

EXHIBIT A

Amendment #3

SEE ATTACHED

**CANAL/CONGRESS
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN
AMENDMENT NO. 3**

Adopted Plan: November 12, 1998

Amendment No. 1: June 19, 2002

Amendment No. 2: July 20, 2022

**City of Chicago
Brandon Johnson, Mayor**

Report Date: January 30, 2026

Department of Planning and Development
Ciere Boatright, Commissioner

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Table of Contents

EXECUTIVE SUMMARY	1
I. INTRODUCTION.....	4
II. LEGAL DESCRIPTION AND PROJECT BOUNDARY.....	6
III. ELIGIBILITY CONDITIONS.....	6
IV. REDEVELOPMENT GOALS AND OBJECTIVES.....	7
V. REDEVELOPMENT PROJECT.....	7
VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE	15
VII. FINANCIAL IMPACT	16
VIII. DEMAND ON TAXING DISTRICT SERVICES	16
IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY.....	16
X. PHASING AND SCHEDULING	16
XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN.....	16
XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN.....	16

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Canal/Congress
Tax Increment Financing Redevelopment Project and Plan
Amendment No. 3

EXECUTIVE SUMMARY

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act") to provide municipalities with the mechanism to address blighted conditions, encourage private investment and to restore and enhance the tax base through development and redevelopment of project areas. To induce redevelopment pursuant to the Act, the Chicago City Council adopted ordinances on November 12, 1998 approving the Canal/Congress Tax Increment Financing Redevelopment Project and Plan (the "Original Plan"); designating the Canal/Congress Tax Increment Financing Redevelopment Project Area (the "Original Project Area"); and adopting tax increment financing for the Original Project Area.

The Original Plan was amended on June 19, 2002 (i) to extend the termination date of the Original Project Area and the date of completion of the Redevelopment Plan in accordance with recent amendments to the Act, (ii) add redevelopment project costs to the itemized list of redevelopment project costs set forth in the Redevelopment Plan, and (iii) correct an error in the legal description of the Original Project Area ("Amendment No. 1"). The Original Plan was amended a second time on July 20, 2022 to extend its term by 12 years for a completion date of December 31, 2034 and amend the estimated redevelopment project costs ("Amendment No. 2").

The Original Plan is being further amended to:

1. Expand the boundaries of the Original Project Area to include an additional 2 tax parcels (each, a "PIN" and, together, the "Added Area");
2. Amend the estimated redevelopment project costs;
3. Update the general land use plan; and
4. Bring the Original Plan up to the current City of Chicago ("City") ordinance and policy standards.

The changes identified above, in addition to prior amendments, are collectively referred to as "Amendment No. 3" or the "Amended Plan". In this document and in remaining portions of the Original Plan, the term "Redevelopment Plan", "Amended Plan" or "Amendment No. 3" may be used interchangeably and refer to the changes to date as reflected in this Amendment No. 3 document.

The Added Area is 3.4 acres, situated within two partial tax blocks and is generally bounded by Harrison Street on the south, Ida B. Wells Drive on the north, Desplaines Street on the west, and Jefferson Street on the east. The Original Project Area together with the Added Area is referred to as the "Amended Project Area."

On and after November 1, 1999, 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 City hereby certifies that there will not be displacement of 10 or more inhabited units within the Amended Project Area. Therefore, a housing impact study is not required as part of Amendment No. 3.

This Amendment No. 3 summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of Johnson Research Group, Inc. (the "Consultant"). The City is entitled to rely on the findings and conclusions of this Amendment No. 3 in designating the Added Area as a redevelopment project area under the Act. The Consultant has prepared this Amendment No. 3 and the related supplemental *Canal/Congress Added Area Tax Increment Financing Eligibility Study* (the "Added Area Eligibility Study") with the understanding that the City would rely: 1) on the findings and conclusions of Amendment No. 3 and the related Added Area Eligibility Study in proceeding with the designation of the Added Area and the adoption and implementation of Amendment No. 3, and 2) on the fact that the Consultant has obtained the necessary information so that Amendment No. 3 and the related Added Area Eligibility Study will comply with the Act.

MODIFICATIONS TO THE ORIGINAL PLAN

The changes to the Original Plan are presented section by section and follow the format of the Original Plan. This Amendment No. 3 document serves as a supplement to the sections of the Original Plan that remain unchanged.

MODIFICATIONS TO FIGURES

Figure 1: Project Boundary - *deleted and replaced with the following:*

Amended Figure 1: Amended Project Area Boundary

Figure 2: Land Use Plan - *deleted and replaced with the following:*

Amended Figure 2: Amended Land Use Plan

Figure 3: Planning Subareas – *no change*

Figure 4: Acquisition Map - *deleted and replaced with the following:*

Amended Figure 4: Amended Acquisition Map

Figure 4A: Land Acquisition by Block & Parcel Identification Numbers - *deleted and replaced with the following:*

Amended Figure 4: Amended Acquisition Map

Figure 5: Surrounding Community Facilities – *no change*

MODIFICATIONS TO EXHIBITS

Exhibit I: Legal Description of Project Boundary - *deleted and replaced with the following:*

Amended Exhibit I – Legal Description of Project Boundary: Amended Project Area

Exhibit II: Estimated Redevelopment Project Costs - *deleted and replaced with the following:*

Amended Exhibit II – Estimated Redevelopment Project Costs

Exhibit III: 1997 Estimated E.A.V. by Tax Parcel – *deleted and replaced with the following:*

Amended Exhibit III: Estimated Equalized Assessed Valuation by Tax Parcel

Exhibit IV: Canal/Congress Project Area Tax Increment Financing Eligibility Study - no changes

The following attachment is added at the end of the list of Appendices:

Exhibit V: Canal/Congress Added Area Tax Increment Financing Eligibility Study

I. INTRODUCTION

The first paragraph is deleted in its entirety and replaced with the following:

This document is to serve as a redevelopment plan (the "Amended Plan") for an area that is located west of the City of Chicago's (the "City") central business district (the "Loop") and is generally bounded on the north by Madison, Monroe and Adams Streets; on the south by Ida B. Wells Drive (formerly Congress Parkway) and Harrison Street; on the east by Clinton and Canal Streets and the South Branch of the Chicago River; and on the west by the Kennedy Expressway and Desplaines Street (the "Original Project Area"). The Original Project Area was expanded to include an area that is generally bounded on the south by Harrison Street, on the north by Ida B. Wells Drive, on the west by Desplaines Street, and on the east by Jefferson Street (the "Added Area"). As a whole, this area is subsequently referred to in this document as the Canal/Congress Tax Increment Financing Redevelopment Project Area (the "Project Area"). The Original Project Area together with the Added Area is also referred to as the "Amended Project Area." References to the Project Area will also be understood to refer to the Original Project Area as the context so requires. The Project Area is strategically located directly west of the Loop and is regionally accessible by the adjacent Kennedy, Dan Ryan and Eisenhower Expressways, the commuter and intercity rail lines running in and out of Union and Ogilvie Train Stations, the Chicago Greyhound Bus Station, and the Chicago River.

After the first paragraph, the following header is added:

Original Project Area

At the end of Section I. Introduction and before Section I. A., insert the following:

The Added Area

The Added Area includes one building, the Greyhound bus facility located directly adjacent to the Original Project Area. The site is a transportation-related commercial building straddling two tax parcels. The facility has experienced significant underutilization and deterioration, raising concerns about the long-term viability of bus service in the area. The City intends to preserve and rehabilitate the station to ensure continued access to essential intercity transportation and to avoid disruptive curb-side operations in the surrounding district. The property's aging structure, obsolete layout, and diminished activity levels contribute to conditions that impair sound growth. Incorporating this site into the Project Area supports coordinated redevelopment efforts, allows for strategic reinvestment in a critical transit hub, and creates a more cohesive and functional boundary aligned with ongoing improvements within the West Loop and Union Station area.

A. Canal/Congress Tax Increment Financing Redevelopment Project Area

After the above header, the following subheading is added:

Original Project Area

At the end of Section I.A, insert the following:

The Added Area

The Added Area is characterized by deferred maintenance resulting in deterioration both outside and inside the facility, aging mechanical systems that require regular repair or have been abandoned altogether, and shuttered spaces within the facility where bygone shipping functions once operated. The Added Area has not experienced meaningful growth or

reinvestment in recent years. Evidence of this lack of growth and development is summarized below.

- The existing building is an aging, obsolete transportation-related facility that reflects outdated design characteristics and long-term deferred maintenance.
- The facility has experienced extended periods of underutilization following changes in ownership and the transition from a long-term lease to month-to-month operations.
- Several of the building systems and components are deteriorated and require modernization or replacement to meet functional, efficient, and modern standards.
- No major investment in the building has occurred in the last 20 years, as evidenced by a lack of building permits issued for major alterations or improvements.

A coordinated redevelopment effort is necessary to ensure that the Added Area remains an integral transportation hub that contributes to the mobility, economic development, and the long-term stability of the City. Incorporating this property into the Project Area allows the City to pursue strategic reinvestment in an obsolete transportation facility, protect against the potential loss of a critical intercity transit hub, and advance cohesive redevelopment consistent with revitalization objectives for the Amended Project Area.

In Section I.C after the second paragraph, insert the following:

The Amended Plan summarizes the analyses and findings of Johnson Research Group's ("JRG") work, which, unless otherwise noted, is the responsibility of JRG. The City is entitled to rely on the findings and conclusions of this Amended Plan in designating the Added Area as a redevelopment project area under the Act. JRG has prepared the Amended Plan and the related eligibility study regarding the Added Area (the "Added Area Eligibility Study") with the understanding that the City would rely: (i) on the findings and conclusions of the Amended Plan and the Added Area Eligibility Study in proceeding with the designation of the Added Area and the adoption and implementation of the Amended Plan, and (ii) on the fact that JRG has obtained the necessary information so that the Amended Plan and the Added Area Eligibility Study will comply with the Act.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

Section II is deleted in its entirety and replaced with the following:

The boundaries of the Amended Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Amended Project Area are shown in Amended Figure 1, *Amended Project Area Boundary*, and are generally described below.

The Amended Project Area is generally bounded on the north by Madison, Monroe and Adams Streets; on the south by Harrison Street; on the east by Clinton and Canal Streets and the South Branch of the Chicago River; and on the west by the Kennedy Expressway and Desplaines Street.

The boundaries of the Amended Project Area are legally described in Amended Exhibit I at the end of this report.

III. ELIGIBILITY CONDITIONS

After the first paragraph in this section, insert the heading:

Original Project Area

Before Section III. A., insert the following:

Added Area

Based on surveys, inspections, and analyses of the Added Area, the Added Area qualifies as a "conservation area" within the requirements of the Act. Built in 1988, the existing building within the Added Area is more than 35 years old. The Added Area is characterized by the presence of a combination of three or more of the conservation factors listed in the Act, rendering the Added Area detrimental to the public safety, health and welfare of the citizens of the City. The Added Area is not yet a blighted area, but it may become a blighted area.

Specifically,

- The Added Area contains one building, which is over 35 years of age.
- Of the remaining 13 factors set forth in the Act for conservation areas, four (4) factors are found to be present to a meaningful extent in the Added Area: deterioration, obsolescence, inadequate utilities and lagging EAV.
- The Added Area as a whole shows the presence of conservation factors.
- The Added Area includes only real property and improvements thereon substantially benefitted by the proposed redevelopment project improvements.

A. Surveys and Analyses Conducted

After the header for subsection A. Surveys and Analyses Conducted, insert the following subheading:

Original Project Area

At the end of subsection A. Surveys and Analyses Conducted, insert the following:

Added Area

The conservation and blight factors found to be present in the Added Area are based on surveys and analyses conducted by the Consultants. The surveys and analyses conducted for the Added Area include:

1. Exterior survey of the condition and use of the building and site;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Added Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies and data;
8. Analysis of City of Chicago building permit data and building code violation data from 2005 through 2025;
9. Analysis of storm, sanitary sewer lines and water supply lines via infrastructure maps provided by the City of Chicago's Department of Water Management;
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for assessment years 2018 to 2024; and
11. Review of Cook County Treasurer property tax payment records for collection years 2019 to 2024.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

No changes.

