1676	20-22-220-047-0000	\$44,870	\$130,383
1677	20-22-220-048-0000	\$5,362	\$15,581
1678	20-22-220-049-1001	\$24,649	\$71,625
1679	20-22-220-049-1002	\$24,649	\$71,625
1680	20-22-220-049-1003	\$24,649	\$71,625
1681	20-22-220-049-1004	\$24,649	\$71,625
1682	20-22-220-049-1005	\$24,649	\$71,625
1683	20-22-220-049-1006	\$25,024	\$72,715
1684	20-22-220-049-1007	\$25,024	\$72,715
1685	20-22-220-049-1008	\$25,024	\$72,715
1686	20-22-220-049-1009	\$25,024	\$72,715
1687	20-22-220-049-1010	\$25,024	\$72,715
1688	20-22-220-049-1011	\$25,024	\$72,715
1689	20-22-220-049-1012	\$25,024	\$72,715
1690	20-22-220-049-1013	\$25,024	\$72,715

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1691	20-22-220-049-1014	\$25,024	\$72,715
1692	20-22-220-049-1015	\$25,024	\$72,715
1693	20-22-221-001-0000	\$0	\$0
1694	20-22-221-015-0000	\$0	\$0
1695	20-22-222-001-0000	\$21,519	\$62,530
1696	20-22-222-002-0000	\$25,274	\$73,441
1697	20-22-222-004-0000	\$2,254	\$6,550
1698	20-22-222-005-0000	\$2,254	\$6,550
1699	20-22-222-006-0000	\$2,254	\$6,550
1700	20-22-222-007-0000	\$2,254	\$6,550
1701	20-22-222-008-0000	\$2,254	\$6,550
1702	20-22-222-009-0000	\$0	\$0
1703	20-22-222-010-0000	\$0	\$0
1704	20-22-222-011-0000	\$23,619	\$68,632
1705	20-22-222-012-0000	\$27,048	\$78,596
1706	20-22-222-013-0000	\$22,838	\$66,363
1707	20-22-222-014-0000	\$2,254	\$6,550
1708	20-22-222-015-0000	\$2,254	\$6,550
1709	20-22-222-016-0000	\$2,254	\$6,550
1710	20-22-222-017-0000	\$11,476	\$33,347
1711	20-22-222-018-0000	\$20,085	\$58,363
1712	20-22-222-019-0000	\$23,088	\$67,089
1713	20-22-222-020-0000	\$16,202	\$47,080
1714	20-22-222-021-0000	\$39,089	\$113,585
1715	20-22-222-023-0000	\$0	\$0
1716	20-22-222-024-0000	\$0	\$0
1717	20-22-222-025-0000	\$8,742	\$25,403
1718	20-22-222-026-0000	\$22,354	\$64,956
1719	20-22-222-027-0000	\$23,212	\$67,449
1720	20-22-222-028-0000	\$0	\$0
1721	20-22-222-029-0000	\$2,254	\$6,550
1722	20-22-222-030-0000	\$2,254	\$6,550
1723	20-22-222-031-0000	\$0	\$0
1724	20-22-222-032-0000	\$24,244	\$70,448
1725	20-22-222-033-0000	\$23,494	\$68,269
1726	20-22-222-034-0000	\$2,254	\$6,550
1727	20-22-222-039-0000	\$11,862	\$34,469
1728	20-22-222-040-0000	\$1,588	\$4,614
1729	20-22-222-041-0000	\$24,257	\$70,486
1730	20-22-222-042-0000	\$24,033	\$69,835
1731	20-22-222-043-0000	\$1,466	\$4,260
1732	20-22-222-044-0000	\$23,444	\$68,124
1733	20-22-222-045-0000	\$6,419	\$18,652
1734	20-22-222-048-0000	\$4,710	\$13,686
1735	20-22-222-049-0000	\$24,340	\$70,727
1736	20-22-222-050-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1737	20-22-222-051-1001	\$1,606	\$4,667
1738	20-22-222-051-1002	\$1,606	\$4,667
1739	20-22-222-051-1003	\$1,606	\$4,667
1740	20-22-222-051-1004	\$1,606	\$4,667
1741	20-22-222-051-1005	\$1,606	\$4,667
1742	20-22-222-051-1006	\$1,606	\$4,667
1743	20-22-222-052-1001	\$23,388	\$67,961
1744	20-22-222-052-1002	\$23,388	\$67,961
1745	20-22-222-052-1003	\$24,097	\$70,021
1746	20-22-223-001-0000	\$0	\$0
1747	20-22-223-002-0000	\$2,254	\$6,550
1748	20-22-223-003-0000	\$24,767	\$71,968
1749	20-22-223-004-0000	\$24,519	\$71,247
1750	20-22-223-005-0000	\$11,894	\$34,562
1751	20-22-223-006-0000	\$2,254	\$6,550
1752	20-22-223-007-0000	\$2,254	\$6,550
1753	20-22-223-008-0000	\$23,594	\$68,559
1754	20-22-223-009-0000	\$23,329	\$67,789
1755	20-22-223-010-0000	\$25,263	\$73,409
1756	20-22-223-011-0000	\$26,521	\$77,065
1757	20-22-223-012-0000	\$2,254	\$6,550
1758	20-22-223-013-0000	\$25,499	\$74,095
1759	20-22-223-014-0000	\$22,571	\$65,587
1760	20-22-223-015-0000	\$23,097	\$67,115
1761	20-22-223-016-0000	\$23,315	\$67,749
1762	20-22-223-017-0000	\$0	\$0
1763	20-22-223-018-0000	\$2,254	\$6,550
1764	20-22-223-019-0000	\$0	\$0
1765	20-22-223-020-0000	\$24,324	\$70,681
1766	20-22-223-021-0000	\$21,044	\$61,150
1767	20-22-223-022-0000	\$23,409	\$68,022
1768	20-22-223-023-0000	\$22,804	\$66,264
1769	20-22-224-001-0000	\$0	\$0
1770	20-22-224-002-0000	\$0	\$0
1771	20-22-224-003-0000	\$0	\$0
1772	20-22-224-004-0000	\$0	\$0
1773	20-22-224-005-0000	\$0	\$0
1774	20-22-224-014-0000	\$0	\$0
1775	20-22-224-015-0000	\$3,022	\$8,781
1776	20-22-224-016-0000	\$30,192	\$87,732
1777	20-22-224-017-0000	\$27,169	\$78,948
1778	20-22-224-018-0000	\$2,270	\$6,596
1779	20-22-224-019-0000	\$22,095	\$64,204
1780	20-22-224-020-0000	\$31,855	\$92,564
1781	20-22-224-021-0000	\$1,720	\$4,998
1782	20-22-224-022-0000	\$23,808	\$69,181