V. REDEVELOPMENT PROJECT

After the first paragraph, insert the following:

The Amended Plan is further guided by the *Chicago Zoning Ordinance*, Title 17 of the Municipal Code of Chicago; the *Central Area Plan 2045*, City of Chicago, 2025; the *Central Area Action Plan*, City of Chicago, 2009; and the *Chicago Central Area Plan*, City of Chicago, 2003.

B. Land Use Plan

In Section V.B, the first sentence is deleted and replaced with the following:

Amended Figure 2 presents the Land Use Plan that will be in effect upon adoption of this Amended Plan.

E. Redevelopment Improvements and Activities

Delete the text of Section V.E. in its entirety and replace with the following:

The City proposes to achieve its redevelopment goals and objectives for the Amended Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Amended Project Area.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

The City requires that developers who receive TIF assistance for market-rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Planning and Development or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income. From time to time, the City changes the affordability requirements and thresholds, and developers seeking TIF assistance or zoning changes will be required to comply with the City's affordability requirements in force at the time of commencing their project.

1. Property Assembly

To meet the goals and objectives of this Amended Plan, the City may acquire and assemble property throughout the Amended Project Area. 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. 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.

Amended Figure 4, *Amended Acquisition Map*, indicates in detail the parcels currently proposed to be acquired for redevelopment in the Amended Project Area.

In connection with the City exercising its power to acquire real property not currently identified on Amended Figure 4, including the exercise of the power of eminent domain, under the Act in implementing the Amended Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Amended Plan.

For properties described on Amended Figure 4: (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Amended Plan; (2) the acquisition of vacant properties by the

City shall commence within 10 years from the date of publication of the ordinance authorizing the acquisition. In either case, acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of the applicable period, the City may acquire such property pursuant to this Amended Plan under the Act according to its customary procedures as described in the preceding paragraph.

2. Relocation

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

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) Streets and Utilities

A range of individual roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) Parks and Open Space

Improvements to existing or future parks, river walkways, open spaces and public plazas, including the construction of pedestrian walkways, stairways, lighting, landscaping and general beautification improvements may be provided for the use of the general public.

c) Transportation Infrastructure

Improvements and/or expansion of existing or future CTA Rapid Transit Stations and intercity transit facilities, and bus stops in the Project Area may be provided to support increased demand resulting from future development within the Project Area. Enhancements to or expansion of the underground pedway system, on-street bicycle path system, and bicycle stations may be provided to increase transportation options and recreational opportunities to, from and within the community may be undertaken.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation of buildings that are basically sound and/or historically significant, and are located so as not to impede the Redevelopment Project.

5. Job Training and Related Educational Programs

Separate or combined programs designed to increase the skills of the labor force to meet employers' hiring needs and to take advantage of the employment opportunities within the Project Area may be implemented.

6. Taxing Districts Capital Costs

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

7. Interest Subsidies

Funds may be provided to redevelopers for a portion of 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 30 percent of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make the payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) costs paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.

8. Analysis, Administration, Studies, Surveys, Legal, etc.

The City may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Amended Plan.

F. Redevelopment Project Costs

Section V.F is deleted in its entirety and replaced with the following:

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 (the "Redevelopment Project Costs.")

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

1. Eligible Redevelopment Costs

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan including but not limited to, staff and

professional service costs for architectural, engineering, legal, 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;

- b) The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
- c) 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;
- d) Costs of rehabilitation, reconstruction or 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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) 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.
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Relocation section);
- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons

employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - 5. up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 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;
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

- q) 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 Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Amended Exhibit II. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of State and Federal grants, private developers' contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community and the Project Area, but any such funding would not be part of the total redevelopment project costs described in Amended Exhibit II of this Redevelopment Plan.

G. Sources of Funds to Pay Redevelopment Project Costs

Section V.G. is deleted in its entirety and replaced with the following:

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from 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 Project Area is contiguous to the LaSalle Central and Roosevelt/Clark TIF Districts and may, in the future, be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, 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 Project Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Redevelopment Plan that net

revenues from the Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Amended Exhibit II of this Redevelopment Plan.

H. Issuance of Obligations

Section V.H. is deleted in its entirety and replaced with the following:

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year following the year in which the ordinance approving the Project Area is adopted.

Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this 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 Project Area in the manner provided by the Act.

I. Valuation of the Amended Project Area

Section V.I. is deleted in its entirety and replaced with the following:

1. Most Recent EAV of Properties in the Amended Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Amended Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Amended Project Area.

Original Project Area. According to the Cook County Clerk, the Certified Initial EAV (1997 tax year) of the Original Project Area is \$36,872,487.

Added Area. The 2024 EAV of all taxable parcels in the Added Area is approximately \$6,771,442. This total EAV amount, by tax parcel, is summarized in Amended Exhibit III. 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 Added Area will be calculated by Cook County. The Added Area has utilized the EAVs for the 2024 tax year. If the 2025 EAV shall become available prior to the date of adoption of the Amended Plan by the City Council, the City may update the Amended Plan by replacing the 2024 EAV with the 2025 EAV.

Amended Project Area. The estimated total Initial EAV of the Amended Project Area is \$43,643,929. This total EAV amount, by tax parcel, is summarized in Amended Exhibit III.

2. Anticipated Equalized Assessed Valuation

As of the 2024 tax year, the EAV of the Original Project Area is \$1,041,874,208. With the addition of the Added Area as identified above, the 2024 EAV of the Amended Project Area is \$1,048,645,650.

By tax year 2033 (collection year 2034) and following the substantial completion of the Redevelopment Project, the EAV of the Amended Project Area is estimated to total approximately \$1,530,000,000. The estimate is based on several key assumptions, including 1) redevelopment within the Amended Project Area will occur in a timely manner; 2) an estimated annual inflation rate in EAV of 4 percent through 2033, realized in triennial reassessment years only; and 3) the most recent state equalization factor of 3.035 (2024 value) is used in all years to calculate estimated EAV.

VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

After the first paragraph, the following header is added:

Original Project Area

At the end of Section VI. insert the following:

Added Area

The decline of and the lack of private investment in the Added Area are evidenced by the following:

- The Added Area is characterized by age – the one building in the Added Area was built in 1988 and is 38 years old.
- There is a meaningful presence of four (4) conservation area factors, including deterioration, obsolescence, inadequate utilities, and lagging EAV.
- Over the twenty-year period from 2005 to 2025, only one (1) major infrastructure permit for a new roof, was recorded for the building.
- The building's interior was last remodeled in 1992/1993 and included drop down ceiling tiles which later failed due to condensation from the HVAC system. The ceiling tile framework remains with no ceiling tiles.

The property's reduced activity levels and aging infrastructure negatively affect surrounding parcels that rely on coordinated circulation and transportation access, limiting the broader district's ability to accommodate future development without reinvestment.

The Added Area has not experienced meaningful growth in recent years, and the lack of reinvestment contributes to continued uncertainty regarding the future use of the Greyhound facility, including the possibility of closure without rehabilitation.

VII. FINANCIAL IMPACT

After the third paragraph in this section, insert the following:

The Act requires an assessment of any financial impact of the Amended Project Area on, or any increased demand for services 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 Amended Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

VIII. DEMAND ON TAXING DISTRICT SERVICES

No changes.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

No changes.

X. PHASING AND SCHEDULING

No changes.

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

No changes.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN

Section XII is deleted in its entirety and replaced with the following:

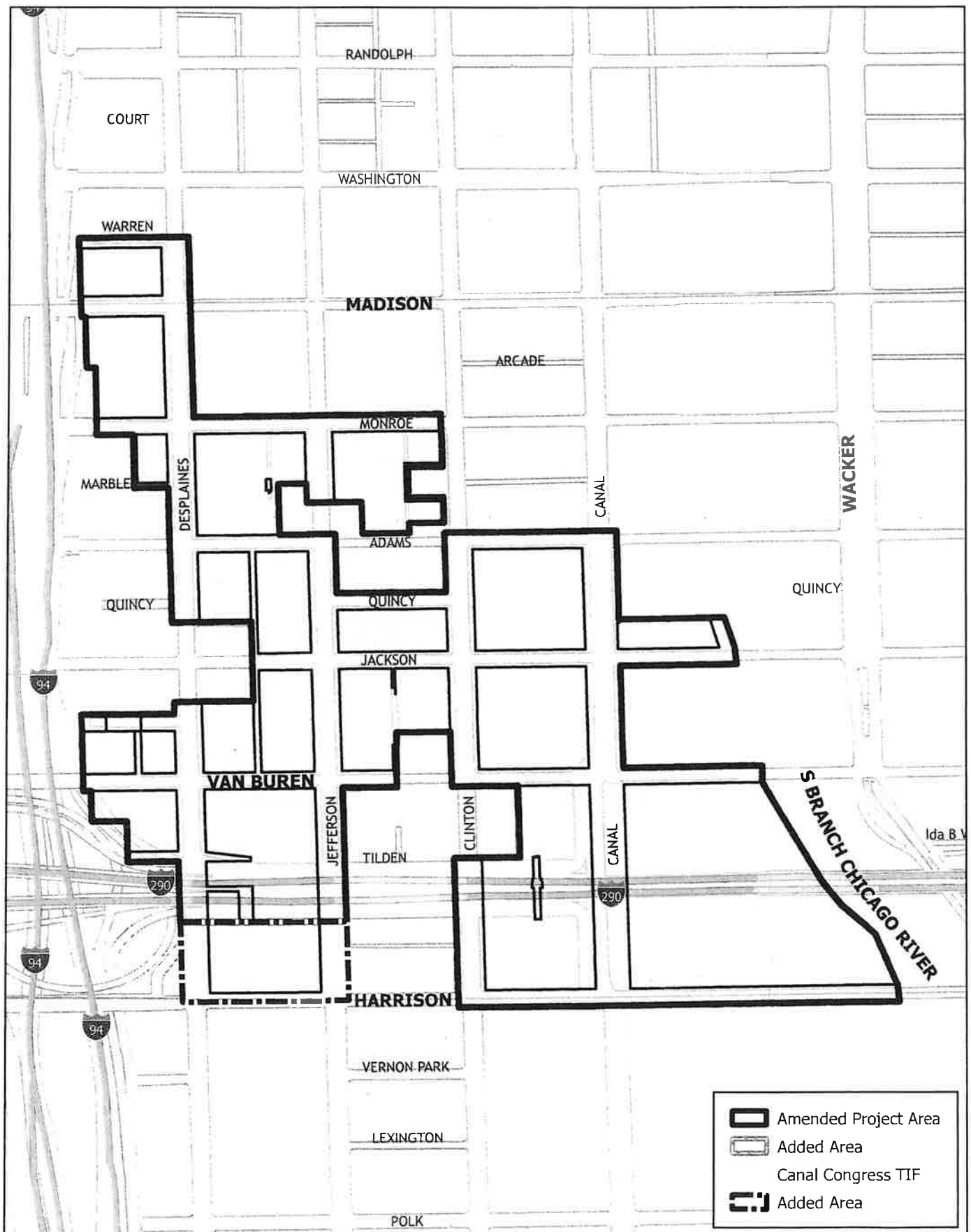
The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B) Redevelopers must meet the City's standards for participation of 26 percent Minority Business Enterprises and 6 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment

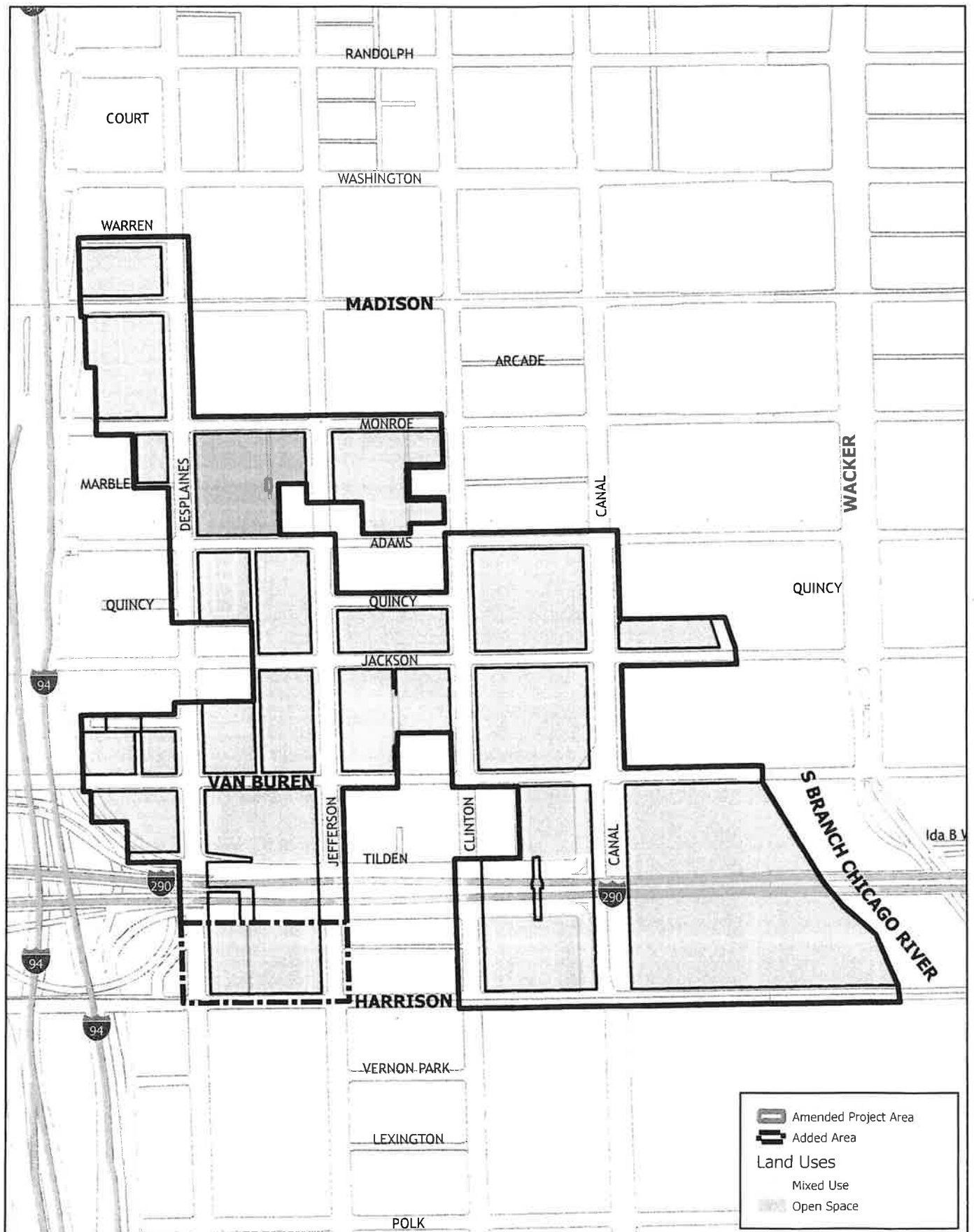
agreements.

- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

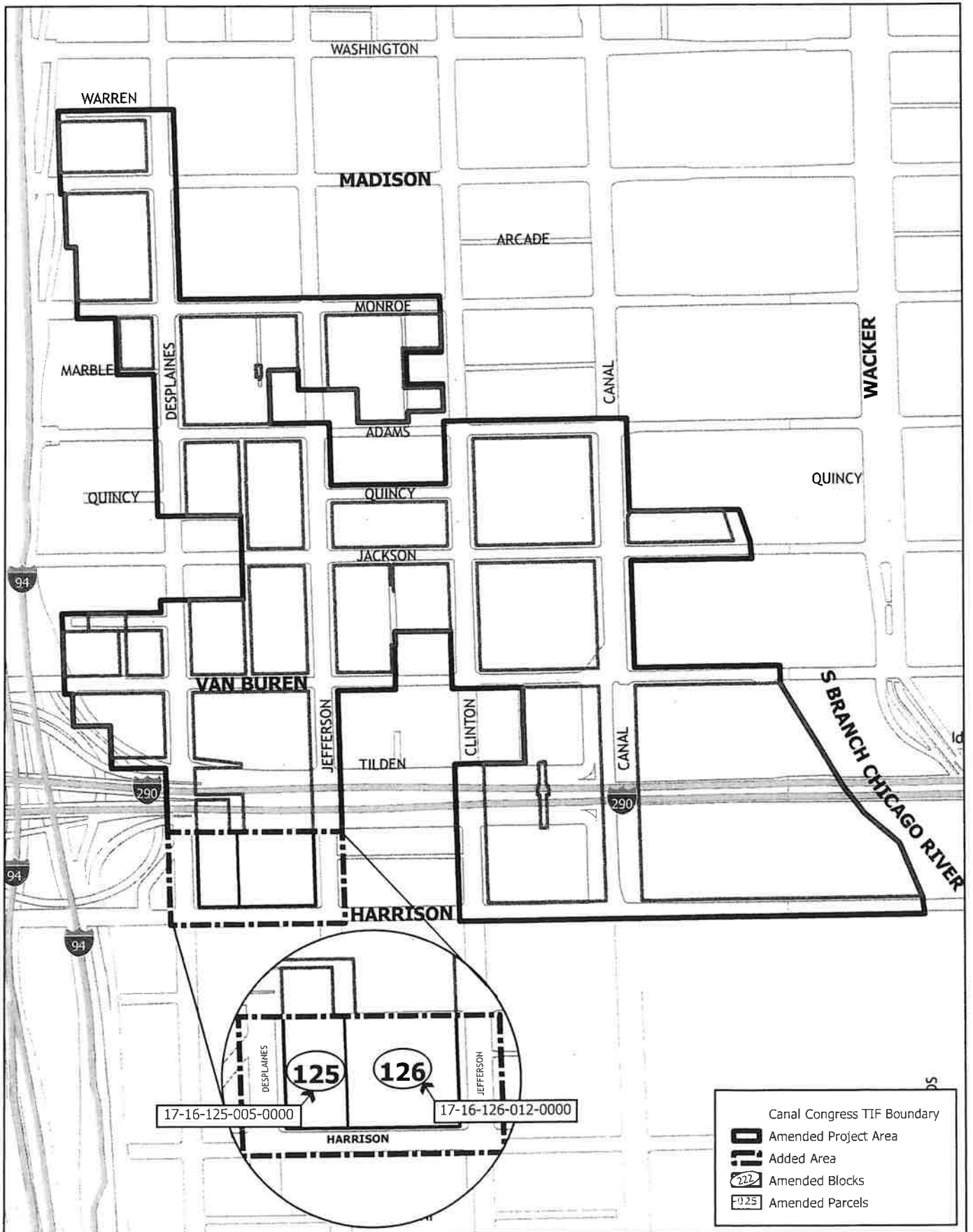


Amended Figure 1: Amended Project Area Boundary
CANAL CONGRESS TIF AMENDMENT No. 3



Amended Figure 2: Amended Land Use Plan

CANAL CONGRESS TIF AMENDMENT No. 3



Amended Figure 4: Amended Acquisition Map

CANAL CONGRESS TIF AMENDMENT No. 3

AMENDED EXHIBIT I.

LEGAL DESCRIPTION OF PROJECT BOUNDARY: AMENDED PROJECT AREA

CANAL /CONGRESS TIF

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF HARRISON ST. AND THE WEST LINE OF CLINTON ST.:

THENCE NORTH ALONG THE WEST LINE OF CLINTON ST. TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 9.40 FEET OF LOT 24 IN THE SUBDIVISION OF BLOCK 53 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 9.40 FEET OF LOT 24 IN THE SUBDIVISION OF BLOCK 53 IN SCHOOL SECTION ADDITION TO CHICAGO TO A LINE 113 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CLINTON ST.;

THENCE NORTH ALONG SAID LINE 113 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF CLINTON ST. TO THE SOUTH LINE OF VAN BUREN ST.;

THENCE WEST ALONG SAID SOUTH LINE OF VAN BUREN ST. TO THE WEST LINE OF CLINTON ST.;

THENCE NORTH ALONG SAID WEST LINE OF CLINTON ST. TO THE NORTH LINE OF LOT 12 IN GORDON S. HUBBARD'S SUBDIVISION OF BLOCKS 45 AND 52 OF IN SCHOOL SECTION ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN GORDON S. HUBBARD'S SUBDIVISION TO THE WEST LINE THEREOF;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 12 IN GORDON S. HUBBARD'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF VAN BUREN ST.;

THENCE WEST ALONG SAID SOUTH LINE OF VAN BUREN ST. TO THE EAST LINE OF JEFFERSON ST.;

THENCE SOUTH ALONG SAID EAST LINE OF JEFFERSON ST. TO THE SOUTH LINE OF HARRISON STREET;

THENCE WEST ALONG SAID SOUTH LINE OF HARRISON STREET TO THE WEST LINE OF DES PLAINES STREET;

THENCE NORTH ALONG SAID WEST LINE OF DES PLAINES STREET TO THE NORTH LINE OF LOTS 17, 18 AND 19 IN G. F. BLANCHARD'S SUBDIVISION OF BLOCK 20 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST

QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOTS 17, 18 AND 19 BEING ALSO THE SOUTH LINE OF TILDEN ST.;

THENCE WEST ALONG SAID SOUTH LINE OF TILDEN ST. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 1 FOOT OF LOT 14 IN SAID G. F. BLANCHARD'S SUBDIVISION OF BLOCK 20 IN SCHOOL SECTION ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF THE WEST 1 FOOT OF LOT 14 IN SAID G. F. BLANCHARD'S SUBDIVISION OF BLOCK 20 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE NORTH LINE OF SAID LOT 14;

THENCE WEST ALONG SAID NORTH LINE OF LOT 14 AND ALONG THE SOUTH LINE OF LOTS 4 AND 5 IN SAID G. F. BLANCHARD'S SUBDIVISION OF BLOCK 20 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE WEST LINE OF SAID LOT 5;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTH LINE OF VAN BUREN ST.;

THENCE WEST ALONG SAID SOUTH LINE OF VAN BUREN ST. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 28.75 FEET OF LOT 14 IN THE SUBDIVISION OF BLOCK 21 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF THE WEST 28.75 FEET OF LOT 14 IN THE SUBDIVISION OF BLOCK 4 AND 21 IN SCHOOL SECTION ADDITION TO CHICAGO AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF GLADYS AVE.;

THENCE EAST ALONG SAID NORTH LINE OF GLADYS AVE. TO THE WEST LINE OF DESPLAINES ST.;

THENCE NORTH ALONG SAID WEST LINE OF DESPLAINES ST. TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHERLY 20.08 FEET OF LOT 5 IN THE SUBDIVISION OF BLOCK 28 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTHERLY 20.08 FEET OF LOT 5 IN THE SUBDIVISION OF BLOCK 28 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE EAST LINE OF SAID LOT 5, SAID EAST LINE OF LOT 5 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF DESPLAINES ST.;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF DESPLAINES ST. TO THE SOUTH LINE OF THE NORTH 7.55 FEET OF LOT 5 IN THE SUBDIVISION OF LOTS 8 THROUGH 16, INCLUSIVE, IN THE SUBDIVISION OF THE WEST HALF OF BLOCK 27 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF THE NORTH 7.55 FEET OF LOT 5 IN THE SUBDIVISION OF LOTS 8 THROUGH 16, INCLUSIVE, IN THE SUBDIVISION OF THE WEST

HALF OF BLOCK 27 IN SCHOOL SECTION ADDITION TO CHICAGO BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF JACKSON BLVD.;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF JACKSON BLVD. AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF DESPLAINES ST.;

THENCE NORTH ALONG SAID WEST LINE OF DESPLAINES ST. TO THE NORTH LINE OF LOT 5 IN BLOCK 23 IN SCHOOL SECTION ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 5 BEING ALSO THE SOUTH LINE OF MARBLE PL.;

THENCE WEST ALONG SAID SOUTH LINE OF MARBLE PL. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 3 IN SAID BLOCK 23 IN SCHOOL SECTION ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 3 IN SAID BLOCK 23 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE SOUTH LINE OF MONROE ST.;

THENCE WEST ALONG SAID SOUTH LINE OF MONROE ST. TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1.43 FEET OF LOT 7 IN BLOCK 24 IN SCHOOL SECTION ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 1.43 FEET OF LOT 7 IN BLOCK 24 IN SCHOOL SECTION ADDITION TO CHICAGO AND THE NORTHERLY EXTENSION THEREOF TO A LINE 9 FEET NORTH OF AND PARALLEL THE NORTH LINE OF SAID LOT 7;

THENCE WEST ALONG SAID LINE 9 FEET NORTH OF AND PARALLEL THE NORTH LINE OF SAID LOT 7 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 26.81 FEET OF LOT 2 IN SAID BLOCK 24 IN SCHOOL SECTION ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE EAST 26.81 FEET OF LOT 2 IN SAID BLOCK 24 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE SOUTH LINE OF MADISON ST.;

THENCE WEST ALONG SAID SOUTH LINE OF MADISON ST. TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 15 IN BLOCK 70 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 15 IN BLOCK 70 IN CANAL TRUSTEE'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WARREN AVE.;

THENCE EAST ALONG SAID NORTH LINE OF WARREN AVE. TO THE EAST LINE OF DESPLAINES ST.