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1783	20-22-224-023-0000	\$1,476	\$4,289
1784	20-22-224-024-0000	\$1,476	\$4,289
1785	20-22-224-025-0000	\$21,161	\$61,490
1786	20-22-224-026-0000	\$16,053	\$46,647
1787	20-22-224-027-0000	\$16,826	\$48,893
1788	20-22-224-028-0000	\$15,636	\$45,435
1789	20-22-224-029-0000	\$20,778	\$60,377
1790	20-22-224-030-0000	\$22,215	\$64,552
1791	20-22-224-031-0000	\$0	\$0
1792	20-22-224-032-0000	\$0	\$0
1793	20-22-224-040-0000	\$304,499	\$884,813
1794	20-22-224-041-0000	\$0	\$0
1795	20-22-225-003-0000	\$23,545	\$68,417
1796	20-22-225-004-0000	\$24,586	\$71,442
1797	20-22-225-005-0000	\$23,269	\$67,615
1798	20-22-225-006-0000	\$23,968	\$69,646
1799	20-22-225-007-0000	\$22,444	\$65,218
1800	20-22-225-008-0000	\$7,190	\$20,893
1801	20-22-225-009-0000	\$7,190	\$20,893
1802	20-22-225-010-0000	\$23,810	\$69,187
1803	20-22-225-011-0000	\$28,409	\$82,551
1804	20-22-225-012-0000	\$1,792	\$5,207
1805	20-22-225-013-0000	\$12,356	\$35,904
1806	20-22-225-014-0000	\$2,279	\$6,622
1807	20-22-225-016-0000	\$12,345	\$35,872
1808	20-22-225-017-0000	\$2,348	\$6,823
1809	20-22-225-018-0000	\$23,350	\$67,850
1810	20-22-225-019-0000	\$23,377	\$67,929
1811	20-22-225-020-0000	\$23,738	\$68,978
1812	20-22-225-021-0000	\$23,377	\$67,929
1813	20-22-225-022-0000	\$24,386	\$70,861
1814	20-22-225-023-0000	\$24,777	\$71,997
1815	20-22-225-024-0000	\$2,330	\$6,771
1816	20-22-225-025-0000	\$24,923	\$72,421
1817	20-22-225-026-0000	\$23,223	\$67,481
1818	20-22-225-027-0000	\$24,284	\$70,564
1819	20-22-225-028-0000	\$12,355	\$35,901
1820	20-22-225-029-0000	\$16,706	\$48,544
1821	20-22-225-030-0000	\$28,909	\$84,004
1822	20-22-225-031-0000	\$23,941	\$69,568
1823	20-22-225-032-0000	\$19,965	\$58,014
1824	20-22-225-033-0000	\$15,725	\$45,694
1825	20-22-225-034-0000	\$25,066	\$72,837
1826	20-22-225-040-0000	\$2,310	\$6,712
1827	20-22-225-041-0000	\$2,310	\$6,712
1828	20-22-225-042-0000	\$6,470	\$18,801

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1829	20-22-225-043-0000	\$21,640	\$62,882
1830	20-22-225-044-0000	\$0	\$0
1831	20-22-225-045-0000	\$26,995	\$78,442
1832	20-22-225-046-0000	\$21,245	\$61,734
1833	20-22-225-047-0000	\$19,540	\$56,779
1834	20-22-225-048-0000	\$0	\$0
1835	20-22-226-001-0000	\$24,349	\$70,753
1836	20-22-226-002-0000	\$23,425	\$68,068
1837	20-22-226-003-0000	\$27,872	\$80,990
1838	20-22-226-004-0000	\$24,742	\$71,895
1839	20-22-226-005-0000	\$42,203	\$122,633
1840	20-22-226-006-0000	\$26,299	\$76,420
1841	20-22-226-007-0000	\$5,554	\$16,139
1842	20-22-226-008-0000	\$21,789	\$63,314
1843	20-22-226-009-0000	\$2,330	\$6,771
1844	20-22-226-010-0000	\$23,535	\$68,388
1845	20-22-226-011-0000	\$24,702	\$71,779
1846	20-22-226-012-0000	\$48,166	\$139,961
1847	20-22-226-013-0000	\$20,916	\$60,778
1848	20-22-226-014-0000	\$14,628	\$42,506
1849	20-22-226-015-0000	\$42,490	\$123,467
1850	20-22-226-016-0000	\$15,447	\$44,886
1851	20-22-226-017-0000	\$22,362	\$64,979
1852	20-22-226-018-0000	\$0	\$0
1853	20-22-226-019-0000	\$23,074	\$67,048
1854	20-22-226-020-0000	\$23,012	\$66,868
1855	20-22-226-021-0000	\$0	\$0
1856	20-22-226-022-0000	\$24,596	\$71,471
1857	20-22-226-023-0000	\$22,278	\$64,735
1858	20-22-226-024-0000	\$23,074	\$67,048
1859	20-22-226-025-0000	\$22,198	\$64,503
1860	20-22-226-026-0000	\$24,125	\$70,102
1861	20-22-226-027-0000	\$25,433	\$73,903
1862	20-22-226-028-0000	\$24,466	\$71,093
1863	20-22-226-029-0000	\$24,807	\$72,084
1864	20-22-226-030-0000	\$27,370	\$79,532
1865	20-22-226-031-0000	\$23,086	\$67,083
1866	20-22-226-032-0000	\$24,954	\$72,511
1867	20-22-226-033-0000	\$0	\$0
1868	20-22-226-034-0000	\$0	\$0
1869	20-22-226-035-0000	\$0	\$0
1870	20-22-226-038-0000	\$22,944	\$66,671
1871	20-22-226-039-0000	\$0	\$0
1872	20-22-226-040-0000	\$41,211	\$119,751
1873	20-22-227-001-0000	\$22,824	\$66,322
1874	20-22-227-002-0000	\$12,264	\$35,637