THENCE SOUTH ALONG SAID THE EAST LINE OF DESPLAINES ST. TO THE NORTH LINE OF MONROE ST.;

THENCE EAST ALONG SAID NORTH LINE OF MONROE ST. TO THE WEST LINE OF CLINTON ST.;

THENCE SOUTH ALONG SAID WEST LINE OF CLINTON ST. TO THE SOUTH LINE OF THE NORTH 1.92 FEET OF LOT 4 IN CHARLES WESENCRAFT'S SUBDIVISION OF LOTS 3, 4, 5 & 6 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 1.92 FEET OF LOT 4 IN CHARLES WESENCRAFT'S SUBDIVISION TO THE WEST LINE OF SAID LOT 4;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 4 IN CHARLES WESENCRAFT'S SUBDIVISION AND ALONG THE WEST LINE OF LOTS 5 AND 6 IN SAID CHARLES WESENCRAFT'S SUBDIVISION TO THE SOUTH LINE OF SAID LOT 6;

THENCE EAST ALONG SAID SOUTH LINE OF SAID LOT 6 IN CHARLES WESENCRAFT'S SUBDIVISION TO THE WEST LINE OF CLINTON ST.;

THENCE SOUTH ALONG SAID WEST LINE OF CLINTON ST. TO THE NORTH LINE OF THE SOUTH 38.9 FEET OF LOT 8 IN SAID CHARLES WESENCRAFT'S SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 38.9 FEET OF LOT 8 IN SAID CHARLES WESENCRAFT'S SUBDIVISION TO THE WEST LINE OF SAID LOT 8;

THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 8 IN CHARLES WESENCRAFT'S SUBDIVISION TO THE NORTH LINE OF ADAMS ST.;

THENCE WEST ALONG SAID NORTH LINE OF ADAMS ST. TO THE EAST LINE OF LOT 7 IN W. B. EGAN'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 47 OF SCHOOL SECTION ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID EAST LINE OF LOT 7 IN W. B. EGAN'S SUBDIVISION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 7 AND ALONG THE NORTH LINE OF LOTS 8 AND 9 IN SAID W. B. EGAN'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 7, 8 AND 9 IN SAID W. B. EGAN'S SUBDIVISION TO THE WEST LINE OF JEFFERSON ST.;

THENCE NORTH ALONG SAID WEST LINE OF JEFFERSON ST. TO THE NORTH LINE OF LOT 5 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO IN WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID THE NORTH LINE OF LOT 5 IN BLOCK 26 IN SCHOOL SECTION ADDITION TO CHICAGO TO THE WEST LINE OF SAID LOT 5;

THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 5 TO THE NORTH LINE OF ADAMS ST.;

THENCE EAST ALONG SAID NORTH LINE OF ADAMS ST. TO THE EAST LINE OF JEFFERSON ST.;

THENCE SOUTH ALONG SAID EAST LINE OF JEFFERSON ST. TO THE NORTH LINE OF QUINCY ST.;

THENCE EAST ALONG SAID NORTH LINE OF QUINCY ST. TO THE WEST LINE OF CLINTON ST.;

THENCE NORTH ALONG SAID WEST LINE OF CLINTON ST. TO THE NORTH LINE OF ADAMS ST.;

THENCE EAST ALONG SAID NORTH LINE OF ADAMS ST. TO THE EAST LINE OF CANAL ST.;

THENCE SOUTH ALONG SAID EAST LINE OF CANAL ST. TO A POINT 116.45 FEET NORTH OF THE NORTH LINE OF JACKSON BLVD. AS MEASURED ALONG THE WEST LINE OF LOT 6 IN THE SUBDIVISION OF BLOCK 46 OF THE SCHOOL SECTION ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT 6 WHICH IS 121.21 FEET NORTHERLY FROM THE NORTH LINE OF JACKSON BLVD. AS MEASURED ALONG SAID EAST LINE OF LOT 6;

THENCE EAST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 5 IN SAID SUBDIVISION OF BLOCK 46 OF THE SCHOOL SECTION ADDITION TO CHICAGO WHICH IS 121.88 FEET NORTHERLY FROM THE NORTH LINE OF JACKSON BLVD. AS MEASURED ALONG SAID EAST LINE OF LOT 5, SAID POINT ON THE EAST LINE OF LOT 5 BEING ALSO ON THE WESTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHERLY ALONG SAID WESTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER TO THE SOUTH LINE OF JACKSON BLVD.;

THENCE WEST ALONG SAID SOUTH LINE OF JACKSON BLVD. TO THE EAST LINE OF CANAL ST.;

THENCE SOUTH ALONG SAID EAST LINE OF CANAL ST. TO THE NORTH LINE OF VAN BUREN ST.;

THENCE EAST ALONG SAID NORTH LINE OF VAN BUREN ST. TO THE WESTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHERLY ALONG SAID WESTERLY CHANNEL LINE OF THE SOUTH BRANCH OF THE CHICAGO RIVER TO THE SOUTH LINE OF HARRISON ST.;

THENCE WEST ALONG SAID SOUTH LINE OF HARRISON ST. TO THE POINT OF BEGINNING.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

AMENDED EXHIBIT II.

ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$10,000,000
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$190,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$200,000,000
Public Works & Improvements, including streets and utilities, transit infrastructure, parks and open space, public facilities (schools and other public facilities) ^[1]	\$450,000,000
Relocation Costs	\$10,000,000
Job Training, Retraining, Welfare-to-Work	\$50,000,000
Day Care Services	\$10,000,000
Interest Subsidy	\$40,000,000
TOTAL REDEVELOPMENT COSTS ^{[2] [3]}	\$960,000,000 ^[4]

^[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 Amended Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Amended Plan.

^[2] Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Within this limit, adjustments may be made in line items without amendment to this Amended Plan, to the extent permitted by the Act.

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

^[4] All costs are in 2026 dollars and may be increased by five percent (5%) after adjusting for 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.

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

AMENDED EXHIBIT III.

ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL

			PIN	1997 EAV	
Added Area					
	PIN	2024 EAV			
1.	17-16-125-005-0000	2,334,561	45.	17-16-107-037-1006	1,215
2.	17-16-126-012-0000	4,436,881	46.	17-16-107-037-1007	6,672
Base EAV - Added Area		6,771,442	47.	17-16-107-037-1008	4,431
			48.	17-16-107-037-1009	3,870
			49.	17-16-107-037-1010	4,315
			50.	17-16-107-037-1011	3,196
			51.	17-16-107-037-1012	5,035
			52.	17-16-107-037-1013	2,167
			53.	17-16-107-037-1014	3,525
			54.	17-16-107-037-1015	2,689
			55.	17-16-107-037-1016	3,979
			56.	17-16-107-037-1017	4,526
			57.	17-16-107-037-1018	3,889
			58.	17-16-107-037-1019	5,398
			59.	17-16-107-037-1020	4,132
			60.	17-16-107-037-1021	3,832
			61.	17-16-107-037-1022	3,265
			62.	17-16-107-037-1023	3,545
			63.	17-16-107-037-1024	6,321
			64.	17-16-107-037-1025	4,311
			65.	17-16-107-037-1026	4,548
			66.	17-16-107-037-1027	3,909
			67.	17-16-107-037-1028	3,567
			68.	17-16-107-037-1029	4,154
			69.	17-16-107-037-1030	6,321
			70.	17-16-107-037-1031	3,282
			71.	17-16-107-037-1032	3,562
			72.	17-16-107-037-1033	3,490
			73.	17-16-107-037-1034	4,236
			74.	17-16-107-037-1035	5,383
			75.	17-16-107-037-1036	4,572
			76.	17-16-107-037-1037	3,928
			77.	17-16-107-037-1038	3,355
			78.	17-16-107-037-1039	4,176
			79.	17-16-107-037-1040	6,354
			80.	17-16-107-037-1041	2,758
			81.	17-16-107-037-1042	3,581
			82.	17-16-107-037-1043	1,478
			83.	17-16-107-037-1044	4,257
			84.	17-16-107-037-1045	5,411
			85.	17-16-107-037-1046	4,595
			86.	17-16-107-037-1047	3,949
			87.	17-16-107-037-1048	3,518
			88.	17-16-107-037-1049	4,195
			89.	17-16-107-037-1050	6,386
			90.	17-16-107-037-1051	3,314
			91.	17-16-107-037-1052	3,599
			92.	17-16-107-037-1053	3,035
			93.	17-16-107-037-1054	4,279
			94.	17-16-107-037-1055	5,437
			95.	17-16-107-037-1056	4,617
			96.	17-16-107-037-1057	3,969
Original Area					
	PIN	1997 EAV			
1.	17-09-339-005-0000	128,354			
2.	17-09-339-006-0000	-			
3.	17-09-339-007-0000	-			
4.	17-09-339-010-0000	-			
5.	17-09-339-011-0000	-			
6.	17-09-339-012-0000	-			
7.	17-09-339-013-0000	-			
8.	17-09-339-014-0000	-			
9.	17-09-339-015-0000	-			
10.	17-16-100-019-0000	-			
11.	17-16-100-020-0000	-			
12.	17-16-100-043-0000	-			
13.	17-16-100-045-0000	31,752			
14.	17-16-100-046-0000	24,639			
15.	17-16-100-047-0000	43,374			
16.	17-16-105-015-0000	456,254			
17.	17-16-105-027-0000	261,089			
18.	17-16-106-002-0000	65,047			
19.	17-16-106-003-0000	79,748			
20.	17-16-106-012-0000	12,354			
21.	17-16-106-016-0000	9,292			
22.	17-16-106-017-0000	99,941			
23.	17-16-106-018-0000	97,019			
24.	17-16-106-019-0000	206,907			
25.	17-16-106-021-0000	2,452			
26.	17-16-106-022-0000	9,292			
27.	17-16-106-025-0000	196,747			
28.	17-16-106-026-0000	232,307			
29.	17-16-106-034-0000	340,389			
30.	17-16-106-035-0000	775,755			
31.	17-16-106-036-0000	1,116,670			
32.	17-16-107-024-0000	263,404			
33.	17-16-107-028-0000	648,499			
34.	17-16-107-029-0000	263,404			
35.	17-16-107-032-0000	828,812			
36.	17-16-107-033-0000	30,364			
37.	17-16-107-034-0000	33,503			
38.	17-16-107-035-0000	11,352			
39.	17-16-107-036-0000	16,498			
40.	17-16-107-037-1001	2,880			
41.	17-16-107-037-1002	668			
42.	17-16-107-037-1003	4,091			
43.	17-16-107-037-1004	1,891			
44.	17-16-107-037-1005	971			

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
97.	17-16-107-037-1058	3,690	149.	17-16-107-037-1110	3,760
98.	17-16-107-037-1059	3,902	150.	17-16-107-037-1111	2,925
99.	17-16-107-037-1060	6,418	151.	17-16-107-037-1112	3,706
100.	17-16-107-037-1061	2,787	152.	17-16-107-037-1113	3,426
101.	17-16-107-037-1062	3,616	153.	17-16-107-037-1114	4,406
102.	17-16-107-037-1063	1,707	154.	17-16-107-037-1115	4,447
103.	17-16-107-037-1064	4,298	155.	17-16-107-037-1116	4,757
104.	17-16-107-037-1065	5,465	156.	17-16-107-037-1117	3,482
105.	17-16-107-037-1066	4,640	157.	17-16-107-037-1118	7,520
106.	17-16-107-037-1067	3,988	158.	17-16-107-037-1119	4,251
107.	17-16-107-037-1068	731	159.	17-16-107-037-1120	6,610
108.	17-16-107-037-1069	4,238	160.	17-16-107-037-1121	3,431
109.	17-16-107-037-1070	6,448	161.	17-16-107-037-1122	2,145
110.	17-16-107-037-1071	3,347	162.	17-16-107-037-1123	2,819
111.	17-16-107-037-1072	5,104	163.	17-16-107-037-1124	4,427
112.	17-16-107-037-1073	2,523	164.	17-16-107-037-1125	5,139
113.	17-16-107-037-1074	4,320	165.	17-16-107-037-1126	4,780
114.	17-16-107-037-1075	5,493	166.	17-16-107-037-1127	4,051
115.	17-16-107-037-1076	2,594	167.	17-16-107-037-1128	3,506
116.	17-16-107-037-1077	4,007	168.	17-16-107-037-1129	4,363
117.	17-16-107-037-1078	2,977	169.	17-16-107-037-1130	2,936
118.	17-16-107-037-1079	4,259	170.	17-16-107-037-1131	2,955
119.	17-16-107-037-1080	6,243	171.	17-16-107-037-1132	1,197
120.	17-16-107-037-1081	3,364	172.	17-16-107-037-1133	4,354
121.	17-16-107-037-1082	3,884	173.	17-16-107-037-1134	4,212
122.	17-16-107-037-1083	3,692	174.	17-16-107-037-1135	5,656
123.	17-16-107-037-1084	4,341	175.	17-16-107-037-1136	4,802
124.	17-16-107-037-1085	5,358	176.	17-16-107-037-1137	3,811
125.	17-16-107-037-1086	4,688	177.	17-16-107-037-1138	7,287
126.	17-16-107-037-1087	4,027	178.	17-16-107-037-1139	3,969
127.	17-16-107-037-1088	1,814	179.	17-16-107-037-1140	1,349
128.	17-16-107-037-1089	4,279	180.	17-16-107-037-1141	3,071
129.	17-16-107-037-1090	3,849	181.	17-16-107-037-1142	11,440
130.	17-16-107-037-1091	2,829	182.	17-16-107-037-1143	4,470
131.	17-16-107-037-1092	3,670	183.	17-16-107-037-1144	5,682
132.	17-16-107-037-1093	3,951	184.	17-16-107-037-1145	4,826
133.	17-16-107-037-1094	4,363	185.	17-16-107-037-1146	3,981
134.	17-16-107-037-1095	5,547	186.	17-16-107-037-1147	1,115
135.	17-16-107-037-1096	4,709	187.	17-16-107-037-1148	4,406
136.	17-16-107-037-1097	4,046	188.	17-16-107-037-1149	2,963
137.	17-16-107-037-1098	8,158	189.	17-16-107-037-1150	3,480
138.	17-16-107-037-1099	4,300	190.	17-16-107-037-1151	3,779
139.	17-16-107-037-1100	6,545	191.	17-16-107-037-1152	7,716
140.	17-16-107-037-1101	3,398	192.	17-16-107-037-1153	3,840
141.	17-16-107-037-1102	3,689	193.	17-16-107-037-1154	5,710
142.	17-16-107-037-1103	4,626	194.	17-16-107-037-1155	3,592
143.	17-16-107-037-1104	4,384	195.	17-16-107-037-1156	4,167
144.	17-16-107-037-1105	5,575	196.	17-16-107-037-1157	2,363
145.	17-16-107-037-1106	4,733	197.	17-16-107-037-1158	4,425
146.	17-16-107-037-1107	3,726	198.	17-16-107-037-1159	3,036
147.	17-16-107-037-1108	3,646	199.	17-16-107-037-1160	3,498
148.	17-16-107-037-1109	4,322	200.	17-16-107-037-1161	5,314

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
201.	17-16-107-037-1162	6,236	253.	17-16-107-037-1214	2,985
202.	17-16-107-037-1163	4,513	254.	17-16-107-037-1215	3,415
203.	17-16-107-037-1164	4,676	255.	17-16-107-037-1216	1,119
204.	17-16-107-037-1165	4,805	256.	17-16-107-037-1217	3,711
205.	17-16-107-037-1166	4,186	257.	17-16-107-037-1218	3,943
206.	17-16-107-037-1167	1,232	258.	17-16-107-037-1219	3,079
207.	17-16-107-037-1168	4,270	259.	17-16-107-037-1220	1,756
208.	17-16-107-037-1169	3,123	260.	17-16-107-037-1221	6,771
209.	17-16-107-037-1170	3,512	261.	17-16-107-037-1222	1,696
210.	17-16-107-037-1171	1,672	262.	17-16-107-037-1223	2,938
211.	17-16-107-037-1172	2,921	263.	17-16-107-037-1224	2,801
212.	17-16-107-037-1173	2,535	264.	17-16-107-037-1225	3,701
213.	17-16-107-037-1174	5,764	265.	17-16-107-037-1226	8,422
214.	17-16-107-037-1175	4,156	266.	17-16-107-037-1227	4,476
215.	17-16-107-037-1176	4,161	267.	17-16-107-037-1228	6,622
216.	17-16-107-037-1177	3,279	268.	17-16-107-037-1229	3,114
217.	17-16-107-037-1178	4,421	269.	17-16-107-037-1230	3,598
218.	17-16-107-037-1179	6,802	270.	17-16-107-037-1231	7,215
219.	17-16-107-037-1180	3,530	271.	17-16-107-037-1232	3,616
220.	17-16-107-037-1181	3,277	272.	17-16-107-037-1233	2,093
221.	17-16-107-037-1182	7,516	273.	17-16-107-037-1234	2,692
222.	17-16-107-037-1183	3,027	274.	17-16-107-037-1235	3,617
223.	17-16-107-037-1184	4,431	275.	17-16-107-037-1236	7,105
224.	17-16-107-037-1185	4,723	276.	17-16-107-037-1237	1,306
225.	17-16-107-037-1186	4,102	277.	17-16-107-037-1238	5,322
226.	17-16-107-037-1187	3,607	278.	17-16-107-037-1239	2,252
227.	17-16-107-037-1188	4,147	279.	17-16-107-037-1240	3,356
228.	17-16-107-037-1189	3,582	280.	17-16-107-037-1241	10,402
229.	17-16-107-037-1190	3,434	281.	17-16-107-037-1242	2,994
230.	17-16-107-037-1191	10,501	282.	17-16-107-037-1243	2,919
231.	17-16-107-037-1192	3,161	283.	17-16-107-037-1244	3,734
232.	17-16-107-037-1193	3,004	284.	17-16-107-037-1245	7,458
233.	17-16-107-037-1194	2,877	285.	17-16-107-037-1246	1,870
234.	17-16-107-037-1195	4,031	286.	17-16-107-037-1247	6,737
235.	17-16-107-037-1196	4,824	287.	17-16-107-037-1248	2,345
236.	17-16-107-037-1197	4,260	288.	17-16-107-037-1249	2,943
237.	17-16-107-037-1198	5,072	289.	17-16-107-037-1250	5,644
238.	17-16-107-037-1199	3,027	290.	17-16-107-037-1251	4,045
239.	17-16-107-037-1200	3,755	291.	17-16-107-037-1252	5,143
240.	17-16-107-037-1201	7,481	292.	17-16-107-037-1253	2,299
241.	17-16-107-037-1202	3,932	293.	17-16-107-037-1254	9,233
242.	17-16-107-037-1203	1,414	294.	17-16-107-037-1255	3,631
243.	17-16-107-037-1204	2,222	295.	17-16-107-037-1256	6,867
244.	17-16-107-037-1205	3,983	296.	17-16-107-037-1257	2,540
245.	17-16-107-037-1206	2,053	297.	17-16-107-037-1258	10,065
246.	17-16-107-037-1207	4,101	298.	17-16-107-037-1259	3,952
247.	17-16-107-037-1208	3,960	299.	17-16-107-037-1260	5,540
248.	17-16-107-037-1209	3,151	300.	17-16-107-037-1261	3,750
249.	17-16-107-037-1210	3,670	301.	17-16-107-037-1262	2,556
250.	17-16-107-037-1211	6,011	302.	17-16-107-037-1263	2,579
251.	17-16-107-037-1212	2,936	303.	17-16-107-037-1264	1,697
252.	17-16-107-037-1213	3,579	304.	17-16-107-037-1265	1,060

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
305.	17-16-107-037-1266	1,039	357.	17-16-107-037-1318	801
306.	17-16-107-037-1267	1,029	358.	17-16-107-037-1319	726
307.	17-16-107-037-1268	1,039	359.	17-16-107-037-1320	716
308.	17-16-107-037-1269	1,039	360.	17-16-107-037-1321	726
309.	17-16-107-037-1270	1,029	361.	17-16-107-037-1322	726
310.	17-16-107-037-1271	1,071	362.	17-16-107-037-1323	716
311.	17-16-107-037-1272	1,060	363.	17-16-107-037-1324	726
312.	17-16-107-037-1273	1,050	364.	17-16-107-037-1325	769
313.	17-16-107-037-1274	1,060	365.	17-16-107-037-1326	779
314.	17-16-107-037-1275	1,060	366.	17-16-107-037-1327	790
315.	17-16-107-037-1276	1,050	367.	17-16-107-037-1328	790
316.	17-16-107-037-1277	1,060	368.	17-16-107-037-1329	801
317.	17-16-107-037-1278	1,124	369.	17-16-107-037-1330	801
318.	17-16-107-037-1279	1,124	370.	17-16-107-037-1331	695
319.	17-16-107-037-1280	663	371.	17-16-107-037-1332	684
320.	17-16-107-037-1281	663	372.	17-16-107-037-1333	695
321.	17-16-107-037-1282	875	373.	17-16-107-037-1334	684
322.	17-16-107-037-1283	747	374.	17-16-107-037-1335	673
323.	17-16-107-037-1284	716	375.	17-16-107-037-1336	684
324.	17-16-107-037-1285	726	376.	17-16-107-037-1337	695
325.	17-16-107-037-1286	705	377.	17-16-107-037-1338	684
326.	17-16-107-037-1287	726	378.	17-16-107-037-1339	695
327.	17-16-107-037-1288	705	379.	17-16-107-037-1340	684
328.	17-16-107-037-1289	705	380.	17-16-107-037-1341	673
329.	17-16-107-037-1290	695	381.	17-16-107-037-1342	652
330.	17-16-107-037-1291	705	382.	17-16-107-037-1343	896
331.	17-16-107-037-1292	726	383.	17-16-107-037-1344	737
332.	17-16-107-037-1293	716	384.	17-16-107-037-1345	737
333.	17-16-107-037-1294	726	385.	17-16-107-037-1346	716
334.	17-16-107-037-1295	726	386.	17-16-107-037-1347	716
335.	17-16-107-037-1296	716	387.	17-16-107-037-1348	716
336.	17-16-107-037-1297	726	388.	17-16-107-037-1349	705
337.	17-16-107-037-1298	726	389.	17-16-107-037-1350	695
338.	17-16-107-037-1299	716	390.	17-16-107-037-1351	705
339.	17-16-107-037-1300	726	391.	17-16-107-037-1352	695
340.	17-16-107-037-1301	726	392.	17-16-107-037-1353	684
341.	17-16-107-037-1302	716	393.	17-16-107-037-1354	695
342.	17-16-107-037-1303	726	394.	17-16-107-037-1355	620
343.	17-16-107-037-1304	663	395.	17-16-107-037-1356	705
344.	17-16-107-037-1305	726	396.	17-16-107-037-1357	673
345.	17-16-107-037-1306	716	397.	17-16-107-037-1358	684
346.	17-16-107-037-1307	726	398.	17-16-107-037-1359	663
347.	17-16-107-037-1308	726	399.	17-16-107-037-1360	684
348.	17-16-107-037-1309	716	400.	17-16-107-037-1361	663
349.	17-16-107-037-1310	726	401.	17-16-107-037-1362	663
350.	17-16-107-037-1311	726	402.	17-16-107-037-1363	652
351.	17-16-107-037-1312	726	403.	17-16-107-037-1364	663
352.	17-16-107-037-1313	726	404.	17-16-107-037-1365	684
353.	17-16-107-037-1314	737	405.	17-16-107-037-1366	673
354.	17-16-107-037-1315	737	406.	17-16-107-037-1367	684
355.	17-16-107-037-1316	864	407.	17-16-107-037-1368	684
356.	17-16-107-037-1317	907	408.	17-16-107-037-1369	673