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1875	20-22-227-003-0000	\$12,264	\$35,637
1876	20-22-227-004-0000	\$24,174	\$70,245
1877	20-22-227-005-0000	\$24,615	\$71,526
1878	20-22-227-006-0000	\$22,825	\$66,325
1879	20-22-227-007-0000	\$2,330	\$6,771
1880	20-22-227-008-0000	\$24,814	\$72,105
1881	20-22-227-009-0000	\$23,211	\$67,447
1882	20-22-227-010-0000	\$24,814	\$72,105
1883	20-22-227-011-0000	\$24,906	\$72,372
1884	20-22-227-012-0000	\$23,454	\$68,153
1885	20-22-227-013-0000	\$25,656	\$74,551
1886	20-22-227-014-0000	\$25,772	\$74,888
1887	20-22-227-015-0000	\$24,011	\$69,771
1888	20-22-227-016-0000	\$23,696	\$68,856
1889	20-22-227-017-0000	\$15,311	\$44,491
1890	20-22-227-018-0000	\$2,348	\$6,823
1891	20-22-227-019-0000	\$27,000	\$78,457
1892	20-22-227-020-0000	\$0	\$0
1893	20-22-227-021-0000	\$0	\$0
1894	20-22-227-022-0000	\$2,348	\$6,823
1895	20-22-227-023-0000	\$2,348	\$6,823
1896	20-22-227-024-0000	\$2,096	\$6,091
1897	20-22-227-025-0000	\$8,796	\$25,559
1898	20-22-227-026-0000	\$8,796	\$25,559
1899	20-22-227-027-0000	\$24,560	\$71,366
1900	20-22-227-028-0000	\$23,690	\$68,838
1901	20-22-227-030-0000	\$26,254	\$76,289
1902	20-22-227-031-0000	\$0	\$0
1903	20-22-227-032-0000	\$0	\$0
1904	20-22-227-034-0000	\$27,952	\$81,223
1905	20-22-227-035-0000	\$25,130	\$73,023
1906	20-22-227-036-0000	\$20,768	\$60,348
1907	20-22-227-037-0000	\$2,270	\$6,596
1908	20-22-227-038-0000	\$2,270	\$6,596
1909	20-22-227-039-0000	\$1,476	\$4,289
1910	20-22-227-040-0000	\$23,684	\$68,821
1911	20-22-227-041-0000	\$24,497	\$71,183
1912	20-22-227-042-0000	\$25,062	\$72,825
1913	20-22-227-043-0000	\$5,839	\$16,967
1914	20-22-227-044-0000	\$25,527	\$74,176
1915	20-22-227-045-0000	\$5,839	\$16,967
1916	20-22-227-046-0000	\$39,888	\$115,907
1917	20-22-227-047-1001	\$22,484	\$65,334
1918	20-22-227-047-1002	\$23,889	\$69,417
1919	20-22-227-047-1003	\$23,889	\$69,417
1920	20-22-227-048-1001	\$3,644	\$10,589



No.	PIN	2008 Proposed AV	2008 Proposed EAV
1921	20-22-227-048-1002	\$26,594	\$77,277
1922	20-22-227-048-1003	\$17,729	\$51,517
1923	20-22-227-048-1004	\$17,729	\$51,517
1924	20-22-228-001-0000	\$27,604	\$80,212
1925	20-22-228-002-0000	\$12,580	\$36,555
1926	20-22-228-003-0000	\$1,515	\$4,402
1927	20-22-228-004-0000	\$12,653	\$36,767
1928	20-22-228-005-0000	\$12,595	\$36,599
1929	20-22-228-006-0000	\$12,408	\$36,055
1930	20-22-228-007-0000	\$13,394	\$38,920
1931	20-22-228-008-0000	\$12,622	\$36,677
1932	20-22-228-009-0000	\$21,808	\$63,370
1933	20-22-228-010-0000	\$21,027	\$61,100
1934	20-22-228-011-0000	\$2,330	\$6,771
1935	20-22-228-012-0000	\$1,568	\$4,556
1936	20-22-228-013-0000	\$5,821	\$16,915
1937	20-22-228-014-0000	\$2,270	\$6,596
1938	20-22-228-015-0000	\$39,959	\$116,113
1939	20-22-228-016-0000	\$27,914	\$81,113
1940	20-22-228-017-0000	\$28,132	\$81,746
1941	20-22-228-018-0000	\$23,298	\$67,699
1942	20-22-228-019-0000	\$23,422	\$68,060
1943	20-22-228-021-0000	\$1,328	\$3,859
1944	20-22-228-022-0000	\$924	\$2,685
1945	20-22-228-023-0000	\$57,727	\$167,743
1946	20-22-228-024-0000	\$32,105	\$93,291
1947	20-22-228-025-0000	\$23,173	\$67,336
1948	20-22-228-026-0000	\$0	\$0
1949	20-22-228-027-0000	\$0	\$0
1950	20-22-228-028-0000	\$19,470	\$56,576
1951	20-22-228-029-0000	\$24,549	\$71,334
1952	20-22-228-030-0000	\$24,071	\$69,946
1953	20-22-228-031-0000	\$2,330	\$6,771
1954	20-22-228-032-0000	\$2,330	\$6,771
1955	20-22-228-033-0000	\$24,900	\$72,354
1956	20-22-228-034-0000	\$24,218	\$70,373
1957	20-22-228-035-0000	\$26,119	\$75,897
1958	20-22-228-036-0000	\$21,244	\$61,731
1959	20-22-228-037-0000	\$12,956	\$37,648
1960	20-22-228-038-0000	\$23,246	\$67,548
1961	20-22-228-039-0000	\$21,698	\$63,050
1962	20-22-228-040-0000	\$15,110	\$43,907
1963	20-22-228-041-0000	\$25,402	\$73,813
1964	20-22-228-042-0000	\$0	\$0
1965	20-22-228-043-0000	\$41,632	\$120,974
1966	20-22-228-044-0000	\$9,616	\$27,942

No.	PIN	2008 Proposed AV	2008 Proposed EAV
1967	20-22-229-001-0000	\$2,330	\$6,771
1968	20-22-229-002-0000	\$12,714	\$36,944
1969	20-22-229-003-0000	\$22,646	\$65,805
1970	20-22-229-004-0000	\$26,144	\$75,969
1971	20-22-229-005-0000	\$12,086	\$35,119
1972	20-22-229-006-0000	\$11,493	\$33,396
1973	20-22-229-007-0000	\$24,359	\$70,782
1974	20-22-229-008-0000	\$22,531	\$65,471
1975	20-22-229-009-0000	\$13,797	\$40,091
1976	20-22-229-010-0000	\$17,402	\$50,567
1977	20-22-229-013-0000	\$15,151	\$44,026
1978	20-22-229-014-0000	\$15,299	\$44,456
1979	20-22-229-015-0000	\$23,317	\$67,755
1980	20-22-229-016-0000	\$23,832	\$69,251
1981	20-22-229-017-0000	\$17,724	\$51,502
1982	20-22-229-018-0000	\$17,724	\$51,502
1983	20-22-229-020-0000	\$30,349	\$88,188
1984	20-22-229-021-0000	\$2,330	\$6,771
1985	20-22-229-022-0000	\$0	\$0
1986	20-22-229-023-0000	\$24,154	\$70,187
1987	20-22-229-024-0000	\$3,269	\$9,499
1988	20-22-229-025-0000	\$15,488	\$45,005
1989	20-22-229-026-0000	\$3,011	\$8,749
1990	20-22-229-027-0000	\$28,803	\$83,696
1991	20-22-229-028-0000	\$24,848	\$72,203
1992	20-22-229-031-0000	\$2,348	\$6,823
1993	20-22-229-032-0000	\$22,474	\$65,305
1994	20-22-229-033-0000	\$15,786	\$45,871
1995	20-22-229-034-0000	\$23,275	\$67,632
1996	20-22-229-035-0000	\$28,379	\$82,464
1997	20-22-229-036-0000	\$28,636	\$83,210
1998	20-22-229-037-0000	\$0	\$0
1999	20-22-229-038-0000	\$29,934	\$86,982
2000	20-22-229-039-0000	\$27,740	\$80,607
2001	20-22-229-040-0000	\$0	\$0
2002	20-22-229-041-0000	\$0	\$0
2003	20-22-229-042-0000	\$0	\$0
2004	20-22-229-043-0000	\$61,342	\$178,248
2005	20-22-229-044-0000	\$17,079	\$49,628
2006	20-22-229-045-0000	\$18,117	\$52,644
2007	20-22-229-046-0000	\$4,324	\$12,565
2008	20-22-229-047-0000	\$4,886	\$14,198
2009	20-22-230-002-0000	\$31,729	\$92,198
2010	20-22-230-003-0000	\$24,816	\$72,110
2011	20-22-230-004-0000	\$18,630	\$54,135
2012	20-22-230-005-0000	\$13,501	\$39,231