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
409.	17-16-107-037-1370	684	461.	17-16-107-037-1422	673
410.	17-16-107-037-1371	684	462.	17-16-107-037-1423	673
411.	17-16-107-037-1372	673	463.	17-16-107-037-1424	663
412.	17-16-107-037-1373	684	464.	17-16-107-037-1425	652
413.	17-16-107-037-1374	684	465.	17-16-107-037-1426	663
414.	17-16-107-037-1375	673	466.	17-16-107-037-1427	652
415.	17-16-107-037-1376	684	467.	17-16-107-037-1428	642
416.	17-16-107-037-1377	620	468.	17-16-107-037-1429	652
417.	17-16-107-037-1378	684	469.	17-16-107-037-1430	578
418.	17-16-107-037-1379	673	470.	17-16-107-037-1431	663
419.	17-16-107-037-1380	684	471.	17-16-107-037-1432	631
420.	17-16-107-037-1381	684	472.	17-16-107-037-1433	642
421.	17-16-107-037-1382	673	473.	17-16-107-037-1434	620
422.	17-16-107-037-1383	684	474.	17-16-107-037-1435	642
423.	17-16-107-037-1384	684	475.	17-16-107-037-1436	620
424.	17-16-107-037-1385	684	476.	17-16-107-037-1437	620
425.	17-16-107-037-1386	684	477.	17-16-107-037-1438	610
426.	17-16-107-037-1387	695	478.	17-16-107-037-1439	620
427.	17-16-107-037-1388	695	479.	17-16-107-037-1440	642
428.	17-16-107-037-1389	822	480.	17-16-107-037-1441	631
429.	17-16-107-037-1390	864	481.	17-16-107-037-1442	642
430.	17-16-107-037-1391	758	482.	17-16-107-037-1443	642
431.	17-16-107-037-1392	684	483.	17-16-107-037-1444	631
432.	17-16-107-037-1393	673	484.	17-16-107-037-1445	642
433.	17-16-107-037-1394	684	485.	17-16-107-037-1446	642
434.	17-16-107-037-1395	684	486.	17-16-107-037-1447	631
435.	17-16-107-037-1396	673	487.	17-16-107-037-1448	642
436.	17-16-107-037-1397	684	488.	17-16-107-037-1449	642
437.	17-16-107-037-1398	790	489.	17-16-107-037-1450	631
438.	17-16-107-037-1399	832	490.	17-16-107-037-1451	642
439.	17-16-107-037-1400	684	491.	17-16-107-037-1452	578
440.	17-16-107-037-1401	673	492.	17-16-107-037-1453	642
441.	17-16-107-037-1402	684	493.	17-16-107-037-1454	631
442.	17-16-107-037-1403	684	494.	17-16-107-037-1455	642
443.	17-16-107-037-1404	673	495.	17-16-107-037-1456	642
444.	17-16-107-037-1405	684	496.	17-16-107-037-1457	631
445.	17-16-107-037-1406	652	497.	17-16-107-037-1458	642
446.	17-16-107-037-1407	642	498.	17-16-107-037-1459	642
447.	17-16-107-037-1408	652	499.	17-16-107-037-1460	642
448.	17-16-107-037-1409	642	500.	17-16-107-037-1461	642
449.	17-16-107-037-1410	631	501.	17-16-107-037-1462	652
450.	17-16-107-037-1411	642	502.	17-16-107-037-1463	652
451.	17-16-107-037-1412	652	503.	17-16-107-037-1464	779
452.	17-16-107-037-1413	642	504.	17-16-107-037-1465	822
453.	17-16-107-037-1414	652	505.	17-16-107-037-1466	716
454.	17-16-107-037-1415	642	506.	17-16-107-037-1467	642
455.	17-16-107-037-1416	631	507.	17-16-107-037-1468	631
456.	17-16-107-037-1417	610	508.	17-16-107-037-1469	642
457.	17-16-107-037-1418	854	509.	17-16-107-037-1470	642
458.	17-16-107-037-1419	695	510.	17-16-107-037-1471	631
459.	17-16-107-037-1420	695	511.	17-16-107-037-1472	642
460.	17-16-107-037-1421	673	512.	17-16-107-037-1473	747

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
513.	17-16-107-037-1474	790	565.	17-16-107-037-1526	599
514.	17-16-107-037-1475	642	566.	17-16-107-037-1527	535
515.	17-16-107-037-1476	631	567.	17-16-107-037-1528	599
516.	17-16-107-037-1477	642	568.	17-16-107-037-1529	589
517.	17-16-107-037-1478	642	569.	17-16-107-037-1530	599
518.	17-16-107-037-1479	631	570.	17-16-107-037-1531	599
519.	17-16-107-037-1480	642	571.	17-16-107-037-1532	589
520.	17-16-107-037-1481	610	572.	17-16-107-037-1533	599
521.	17-16-107-037-1482	599	573.	17-16-107-037-1534	599
522.	17-16-107-037-1483	610	574.	17-16-107-037-1535	599
523.	17-16-107-037-1484	599	575.	17-16-107-037-1536	599
524.	17-16-107-037-1485	589	576.	17-16-107-037-1537	610
525.	17-16-107-037-1486	599	577.	17-16-107-037-1538	610
526.	17-16-107-037-1487	610	578.	17-16-107-037-1539	811
527.	17-16-107-037-1488	599	579.	17-16-107-037-1540	779
528.	17-16-107-037-1489	610	580.	17-16-107-037-1541	673
529.	17-16-107-037-1490	599	581.	17-16-107-037-1542	599
530.	17-16-107-037-1491	589	582.	17-16-107-037-1543	589
531.	17-16-107-037-1492	567	583.	17-16-107-037-1544	599
532.	17-16-107-037-1493	811	584.	17-16-107-037-1545	599
533.	17-16-107-037-1494	652	585.	17-16-107-037-1546	589
534.	17-16-107-037-1495	652	586.	17-16-107-037-1547	599
535.	17-16-107-037-1496	631	587.	17-16-107-037-1548	705
536.	17-16-107-037-1497	631	588.	17-16-107-037-1549	747
537.	17-16-107-037-1498	631	589.	17-16-107-037-1550	599
538.	17-16-107-037-1499	620	590.	17-16-107-037-1551	589
539.	17-16-107-037-1500	610	591.	17-16-107-037-1552	599
540.	17-16-107-037-1501	620	592.	17-16-107-037-1553	599
541.	17-16-107-037-1502	610	593.	17-16-107-037-1554	589
542.	17-16-107-037-1503	599	594.	17-16-107-037-1555	599
543.	17-16-107-037-1504	610	595.	17-16-107-037-1556	567
544.	17-16-107-037-1505	535	596.	17-16-107-037-1557	557
545.	17-16-107-037-1506	620	597.	17-16-107-037-1558	567
546.	17-16-107-037-1507	589	598.	17-16-107-037-1559	557
547.	17-16-107-037-1508	599	599.	17-16-107-037-1560	546
548.	17-16-107-037-1509	578	600.	17-16-107-037-1561	557
549.	17-16-107-037-1510	599	601.	17-16-107-037-1562	567
550.	17-16-107-037-1511	578	602.	17-16-107-037-1563	557
551.	17-16-107-037-1512	578	603.	17-16-107-037-1564	567
552.	17-16-107-037-1513	567	604.	17-16-107-037-1565	557
553.	17-16-107-037-1514	578	605.	17-16-107-037-1566	546
554.	17-16-107-037-1515	599	606.	17-16-107-037-1567	525
555.	17-16-107-037-1516	589	607.	17-16-107-037-1568	769
556.	17-16-107-037-1517	599	608.	17-16-107-037-1569	610
557.	17-16-107-037-1518	599	609.	17-16-107-037-1570	610
558.	17-16-107-037-1519	589	610.	17-16-107-037-1571	589
559.	17-16-107-037-1520	599	611.	17-16-107-037-1572	589
560.	17-16-107-037-1521	599	612.	17-16-107-037-1573	589
561.	17-16-107-037-1522	589	613.	17-16-107-037-1574	578
562.	17-16-107-037-1523	599	614.	17-16-107-037-1575	567
563.	17-16-107-037-1524	599	615.	17-16-107-037-1576	578
564.	17-16-107-037-1525	589	616.	17-16-107-037-1577	567

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
617.	17-16-107-037-1578	557	669.	17-16-113-016-1003	13,441
618.	17-16-107-037-1579	567	670.	17-16-113-016-1004	15,172
619.	17-16-107-037-1580	493	671.	17-16-113-016-1005	13,841
620.	17-16-107-037-1581	620	672.	17-16-113-016-1006	12,676
621.	17-16-107-037-1582	620	673.	17-16-113-016-1007	15,372
622.	17-16-107-037-1583	613	674.	17-16-113-016-1008	20,927
623.	17-16-107-038-8001	528,482	675.	17-16-113-016-1009	15,837
624.	17-16-107-038-8002	-	676.	17-16-113-016-1010	15,372
625.	17-16-111-001-0000	129,925	677.	17-16-113-016-1011	20,063
626.	17-16-111-002-0000	76,439	678.	17-16-113-016-1012	14,573
627.	17-16-111-003-0000	80,272	679.	17-16-113-016-1013	13,408
628.	17-16-111-017-0000	127,802	680.	17-16-113-016-1014	19,064
629.	17-16-111-019-0000	82,372	681.	17-16-113-016-1015	18,366
630.	17-16-111-020-0000	497,313	682.	17-16-113-016-1016	18,299
631.	17-16-111-022-0000	-	683.	17-16-113-016-1017	17,767
632.	17-16-111-023-0000	1,626,666	684.	17-16-113-016-1018	20,363
633.	17-16-111-024-0000	76,707	685.	17-16-113-016-1019	16,602
634.	17-16-111-025-0000	109,431	686.	17-16-113-016-1020	15,438
635.	17-16-111-026-0000	137,985	687.	17-16-113-016-1021	13,441
636.	17-16-111-027-0000	72,029	688.	17-16-113-016-1022	15,172
637.	17-16-111-028-1001	167,347	689.	17-16-113-016-1023	13,841
638.	17-16-111-028-1009	63,801	690.	17-16-113-016-1024	12,676
639.	17-16-111-028-1010	130,400	691.	17-16-113-016-1025	15,372
640.	17-16-111-028-1011	105,421	692.	17-16-113-016-1026	20,927
641.	17-16-111-028-1012	54,068	693.	17-16-113-016-1027	15,837
642.	17-16-111-028-1013	122,065	694.	17-16-113-016-1028	15,372
643.	17-16-111-028-1014	74,907	695.	17-16-113-016-1029	20,063
644.	17-16-111-028-1015	155,378	696.	17-16-113-016-1030	11,312
645.	17-16-111-028-1016	86,010	697.	17-16-113-016-1031	13,408
646.	17-16-111-028-1018	61,004	698.	17-16-113-016-1032	19,064
647.	17-16-111-028-1019	214,396	699.	17-16-113-016-1033	18,366
648.	17-16-111-028-1020	214,396	700.	17-16-113-016-1034	18,299
649.	17-16-111-028-1022	222,892	701.	17-16-113-016-1035	17,767
650.	17-16-111-028-1023	65,629	702.	17-16-113-016-1036	20,363
651.	17-16-111-028-1024	144,241	703.	17-16-113-016-1037	16,602
652.	17-16-111-028-1025	78,121	704.	17-16-113-016-1038	15,438
653.	17-16-111-028-1026	133,366	705.	17-16-113-016-1039	13,441
654.	17-16-111-028-1027	354,048	706.	17-16-113-016-1040	15,172
655.	17-16-111-028-1028	83,912	707.	17-16-113-016-1041	13,841
656.	17-16-111-201-0000	143,857	708.	17-16-113-016-1042	12,676
657.	17-16-111-202-0000	143,857	709.	17-16-113-016-1043	15,372
658.	17-16-111-203-0000	48,199	710.	17-16-113-016-1044	20,927
659.	17-16-111-204-0000	48,199	711.	17-16-113-016-1045	15,837
660.	17-16-111-205-0000	188,246	712.	17-16-113-016-1046	11,610
661.	17-16-111-206-0000	188,246	713.	17-16-113-016-1047	20,063
662.	17-16-113-002-0000	317,951	714.	17-16-113-016-1048	14,573
663.	17-16-113-003-0000	639,461	715.	17-16-113-016-1049	13,408
664.	17-16-113-009-0000	961,350	716.	17-16-113-016-1050	19,064
665.	17-16-113-013-0000	20,712	717.	17-16-113-016-1051	18,366
666.	17-16-113-014-0000	155,004	718.	17-16-113-016-1052	18,299
667.	17-16-113-016-1001	16,602	719.	17-16-113-016-1053	17,767
668.	17-16-113-016-1002	15,438	720.	17-16-113-016-1054	20,363

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
721.	17-16-113-016-1055	11,711	773.	17-16-113-016-1107	12,377
722.	17-16-113-016-1056	12,377	774.	17-16-113-016-1108	12,543
723.	17-16-113-016-1057	12,543	775.	17-16-113-016-1109	12,476
724.	17-16-113-016-1058	12,476	776.	17-16-113-016-1110	12,410
725.	17-16-113-016-1059	12,410	777.	17-16-113-016-1111	18,499
726.	17-16-113-016-1060	18,499	778.	17-16-113-016-1112	17,168
727.	17-16-113-016-1061	17,168	779.	17-16-113-016-1113	17,301
728.	17-16-113-016-1062	17,301	780.	17-16-113-016-1114	19,231
729.	17-16-113-016-1063	19,231	781.	17-16-113-016-1115	15,105
730.	17-16-113-016-1064	15,105	782.	17-16-113-016-1116	8,584
731.	17-16-113-016-1065	8,584	783.	17-16-113-016-1117	8,584
732.	17-16-113-016-1066	8,584	784.	17-16-113-016-1118	8,883
733.	17-16-113-016-1067	8,883	785.	17-16-113-016-1119	10,979
734.	17-16-113-016-1068	8,883	786.	17-16-113-016-1120	12,809
735.	17-16-113-016-1069	12,809	787.	17-16-113-016-1121	10,979
736.	17-16-113-016-1070	10,979	788.	17-16-113-016-1122	12,011
737.	17-16-113-016-1071	12,011	789.	17-16-113-016-1123	11,711
738.	17-16-113-016-1072	11,711	790.	17-16-113-016-1124	12,377
739.	17-16-113-016-1073	12,377	791.	17-16-113-016-1125	12,543
740.	17-16-113-016-1074	12,543	792.	17-16-113-016-1126	12,476
741.	17-16-113-016-1075	12,476	793.	17-16-113-016-1127	12,410
742.	17-16-113-016-1076	12,410	794.	17-16-113-016-1128	18,499
743.	17-16-113-016-1077	18,499	795.	17-16-113-016-1129	17,168
744.	17-16-113-016-1078	17,168	796.	17-16-113-016-1130	17,301
745.	17-16-113-016-1079	17,301	797.	17-16-113-016-1131	19,231
746.	17-16-113-016-1080	19,231	798.	17-16-113-016-1132	15,105
747.	17-16-113-016-1081	15,105	799.	17-16-113-016-1133	8,584
748.	17-16-113-016-1082	8,584	800.	17-16-113-016-1134	8,584
749.	17-16-113-016-1083	8,584	801.	17-16-113-016-1135	8,883
750.	17-16-113-016-1084	8,883	802.	17-16-113-016-1136	10,979
751.	17-16-113-016-1085	10,979	803.	17-16-113-016-1137	12,809
752.	17-16-113-016-1086	12,809	804.	17-16-113-016-1138	10,979
753.	17-16-113-016-1087	10,979	805.	17-16-113-016-1139	12,011
754.	17-16-113-016-1088	12,011	806.	17-16-113-016-1140	11,711
755.	17-16-113-016-1089	11,711	807.	17-16-113-016-1141	12,377
756.	17-16-113-016-1090	12,377	808.	17-16-113-016-1142	12,543
757.	17-16-113-016-1091	12,543	809.	17-16-113-016-1143	12,476
758.	17-16-113-016-1092	12,476	810.	17-16-113-016-1144	12,410
759.	17-16-113-016-1093	12,410	811.	17-16-113-016-1145	18,499
760.	17-16-113-016-1094	18,499	812.	17-16-113-016-1146	17,168
761.	17-16-113-016-1095	17,168	813.	17-16-113-016-1147	17,301
762.	17-16-113-016-1096	17,301	814.	17-16-113-016-1148	19,231
763.	17-16-113-016-1097	19,231	815.	17-16-113-016-1149	15,105
764.	17-16-113-016-1098	15,105	816.	17-16-113-016-1150	8,584
765.	17-16-113-016-1099	8,584	817.	17-16-113-016-1151	8,584
766.	17-16-113-016-1100	8,584	818.	17-16-113-016-1152	8,883
767.	17-16-113-016-1101	8,883	819.	17-16-113-016-1153	10,979
768.	17-16-113-016-1102	10,979	820.	17-16-113-016-1154	12,809
769.	17-16-113-016-1103	12,809	821.	17-16-113-016-1155	10,979
770.	17-16-113-016-1104	10,979	822.	17-16-113-016-1156	9,918
771.	17-16-113-016-1105	12,011	823.	17-16-113-016-1157	11,711
772.	17-16-113-016-1106	11,711	824.	17-16-113-016-1158	12,377

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
825.	17-16-113-016-1159	12,543	877.	17-16-113-016-1211	12,476
826.	17-16-113-016-1160	12,476	878.	17-16-113-016-1212	12,410
827.	17-16-113-016-1161	12,410	879.	17-16-113-016-1213	18,499
828.	17-16-113-016-1162	18,499	880.	17-16-113-016-1214	17,168
829.	17-16-113-016-1163	17,168	881.	17-16-113-016-1215	17,301
830.	17-16-113-016-1164	17,301	882.	17-16-113-016-1216	19,231
831.	17-16-113-016-1165	19,231	883.	17-16-113-016-1217	15,105
832.	17-16-113-016-1166	15,105	884.	17-16-113-016-1218	8,584
833.	17-16-113-016-1167	8,584	885.	17-16-113-016-1219	8,584
834.	17-16-113-016-1168	8,584	886.	17-16-113-016-1220	8,883
835.	17-16-113-016-1169	8,883	887.	17-16-113-016-1221	10,979
836.	17-16-113-016-1170	10,979	888.	17-16-113-016-1222	12,809
837.	17-16-113-016-1171	12,809	889.	17-16-113-016-1223	10,979
838.	17-16-113-016-1172	10,979	890.	17-16-113-016-1224	12,011
839.	17-16-113-016-1173	12,011	891.	17-16-113-016-1225	11,711
840.	17-16-113-016-1174	11,711	892.	17-16-113-016-1226	12,377
841.	17-16-113-016-1175	12,377	893.	17-16-113-016-1227	12,543
842.	17-16-113-016-1176	12,543	894.	17-16-113-016-1228	12,476
843.	17-16-113-016-1177	12,476	895.	17-16-113-016-1229	12,410
844.	17-16-113-016-1178	12,410	896.	17-16-113-016-1230	18,499
845.	17-16-113-016-1179	18,499	897.	17-16-113-016-1231	17,168
846.	17-16-113-016-1180	17,168	898.	17-16-113-016-1232	17,301
847.	17-16-113-016-1181	17,301	899.	17-16-113-016-1233	19,231
848.	17-16-113-016-1182	19,231	900.	17-16-113-016-1234	15,105
849.	17-16-113-016-1183	15,105	901.	17-16-113-016-1235	8,584
850.	17-16-113-016-1184	8,584	902.	17-16-113-016-1236	8,584
851.	17-16-113-016-1185	8,584	903.	17-16-113-016-1237	8,883
852.	17-16-113-016-1186	8,883	904.	17-16-113-016-1238	10,979
853.	17-16-113-016-1187	10,979	905.	17-16-113-016-1239	12,809
854.	17-16-113-016-1188	12,809	906.	17-16-113-016-1240	10,979
855.	17-16-113-016-1189	10,979	907.	17-16-113-016-1241	12,032
856.	17-16-113-016-1190	12,011	908.	17-16-114-003-0000	4
857.	17-16-113-016-1191	11,711	909.	17-16-115-003-6030	-
858.	17-16-113-016-1192	12,377	910.	17-16-117-017-0000	-
859.	17-16-113-016-1193	12,543	911.	17-16-117-036-0000	67,108
860.	17-16-113-016-1194	12,476	912.	17-16-117-037-0000	-
861.	17-16-113-016-1195	12,410	913.	17-16-117-038-0000	282,518
862.	17-16-113-016-1196	18,499	914.	17-16-117-039-0000	-
863.	17-16-113-016-1197	17,168	915.	17-16-117-040-1001	3,511
864.	17-16-113-016-1198	17,301	916.	17-16-117-040-1002	2,500
865.	17-16-113-016-1199	19,231	917.	17-16-117-040-1003	2,696
866.	17-16-113-016-1200	15,105	918.	17-16-117-040-1004	3,286
867.	17-16-113-016-1201	8,584	919.	17-16-117-040-1005	2,556
868.	17-16-113-016-1202	8,584	920.	17-16-117-040-1006	3,090
869.	17-16-113-016-1203	8,883	921.	17-16-117-040-1007	2,528
870.	17-16-113-016-1204	10,979	922.	17-16-117-040-1008	2,191
871.	17-16-113-016-1205	12,809	923.	17-16-117-040-1009	2,126
872.	17-16-113-016-1206	10,979	924.	17-16-117-040-1010	1,910
873.	17-16-113-016-1207	12,011	925.	17-16-117-040-1011	2,922
874.	17-16-113-016-1208	11,711	926.	17-16-117-040-1012	2,500
875.	17-16-113-016-1209	12,377	927.	17-16-117-040-1013	2,696
876.	17-16-113-016-1210	12,543	928.	17-16-117-040-1014	3,286