No.	PIN	2008 Proposed AV	2008 Proposed EAV
2013	20-22-230-006-0000	\$12,822	\$37,258
2014	20-22-230-007-0000	\$22,540	\$65,497
2015	20-22-230-008-0000	\$23,534	\$68,385
2016	20-22-230-009-0000	\$22,063	\$64,111
2017	20-22-230-010-0000	\$25,541	\$74,217
2018	20-22-230-011-0000	\$2,939	\$8,540
2019	20-22-230-012-0000	\$28,847	\$83,824
2020	20-22-230-013-0000	\$22,321	\$64,860
2021	20-22-230-014-0000	\$2,348	\$6,823
2022	20-22-230-015-0000	\$23,285	\$67,662
2023	20-22-230-016-0000	\$47,524	\$138,095
2024	20-22-230-017-0000	\$24,088	\$69,995
2025	20-22-230-018-0000	\$23,623	\$68,644
2026	20-22-230-019-0000	\$23,528	\$68,368
2027	20-22-230-020-0000	\$22,991	\$66,807
2028	20-22-230-021-0000	\$5,383	\$15,642
2029	20-22-230-022-0000	\$32,896	\$95,589
2030	20-22-230-023-0000	\$32,251	\$93,715
2031	20-22-230-024-0000	\$21,603	\$62,774
2032	20-22-230-025-0000	\$21,285	\$61,850
2033	20-22-230-026-0000	\$513	\$1,491
2034	20-22-230-027-0000	\$0	\$0
2035	20-22-230-028-0000	\$23,877	\$69,382
2036	20-22-230-029-0000	\$2,348	\$6,823
2037	20-22-230-030-0000	\$12,926	\$37,560
2038	20-22-230-031-0000	\$22,728	\$66,043
2039	20-22-230-032-0000	\$28,077	\$81,586
2040	20-22-230-033-0000	\$20,809	\$60,467
2041	20-22-230-034-0000	\$20,714	\$60,191
2042	20-22-230-035-0000	\$0	\$0
2043	20-22-230-040-0000	\$0	\$0
2044	20-22-230-041-0000	\$5,940	\$17,260
2045	20-22-230-042-0000	\$5,940	\$17,260
2046	20-22-230-043-0000	\$19,429	\$56,457
2047	20-22-230-044-0000	\$0	\$0
2048	20-22-230-046-0000	\$27,260	\$79,212
2049	20-22-230-047-0000	\$3,494	\$10,153
2050	20-22-230-049-0000	\$4,620	\$13,425
2051	20-22-230-050-0000	\$924	\$2,685
2052	20-22-230-051-0000	\$1,848	\$5,370
2053	20-22-230-052-0000	\$4,290	\$12,466
2054	20-22-230-053-0000	\$15,604	\$45,342
2055	20-22-231-001-0000	\$4,660	\$13,541
2056	20-22-231-002-0000	\$23,552	\$68,437
2057	20-22-231-003-0000	\$23,394	\$67,978
2058	20-22-231-006-0000	\$13,289	\$38,615

No.	PIN	2008 Proposed AV	2008 Proposed EAV
2059	20-22-231-007-0000	\$24,129	\$70,114
2060	20-22-231-008-0000	\$2,330	\$6,771
2061	20-22-231-009-0000	\$23,912	\$69,483
2062	20-22-231-010-0000	\$21,262	\$61,783
2063	20-22-231-011-0000	\$21,931	\$63,727
2064	20-22-231-012-0000	\$25,153	\$73,090
2065	20-22-231-013-0000	\$0	\$0
2066	20-22-231-014-0000	\$2,254	\$6,550
2067	20-22-231-015-0000	\$2,254	\$6,550
2068	20-22-231-016-0000	\$0	\$0
2069	20-22-231-017-0000	\$0	\$0
2070	20-22-231-018-0000	\$0	\$0
2071	20-22-231-019-0000	\$0	\$0
2072	20-22-231-020-0000	\$5,916	\$17,191
2073	20-22-231-021-0000	\$5,702	\$16,569
2074	20-22-231-022-0000	\$5,702	\$16,569
2075	20-22-231-037-0000	\$17,487	\$50,814
2076	20-22-400-002-0000	\$5,148	\$14,959
2077	20-22-400-003-0000	\$6,385	\$18,554
2078	20-22-400-004-0000	\$14,950	\$43,442
2079	20-22-400-005-0000	\$49,475	\$143,764
2080	20-22-400-006-0000	\$14,597	\$42,416
2081	20-22-400-007-0000	\$14,920	\$43,355
2082	20-22-400-008-0000	\$15,113	\$43,915
2083	20-22-400-009-0000	\$11,421	\$33,187
2084	20-22-400-010-0000	\$2,306	\$6,701
2085	20-22-400-011-0000	\$2,284	\$6,637
2086	20-22-400-012-0000	\$23,687	\$68,830
2087	20-22-400-013-0000	\$0	\$0
2088	20-22-400-016-0000	\$3,752	\$10,903
2089	20-22-400-017-0000	\$2,750	\$7,991
2090	20-22-400-018-0000	\$2,750	\$7,991
2091	20-22-400-019-0000	\$23,284	\$67,659
2092	20-22-400-022-0000	\$4,716	\$13,704
2093	20-22-400-023-0000	\$4,210	\$12,233
2094	20-22-400-024-0000	\$3,653	\$10,615
2095	20-22-400-025-0000	\$8,250	\$23,973
2096	20-22-400-026-0000	\$8,250	\$23,973
2097	20-22-400-027-0000	\$2,200	\$6,393
2098	20-22-400-028-0000	\$11,079	\$32,193
2099	20-22-400-029-0000	\$11,912	\$34,614
2100	20-22-400-030-0000	\$10,117	\$29,398
2101	20-22-400-031-0000	\$14,739	\$42,829
2102	20-22-400-032-0000	\$27,008	\$78,480
2103	20-22-400-033-0000	\$13,661	\$39,696
2104	20-22-400-034-0000	\$9,489	\$27,573

No.	PIN	2008 Proposed AV	2008 Proposed EAV
2105	20-22-400-035-0000	\$37,999	\$110,417
2106	20-22-400-036-0000	\$12,690	\$36,875
2107	20-22-400-037-0000	\$7,840	\$22,781
2108	20-22-400-038-0000	\$7,853	\$22,819
2109	20-22-401-005-0000	\$22,472	\$65,299
2110	20-22-401-006-0000	\$2,387	\$6,936
2111	20-22-401-007-0000	\$23,903	\$69,457
2112	20-22-401-008-0000	\$21,064	\$61,208
2113	20-22-401-009-0000	\$16,580	\$48,178
2114	20-22-401-010-0000	\$14,928	\$43,378
2115	20-22-401-011-0000	\$16,636	\$48,341
2116	20-22-401-012-0000	\$16,467	\$47,850
2117	20-22-401-013-0000	\$16,322	\$47,428
2118	20-22-401-016-0000	\$1,241	\$3,606
2119	20-22-401-017-0000	\$0	\$0
2120	20-22-401-018-0000	\$30,961	\$89,966
2121	20-22-401-019-0000	\$3,150	\$9,153
2122	20-22-401-020-0000	\$23,716	\$68,914
2123	20-22-401-021-0000	\$27,773	\$80,703
2124	20-22-401-022-0000	\$29,410	\$85,460
2125	20-22-401-023-0000	\$0	\$0
2126	20-22-401-024-0000	\$23,557	\$68,452
2127	20-22-401-025-0000	\$2,387	\$6,936
2128	20-22-401-026-0000	\$1,748	\$5,079
2129	20-22-401-027-0000	\$2,387	\$6,936
2130	20-22-401-028-0000	\$15,075	\$43,805
2131	20-22-401-029-0000	\$19,823	\$57,602
2132	20-22-401-030-0000	\$0	\$0
2133	20-22-401-031-0000	\$22,468	\$65,288
2134	20-22-401-032-0000	\$22,673	\$65,883
2135	20-22-401-033-0000	\$15,059	\$43,758
2136	20-22-401-034-0000	\$15,059	\$43,758
2137	20-22-401-035-0000	\$15,343	\$44,584
2138	20-22-401-036-0000	\$24,560	\$71,366
2139	20-22-401-037-0000	\$29,560	\$85,895
2140	20-22-401-038-0000	\$25,254	\$73,383
2141	20-22-401-039-0000	\$12,077	\$35,093
2142	20-22-401-044-0000	\$5,500	\$15,982
2143	20-22-401-045-0000	\$7,393	\$21,483
2144	20-22-401-046-0000	\$149,747	\$435,135
2145	20-22-401-047-0000	\$60,966	\$177,155
2146	20-22-401-048-0000	\$33,416	\$97,100
2147	20-22-401-049-1001	\$18,199	\$52,883
2148	20-22-401-049-1002	\$23,398	\$67,990
2149	20-22-401-049-1003	\$23,398	\$67,990
2150	20-22-401-050-1001	\$25,201	\$73,229

No.	PIN	2008 Proposed AV	2008 Proposed EAV
2151	20-22-401-050-1002	\$25,201	\$73,229
2152	20-22-401-050-1003	\$36,498	\$106,056
2153	20-22-402-002-0000	\$2,387	\$6,936
2154	20-22-402-003-0000	\$2,387	\$6,936
2155	20-22-402-004-0000	\$0	\$0
2156	20-22-402-005-0000	\$15,073	\$43,799
2157	20-22-402-006-0000	\$21,157	\$61,478
2158	20-22-402-007-0000	\$0	\$0
2159	20-22-402-008-0000	\$0	\$0
2160	20-22-402-009-0000	\$12,335	\$35,843
2161	20-22-402-013-0000	\$3,580	\$10,403
2162	20-22-402-014-0000	\$14,551	\$42,282
2163	20-22-402-015-0000	\$2,387	\$6,936
2164	20-22-402-016-0000	\$0	\$0
2165	20-22-402-017-0000	\$0	\$0
2166	20-22-402-018-0000	\$2,387	\$6,936
2167	20-22-402-019-0000	\$15,179	\$44,107
2168	20-22-402-020-0000	\$8,974	\$26,077
2169	20-22-402-021-0000	\$8,795	\$25,557
2170	20-22-402-023-0000	\$12,639	\$36,726
2171	20-22-402-024-0000	\$12,385	\$35,988
2172	20-22-402-025-0000	\$16,721	\$48,588
2173	20-22-402-026-0000	\$22,674	\$65,886
2174	20-22-402-027-0000	\$46,257	\$134,414
2175	20-22-402-028-0000	\$22,460	\$65,264
2176	20-22-402-029-0000	\$1,626	\$4,725
2177	20-22-402-030-0000	\$21,371	\$62,100
2178	20-22-402-033-0000	\$13,111	\$38,098
2179	20-22-402-034-0000	\$12,534	\$36,421
2180	20-22-402-035-0000	\$24,573	\$71,404
2181	20-22-402-036-0000	\$23,800	\$69,158
2182	20-22-402-037-0000	\$2,387	\$6,936
2183	20-22-402-038-0000	\$23,800	\$69,158
2184	20-22-402-039-0000	\$26,548	\$77,143
2185	20-22-402-040-0000	\$24,772	\$71,982
2186	20-22-402-041-0000	\$26,469	\$76,914
2187	20-22-402-042-0000	\$3,150	\$9,153
2188	20-22-402-043-0000	\$0	\$0
2189	20-22-402-044-0000	\$22,599	\$65,668
2190	20-22-402-046-0000	\$15,642	\$45,453
2191	20-22-402-047-0000	\$15,963	\$46,385
2192	20-22-402-049-0000	\$15,048	\$43,726
2193	20-22-402-051-0000	\$27,147	\$78,884
2194	20-22-402-052-0000	\$70,179	\$203,926
2195	20-22-403-001-0000	\$0	\$0
2196	20-22-403-002-0000	\$0	\$0

No.	PIN	2008 Proposed AV	2008 Proposed EAV
2197	20-22-403-003-0000	\$1,980	\$5,753
2198	20-22-403-005-0000	\$23,129	\$67,208
2199	20-22-403-006-0000	\$3,949	\$11,475
2200	20-22-403-007-0000	\$14,784	\$42,959
2201	20-22-403-008-0000	\$10,757	\$31,258
2202	20-22-403-009-0000	\$12,923	\$37,552
2203	20-22-403-010-0000	\$12,460	\$36,206
2204	20-22-403-011-0000	\$32,075	\$93,204
2205	20-22-403-012-0000	\$20,900	\$60,731
2206	20-22-403-013-0000	\$14,509	\$42,160
2207	20-22-403-014-0000	\$16,528	\$48,027
2208	20-22-403-015-0000	\$26,224	\$76,202
2209	20-22-403-016-0000	\$15,492	\$45,017
2210	20-22-403-017-0000	\$17,500	\$50,852
2211	20-22-403-021-0000	\$15,818	\$45,964
2212	20-22-403-022-0000	\$14,336	\$41,658
2213	20-22-403-023-0000	\$11,989	\$34,838
2214	20-22-403-024-0000	\$12,516	\$36,369
2215	20-22-403-025-0000	\$12,516	\$36,369
2216	20-22-403-026-0000	\$16,379	\$47,594
2217	20-22-403-027-0000	\$10,350	\$30,075
2218	20-22-403-028-0000	\$7,644	\$22,212
2219	20-22-403-029-0000	\$13,595	\$39,504
2220	20-22-403-030-0000	\$24,467	\$71,096
2221	20-22-403-031-0000	\$24,440	\$71,018
2222	20-22-403-032-0000	\$25,186	\$73,185
2223	20-22-403-033-0000	\$23,667	\$68,772
2224	20-22-403-034-0000	\$25,999	\$75,548
2225	20-22-403-035-0000	\$22,276	\$64,730
2226	20-22-403-036-0000	\$30,044	\$87,302
2227	20-22-403-037-0000	\$9,236	\$26,838
2228	20-22-403-038-0000	\$9,128	\$26,524
2229	20-22-403-039-0000	\$32,626	\$94,805
2230	20-22-403-040-0000	\$34,226	\$99,454
2231	20-22-403-041-0000	\$20,766	\$60,342
2232	20-22-406-001-0000	\$0	\$0
2233	20-22-406-002-0000	\$0	\$0
2234	20-22-406-003-0000	\$35,827	\$104,106
2235	20-22-406-004-0000	\$21,248	\$61,742
2236	20-22-406-005-0000	\$0	\$0
2237	20-22-406-006-0000	\$15,486	\$44,999
2238	20-22-406-007-0000	\$17,926	\$52,089
2239	20-22-406-008-0000	\$1,684	\$4,893
2240	20-22-406-009-0000	\$38,827	\$112,823
2241	20-22-406-010-0000	\$43,076	\$125,170
2242	20-22-406-011-0000	\$20,307	\$59,008

No.	PIN	2008 Proposed AV	2008 Proposed EAV
2243	20-22-406-012-0000	\$3,522	\$10,234
2244	20-22-406-013-0000	\$2,348	\$6,823
2245	20-22-406-014-0000	\$0	\$0
2246	20-22-406-015-0000	\$2,348	\$6,823
2247	20-22-406-016-0000	\$2,348	\$6,823
2248	20-22-406-017-0000	\$4,697	\$13,649
2249	20-22-406-018-0000	\$31,680	\$92,056
2250	20-22-406-031-0000	\$0	\$0
2251	20-22-406-032-0000	\$22,132	\$64,311
2252	20-22-406-033-0000	\$22,132	\$64,311
2253	20-22-406-034-0000	\$0	\$0
2254	20-22-406-035-0000	\$4,022	\$11,687
2255	20-22-406-036-0000	\$4,393	\$12,765
2256	20-22-406-037-0000	\$0	\$0
2257	20-22-406-038-0000	\$0	\$0
2258	20-22-406-039-0000	\$0	\$0
2259	20-22-409-001-0000	\$27,074	\$78,672
2260	20-22-409-002-0000	\$27,746	\$80,624
2261	20-22-409-003-0000	\$23,423	\$68,063
2262	20-22-409-004-0000	\$22,210	\$64,538
2263	20-22-409-005-0000	\$22,648	\$65,811
2264	20-22-409-006-0000	\$71,193	\$206,873
2265	20-22-409-010-0000	\$21,202	\$61,609
2266	20-22-409-011-0000	\$2,387	\$6,936
2267	20-22-409-012-0000	\$22,845	\$66,383
2268	20-22-409-013-0000	\$2,165	\$6,291
2269	20-22-409-014-0000	\$8,613	\$25,028
2270	20-22-409-015-0000	\$8,613	\$25,028
2271	20-22-409-016-0000	\$8,613	\$25,028
2272	20-22-409-017-0000	\$17,227	\$50,058
2273	20-22-409-018-0000	\$17,227	\$50,058
2274	20-22-409-019-0000	\$8,613	\$25,028
2275	20-22-409-020-0000	\$8,613	\$25,028
2276	20-22-409-021-0000	\$8,613	\$25,028
2277	20-22-409-022-0000	\$8,613	\$25,028
2278	20-22-409-023-0000	\$8,577	\$24,923
2279	20-22-409-024-0000	\$7,236	\$21,026
2280	20-22-409-025-0000	\$5,436	\$15,796
2281	20-22-409-026-0000	\$29,478	\$85,657
2282	20-22-409-027-0000	\$28,176	\$81,874
2283	20-22-409-030-0000	\$22,899	\$66,540
2284	20-22-409-031-0000	\$18,496	\$53,746
	<b>Total</b>	<b>\$49,082,288</b>	<b>\$142,623,312</b>

*Appendix 3:  
Housing Impact Study*

## *Assessment of Housing Impact*

The purpose of this section is to conduct a Housing Impact Study for the West Woodlawn RPA as set forth in the Tax Increment Allocation Redevelopment Act (the “Act”) 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the “West Woodlawn Redevelopment Project and Plan,” or the “Redevelopment Plan.”

The primary goal of the Redevelopment Project and Plan is to provide the necessary mechanisms to re-establish the West Woodlawn RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses, as well as a diverse mix of housing types to current and future residents, while accommodating institutional uses where appropriate. Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study shall include:

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

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that will be, or may be, removed;
- (ii) The municipality’s plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) The availability of replacement housing for those residents whose residences are

to be removed, and identification of the type, location, and cost of the replacement housing; and

- (iv) The type and extent of relocation assistance to be provided.

## PART I

### (i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed in July 2009, revealed that the West Woodlawn RPA contains 1,392 residential buildings containing 5,556 total dwelling units. The number of residential units by building type is described as follows:

Building Type	Total Buildings	Total Units
Single-Family	312	315
Multi-Family	1,080	5,241
<b>Total</b>	1,392	5,556

Source: *S. B. Friedman & Company*

Note: On-campus residences for the University of Chicago were excluded from these total housing unit and type counts.

### (ii) Number and Type of Rooms within Units

The distribution within the West Woodlawn RPA of the 5,556 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

## Methodology

In order to describe the distribution of residential units by number and type of rooms within the West Woodlawn RPA, *S. B. Friedman & Company* analyzed 2000 Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 2000 US Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 2000 distribution percentage to the total number of units identified by the survey. The estimated distribution of units by bedroom type and number of rooms are described as follows:

<b>Units by Bedroom Type<sup>1</sup></b>		
<b>Number of Bedrooms</b>	<b>2000 Census</b>	<b>Current Estimate for RPA</b>
Studio	8%	445
1 Bedroom	19%	1,079
2 Bedrooms	36%	1,980
3 Bedrooms	30%	1,667
4 Bedrooms	5%	268
5+ Bedrooms	2%	117
<b>Total</b>	<b>100%</b>	<b>5,556</b>

Source: 2000 U.S. Census

<b>Units by Number of Rooms<sup>2</sup></b>		
<b>Number of Rooms</b>	<b>2000 Census</b>	<b>Current Estimate for RPA</b>
1 Room	4%	209
2 Rooms	5%	301
3 Rooms	15%	829
4 Rooms	19%	1,046
5 Rooms	30%	1,656
6 Rooms	15%	858
7 Rooms	6%	355
8 Rooms	1%	50
9+ Rooms	5%	252
<b>Total</b>	<b>100%</b>	<b>5,556</b>

Source: 2000 U.S. Census

<sup>1</sup> As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

<sup>2</sup> As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.



**(iii) Number of Inhabited Units**

According to data compiled from the survey completed by *S. B. Friedman & Company* in July 2009, the West Woodlawn RPA contains an estimated 5,556 residential units of which 502 units (or 9%) are estimated to be vacant. Therefore, there are approximately 5,054 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of July 2009, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

**(iv) Race and Ethnicity of Residents**

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to U.S. Census data, the average household size within the Block Groups which comprise the West Woodlawn RPA was 2.65 persons in 2009. Therefore, there are an estimated 13,393 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

<b>Race</b>	<b>Estimated Residents (2009)</b>	<b>Percentage</b>
Black or African-American Alone	13,017	97.2%
White Alone	157	1.2%
Asian Alone	67	0.5%
American Indian or Alaska Native Alone	18	0.1%
Some other race Alone	37	0.3%
Two other races	97	0.7%
<b>Total</b>	<b>13,393</b>	<b>100%</b>

Source: 2000 U.S. Census

<b>Hispanic Origin</b>	<b>Estimated Residents (2009)</b>	<b>Percentage</b>
Hispanic	115	0.9%
Non-Hispanic	13,278	99.1%
<b>Total</b>	<b>13,393</b>	<b>100%</b>

Source: 2000 U.S. Census

We have also estimated the potential distribution by income of the households living in the inhabited units within the West Woodlawn RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income

households in the RPA, *S. B. Friedman & Company* used data from Environmental Systems Research Institute (ESRI), a national demographic and income data provider. As determined by the U.S. Department of Housing and Urban Development (HUD), the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

ESRI estimates that of all households residing within the Block Groups encompassed by the West Woodlawn RPA, 61% may be classified as very low-income or lower, 20% may be classified as low-income, and 12% may be classified as moderate-income households.

<b>Households By Income Category</b>			
<b>Income Category</b>	<b>2009 Percentage (from ESRI)</b>	<b>Number of Households</b>	<b>Annual Income Range (Average HH of 3 Persons)</b>
Very, Very Low Income	48%	2,438	\$0 - \$20,370
Very Low-Income	13%	673	20,371 - \$33,950
Low-Income	20%	988	\$33,951 - \$54,250
Moderate-Income	12%	628	\$54,251 - \$85,480
<b>Subtotal: Moderate-Income or Below</b>	<b>94%</b>	<b>4,727</b>	<b>\$0 - \$85,480</b>
Above Moderate-Income	6%	327	\$81,481 +
<b>Total</b>	<b>100%</b>	<b>5,054</b>	--

Source: HUD, ESRI, and S. B. Friedman & Co.

## PART II

### (i) Number and Location of Units to be Removed

There are currently plans to replace one of the larger housing developments in the RPA with new affordable housing. Grove Parc Plaza will be redeveloped to include 419 units of affordable, moderate, and market-rate housing. The Preservation of Affordable Housing (POAH), the developer for the project, contends that no permanent displacement will occur. As of July 2009, 359 of Grove Parc Plaza's 504 units were occupied. Tenants residing in Grove Parc at the start of construction will be relocated to temporary units until the construction of their unit is complete. Beyond the Grove Parc redevelopment project, there are no other proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. Therefore, it is impossible to determine the exact extent to which future projects receiving tax increment assistance (or other public projects implemented in furtherance of the Redevelopment Plan) will bring about the permanent removal of residences. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

### Methodology

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

- (i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No pre-existing acquisition lists or maps were identified, nor has an acquisition list been included in the West Woodlawn Redevelopment Project and

Plan. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.

- (ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in July 2009 identified no dilapidated buildings. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- (iii) Step three counts the number of inhabited residential units that exist where the future land use indicated by the Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the West Woodlawn RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Though our analysis above suggests that no inhabited residential units are likely to be removed, it is uncertain whether any such units will actually be removed as a result of projects within the RPA.

Based on the income distributions in and around the RPA, it is reasonable to assume that approximately 94% of households that may be displaced during the life of the RPA are of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100%, of potentially displaced households lie within these income brackets. Part II, subpart (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

#### **(ii) Relocation Plan**

The City's plan for relocation assistance for those qualified residents in the West Woodlawn RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

#### **(iii) Replacement Housing**

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the West Woodlawn RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Redevelopment Plan requires that

developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size). If, during the 23-year life of the West Woodlawn RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in the Redevelopment Project Area or the surrounding Woodlawn Community Area.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service.

### Vacancy Data

According to the 2000 Census, the 13 Block Groups surrounding and encompassing the West Woodlawn RPA contained 7,277 housing units, of which 925 (13%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

Vacancy Status	Vacancy Rate by Vacancy Status	
	Share of all Housing Units (RPA Vicinity)	Citywide Percentage
For rent	8.8%	3.4%
For sale	0.5%	0.8%
Rented/sold but not occupied	1.3%	0.9%
For seasonal/recreational/occasional use/migrant	0.1%	0.5%
Other	2.1%	3.0%
<b>TOTAL VACANT UNITS</b>	<b>13.0%</b>	<b>8.6%</b>

Source: 2000 U.S. Census

The percentage of residential units that are vacant and awaiting rental in the RPA Vicinity is more than twice that of the City of Chicago (8.8% vs. 3.4%), suggesting the potential that a relatively large supply of replacement rental housing exists in the RPA Vicinity. The percentage of ownership housing units that are vacant and awaiting sale in the RPA Vicinity is comparable to that of the city as a whole, while the overall rate of residential vacancy in the RPA is nearly twice that of the city.

### Replacement Rental Housing

According to information obtained from the City of Chicago by *S. B. Friedman & Company*, there are no current projects located within the West Woodlawn RPA that will result in a loss of

permanent housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23-year life of the RPA. Therefore, our firm has defined a sample of possible replacement rental housing units located within the Woodlawn Community Area.

The location, type, and cost of this sample were determined through the examination of classified advertisements from the *Chicago Tribune* and the *Chicago Sun Times* during the month of August 2009. It is important to note that the Chicago metro-area has a rental cycle where apartments turn over at a greater rate on May 1 and October 1 of each year. These higher turnover times would likely reflect a wider variety of rental rates, unit sizes, and locations than those available in the months surveyed for this study.

The range of maximum affordable monthly rents, according to HUD standards, is shown in the following table in comparison with the advertised rents found in the above-mentioned newspaper listings.

		Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket					
Number of Bedrooms	Implied Family Size*	Very, Very Low	Very Low	Low	Moderate	Observed Range**	Units in Sample
Studio	1	\$396	\$660	\$1,055	\$1,583	\$636-\$903	3
1	1.5	\$424	\$707	\$1,131	\$1,697	\$417-\$1,046	7
2	3	\$509	\$848	\$1,357	\$2,036	\$706-\$1,578	17
3	4.5	\$588	\$980	\$1,568	\$2,352	\$1,145-\$2,009	12
4	6	\$656	\$1,093	\$1,749	\$2,624	\$1,218-\$1,523	2
5	7.5	\$724	\$1,206	\$1,930	\$2,895	\$2,133	1
6	9	\$792	\$1,320	\$2,111	\$3,167	n/a	0
<b>Total</b>							<b>42</b>

Source: HUD, *Chicago Tribune*, *Chicago Sun-Times*, *S. B. Friedman & Company*

\*Derived from the number of bedrooms using HUD formulas.

\*\*Based on a random sample of apartments located in the Woodlawn Community Area and advertised in the *Chicago Tribune* and *Sun Times* during the month of August 2009.

The table on the following page provides a detailed summary of the apartment listings found in the *Chicago Tribune* and *Chicago Sun Times* during the month of December. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S. B. Friedman & Company* has adjusted the monthly rents listed below to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority.

**West Woodlawn RPA****Survey of Apartment Listings within the Vicinity of the West Woodlawn RPA**

<b>Ref. #</b>	<b>Street Address</b>	<b>ZIP</b>	<b>Bedrooms</b>	<b>Adjusted Rent</b>	<b>Source</b>
1	6126 S. Woodlawn	60637	0	\$636	Chicago craigslist
2	6104 S. Woodlawn	60637	0	\$756	apartments.com
3	5550 S. Dorchester	60637	0	\$903	apartments.com
4	64th & Ingleside	60637	1	\$417	Chicago Sun-Times
5	1016 E. 62nd Street	60637	1	\$696	Chicago craigslist
6	6126 S. Woodlawn	60637	1	\$771	Chicago craigslist
7	6430 S. Stony Island	60637	1	\$825	apartments.com
8	6140 S. Drexel Avenue	60637	1	\$846	apartments.com
9	6104 S. Woodlawn	60637	1	\$1,017	apartments.com
10	5550 S. Dorchester	60637	1	\$1,046	apartments.com
11	65th & Eberhart	60637	2	\$706	Chicago Sun-Times
12	300 E. 68th Street	60637	2	\$806	apartments.com
13	6623 S. Vernon	60637	2	\$873	apartments.com
14	6123 S. Michigan	60637	2	\$881	apartments.com
15	113 W. 57th Street	60637	2	\$881	apartments.com
16	6139 S. Champlain	60637	2	\$881	apartments.com
17	923 E. Marquette Rd.	60637	2	\$903	Chicago craigslist
18	6446 S. Kenwood	60637	2	\$928	Chicago craigslist
19	6138 S. Woodlawn	60637	2	\$928	Chicago craigslist
20	6138 S. Woodlawn	60637	2	\$928	Chicago craigslist
21	6219 S. University	60637	2	\$978	Chicago craigslist
22	6611-13 S. Marquette Road	60637	2	\$981	apartments.com
23	6430 S. Stony Island	60637	2	\$1,001	apartments.com
24	6140 S. Drexel Avenue	60637	2	\$1,003	apartments.com
25	5550 S. Dorchester	60637	2	\$1,298	apartments.com
26	6431 S. Drexel	60637	2	\$1,478	Chicago Sun-Times
27	6431 S. Drexel	60637	2	\$1,578	Chicago Sun-Times
28	6550-52 S. University Ave.	60637	3	\$1,145	apartments.com
29	6140 S. Drexel Avenue	60637	3	\$1,159	apartments.com
30	63rd & Drexel	60637	3	\$1,170	apartments.com
31	6430 S. Stony Island	60637	3	\$1,181	apartments.com
32	6547 S. Drexel	60637	3	\$1,184	Chicago Sun-Times
33	1424 E. 65th Place	60637	3	\$1,295	apartments.com
34	1424 E. 65th Place	60637	3	\$1,409	Chicago Sun-Times
35	900 East 62nd Street	60637	3	\$1,709	Chicago Sun-Times
36	6128 S. Kimbark	60637	3	\$1,709	Chicago Sun-Times
37	6424 S. Dorchester	60637	3	\$1,809	Chicago Sun-Times
38	6147 S. University	60637	3	\$1,909	Chicago Craig's List
39	6433 S. Drexel	60637	3	\$2,009	Chicago Sun-Times
40	6607 S. Drexel Avenue	60637	4	\$1,218	Chicago Sun-Times
41	6140 S. Drexel Avenue	60637	4	\$1,523	apartments.com
42	1112 East 62nd Street	60637	5	\$2,133	Chicago Sun-Times

The table indicates that the apartment listings generally reflect the mix of unit sizes (as measured by the number of bedrooms) cited from the 2000 Census, although units with fewer than two bedrooms are less prevalent in the sample collected by *SBFCo*. In this sample (summarized above), approximately 24% of available rental units have less than two bedrooms, while the 2000 Census indicates approximately 27% of residential units in the RPA Vicinity have that number of bedrooms. The sample also suggests that the RPA may contain relatively few non-income-restricted units affordable to very, very low-income households.

*S. B. Friedman & Company* has also researched the availability of subsidized and income-restricted housing in and near the West Woodlawn RPA. According to data provided by the Illinois Housing Development Authority (IHDA), there are at least 1,290 units in IHDA properties in the Woodlawn Community Area. Of this total, all are income-restricted units, including an estimated 63 unit of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the preceding table, several of apartments in the vicinity of the West Woodlawn RPA are eligible for tenants with Section 8 vouchers.

**Replacement For-Sale Housing**

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the Woodlawn Community Area for the past three years, as well as all current available properties listed for sale.

Price Range	2007 Sales	2008 Sales	2009 Sales (through July 2009)	Currently Active Properties (as of July 2009)
\$0 - \$100,000	21	32	59	37
\$100,000-\$150,000	20	11	7	22
\$150,000- \$200,000	67	23	17	34
\$200,000- \$250,000	63	22	8	27
\$250,000 & Above	56	24	8	32
<b>Totals</b>	<b>227</b>	<b>112</b>	<b>99</b>	<b>152</b>

Source: Multiple Listing Service of Northern Illinois, *S. B. Friedman & Company*

Based on the available data, we anticipate that the rental and for-sale residential markets for the Community Areas in and around West Woodlawn RPA should be adequate to furnish needed



replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those types of mixed-use projects which might be proposed in accordance with the Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, it is likely that any displacement of units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

**(iv) Relocation Assistance**

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

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms are defined as follows:

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

The City of Chicago will make a good faith effort to relocate these households to affordable

housing located in or near the West Woodlawn RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.