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
929.	17-16-117-040-1015	2,556	981.	17-16-117-040-1067	2,528
930.	17-16-117-040-1016	3,090	982.	17-16-117-040-1068	2,191
931.	17-16-117-040-1017	1,675	983.	17-16-117-040-1069	2,865
932.	17-16-117-040-1018	2,191	984.	17-16-117-040-1070	1,910
933.	17-16-117-040-1019	2,865	985.	17-16-117-040-1071	3,511
934.	17-16-117-040-1020	1,910	986.	17-16-117-040-1072	2,500
935.	17-16-117-040-1021	3,511	987.	17-16-117-040-1073	2,696
936.	17-16-117-040-1022	2,500	988.	17-16-117-040-1074	3,286
937.	17-16-117-040-1023	2,696	989.	17-16-117-040-1075	1,470
938.	17-16-117-040-1024	3,286	990.	17-16-117-040-1076	3,090
939.	17-16-117-040-1025	2,556	991.	17-16-117-040-1077	1,454
940.	17-16-117-040-1026	3,090	992.	17-16-117-040-1078	2,191
941.	17-16-117-040-1027	2,528	993.	17-16-117-040-1079	2,865
942.	17-16-117-040-1028	2,191	994.	17-16-117-040-1080	1,910
943.	17-16-117-040-1029	2,865	995.	17-16-117-040-1081	3,511
944.	17-16-117-040-1030	1,910	996.	17-16-117-040-1082	2,500
945.	17-16-117-040-1031	3,034	997.	17-16-117-040-1083	2,696
946.	17-16-117-040-1032	2,500	998.	17-16-117-040-1084	3,286
947.	17-16-117-040-1033	2,696	999.	17-16-117-040-1085	1,849
948.	17-16-117-040-1034	3,286	1000.	17-16-117-040-1086	3,090
949.	17-16-117-040-1035	2,556	1001.	17-16-117-040-1087	2,528
950.	17-16-117-040-1036	3,090	1002.	17-16-117-040-1088	1,582
951.	17-16-117-040-1037	2,528	1003.	17-16-117-040-1089	2,865
952.	17-16-117-040-1038	2,191	1004.	17-16-117-040-1090	1,910
953.	17-16-117-040-1039	2,865	1005.	17-16-117-040-1091	4,015
954.	17-16-117-040-1040	1,910	1006.	17-16-117-040-1092	4,213
955.	17-16-117-040-1041	3,511	1007.	17-16-117-040-1093	4,213
956.	17-16-117-040-1042	2,500	1008.	17-16-117-040-1094	2,899
957.	17-16-117-040-1043	2,696	1009.	17-16-117-040-1095	4,185
958.	17-16-117-040-1044	3,286	1010.	17-16-117-040-1096	2,327
959.	17-16-117-040-1045	2,556	1011.	17-16-117-040-1097	2,829
960.	17-16-117-040-1046	3,090	1012.	17-16-117-040-1098	15,545
961.	17-16-117-040-1047	2,528	1013.	17-16-118-013-0000	970,071
962.	17-16-117-040-1048	2,191	1014.	17-16-118-014-0000	78,005
963.	17-16-117-040-1049	2,865	1015.	17-16-118-015-0000	1,009,014
964.	17-16-117-040-1050	1,910	1016.	17-16-118-016-0000	522,612
965.	17-16-117-040-1051	1,999	1017.	17-16-118-017-0000	9,558
966.	17-16-117-040-1052	2,500	1018.	17-16-118-023-1001	8,934
967.	17-16-117-040-1053	2,696	1019.	17-16-118-023-1002	7,173
968.	17-16-117-040-1054	3,286	1020.	17-16-118-023-1003	6,647
969.	17-16-117-040-1055	2,556	1021.	17-16-118-023-1004	6,581
970.	17-16-117-040-1056	3,090	1022.	17-16-118-023-1005	7,000
971.	17-16-117-040-1057	2,528	1023.	17-16-118-023-1006	7,299
972.	17-16-117-040-1058	2,191	1024.	17-16-118-023-1007	7,299
973.	17-16-117-040-1059	2,865	1025.	17-16-118-023-1008	7,299
974.	17-16-117-040-1060	1,910	1026.	17-16-118-023-1009	7,299
975.	17-16-117-040-1061	3,511	1027.	17-16-118-023-1010	7,299
976.	17-16-117-040-1062	2,500	1028.	17-16-118-023-1011	7,199
977.	17-16-117-040-1063	2,244	1029.	17-16-118-023-1012	8,934
978.	17-16-117-040-1064	3,286	1030.	17-16-118-023-1013	7,173
979.	17-16-117-040-1065	2,556	1031.	17-16-118-023-1014	6,647
980.	17-16-117-040-1066	3,090	1032.	17-16-118-023-1015	6,581

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
1033.	17-16-118-023-1016	7,000	1085.	17-16-118-023-1068	7,000
1034.	17-16-118-023-1017	7,299	1086.	17-16-118-023-1069	7,299
1035.	17-16-118-023-1018	7,299	1087.	17-16-118-023-1070	7,299
1036.	17-16-118-023-1019	7,299	1088.	17-16-118-023-1071	7,299
1037.	17-16-118-023-1020	7,299	1089.	17-16-118-023-1072	7,299
1038.	17-16-118-023-1021	7,299	1090.	17-16-118-023-1073	7,299
1039.	17-16-118-023-1022	7,199	1091.	17-16-118-023-1074	7,199
1040.	17-16-118-023-1023	11,599	1092.	17-16-118-023-1075	11,599
1041.	17-16-118-023-1024	8,934	1093.	17-16-118-023-1076	1,033
1042.	17-16-118-023-1025	7,173	1094.	17-16-118-023-1077	1,033
1043.	17-16-118-023-1026	6,647	1095.	17-16-118-023-1078	1,033
1044.	17-16-118-023-1027	6,581	1096.	17-16-118-023-1079	1,033
1045.	17-16-118-023-1028	7,000	1097.	17-16-118-023-1080	1,033
1046.	17-16-118-023-1029	7,299	1098.	17-16-118-023-1081	1,033
1047.	17-16-118-023-1030	7,299	1099.	17-16-118-023-1082	1,033
1048.	17-16-118-023-1031	7,299	1100.	17-16-118-023-1083	1,033
1049.	17-16-118-023-1032	7,299	1101.	17-16-118-023-1084	1,033
1050.	17-16-118-023-1033	7,299	1102.	17-16-118-023-1085	1,033
1051.	17-16-118-023-1034	7,199	1103.	17-16-118-023-1086	1,033
1052.	17-16-118-023-1035	8,934	1104.	17-16-118-023-1087	1,033
1053.	17-16-118-023-1036	7,173	1105.	17-16-118-023-1088	1,033
1054.	17-16-118-023-1037	6,647	1106.	17-16-118-023-1089	1,033
1055.	17-16-118-023-1038	6,581	1107.	17-16-118-023-1090	1,033
1056.	17-16-118-023-1039	7,000	1108.	17-16-118-023-1091	1,033
1057.	17-16-118-023-1040	7,299	1109.	17-16-118-023-1092	1,033
1058.	17-16-118-023-1041	7,299	1110.	17-16-118-023-1093	1,033
1059.	17-16-118-023-1042	7,299	1111.	17-16-118-023-1094	1,033
1060.	17-16-118-023-1043	7,299	1112.	17-16-118-023-1095	1,033
1061.	17-16-118-023-1044	7,299	1113.	17-16-118-023-1096	1,033
1062.	17-16-118-023-1045	7,199	1114.	17-16-118-023-1097	1,033
1063.	17-16-118-023-1046	11,599	1115.	17-16-118-023-1098	1,033
1064.	17-16-118-023-1047	11,055	1116.	17-16-118-023-1099	1,033
1065.	17-16-118-023-1048	10,018	1117.	17-16-118-023-1100	1,033
1066.	17-16-118-023-1049	12,563	1118.	17-16-118-023-1101	1,033
1067.	17-16-118-023-1050	11,599	1119.	17-16-118-023-1102	1,033
1068.	17-16-118-023-1051	11,055	1120.	17-16-118-023-1103	1,033
1069.	17-16-118-023-1052	10,018	1121.	17-16-118-023-1104	1,033
1070.	17-16-118-023-1053	12,563	1122.	17-16-118-023-1105	1,033
1071.	17-16-118-023-1054	11,055	1123.	17-16-118-023-1106	1,033
1072.	17-16-118-023-1055	10,018	1124.	17-16-118-023-1107	1,033
1073.	17-16-118-023-1056	12,563	1125.	17-16-118-023-1108	1,033
1074.	17-16-118-023-1057	11,599	1126.	17-16-118-023-1109	1,033
1075.	17-16-118-023-1058	11,055	1127.	17-16-118-023-1110	1,033
1076.	17-16-118-023-1059	10,018	1128.	17-16-118-023-1111	1,033
1077.	17-16-118-023-1060	12,563	1129.	17-16-118-023-1112	1,033
1078.	17-16-118-023-1061	11,055	1130.	17-16-118-023-1113	1,033
1079.	17-16-118-023-1062	9,007	1131.	17-16-118-023-1114	1,033
1080.	17-16-118-023-1063	7,172	1132.	17-16-118-023-1115	1,033
1081.	17-16-118-023-1064	6,647	1133.	17-16-118-023-1116	1,033
1082.	17-16-118-023-1065	6,667	1134.	17-16-118-023-1117	1,033
1083.	17-16-118-023-1066	10,018	1135.	17-16-118-023-1118	1,033
1084.	17-16-118-023-1067	12,563	1136.	17-16-118-023-1119	1,033

AMENDED EXHIBIT III.**ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL**

PIN		1997 EAV	PIN		1997 EAV
1137.	17-16-118-023-1120	1,033	1189.	17-16-118-023-1172	1,033
1138.	17-16-118-023-1121	1,033	1190.	17-16-118-023-1173	1,033
1139.	17-16-118-023-1122	1,033	1191.	17-16-118-023-1174	1,033
1140.	17-16-118-023-1123	1,033	1192.	17-16-118-023-1175	1,033
1141.	17-16-118-023-1124	1,033	1193.	17-16-118-023-1176	1,033
1142.	17-16-118-023-1125	1,033	1194.	17-16-118-023-1177	1,033
1143.	17-16-118-023-1126	1,033	1195.	17-16-118-023-1178	1,033
1144.	17-16-118-023-1127	1,033	1196.	17-16-118-023-1179	1,033
1145.	17-16-118-023-1128	1,033	1197.	17-16-118-023-1180	1,033
1146.	17-16-118-023-1129	1,033	1198.	17-16-118-023-1181	1,033
1147.	17-16-118-023-1130	1,033	1199.	17-16-118-023-1182	1,041
1148.	17-16-118-023-1131	1,033	1200.	17-16-118-024-0000	112,746
1149.	17-16-118-023-1132	1,033	1201.	17-16-118-025-0000	62,547
1150.	17-16-118-023-1133	1,033	1202.	17-16-118-026-0000	245,871
1151.	17-16-118-023-1134	1,033	1203.	17-16-118-027-0000	7,158
1152.	17-16-118-023-1135	1,033	1204.	17-16-119-001-0000	-
1153.	17-16-118-023-1136	1,033	1205.	17-16-119-002-0000	-
1154.	17-16-118-023-1137	1,033	1206.	17-16-119-003-0000	225,377
1155.	17-16-118-023-1138	1,033	1207.	17-16-119-006-0000	-
1156.	17-16-118-023-1139	1,033	1208.	17-16-119-007-0000	98,862
1157.	17-16-118-023-1140	1,033	1209.	17-16-119-008-0000	128,603
1158.	17-16-118-023-1141	1,033	1210.	17-16-119-009-0000	243,157
1159.	17-16-118-023-1142	1,033	1211.	17-16-119-010-0000	104,093
1160.	17-16-118-023-1143	1,033	1212.	17-16-119-011-0000	104,073
1161.	17-16-118-023-1144	1,033	1213.	17-16-119-012-0000	160,970
1162.	17-16-118-023-1145	1,033	1214.	17-16-119-013-0000	175,587
1163.	17-16-118-023-1146	1,033	1215.	17-16-119-020-0000	142
1164.	17-16-118-023-1147	1,033	1216.	17-16-119-022-0000	-
1165.	17-16-118-023-1148	1,033	1217.	17-16-119-023-0000	-
1166.	17-16-118-023-1149	1,033	1218.	17-16-119-024-0000	-
1167.	17-16-118-023-1150	1,033	1219.	17-16-119-025-0000	-
1168.	17-16-118-023-1151	1,033	1220.	17-16-119-026-0000	-
1169.	17-16-118-023-1152	1,033	1221.	17-16-119-027-0000	-
1170.	17-16-118-023-1153	1,033	1222.	17-16-119-028-0000	-
1171.	17-16-118-023-1154	1,033	1223.	17-16-119-029-0000	-
1172.	17-16-118-023-1155	1,033	1224.	17-16-119-030-0000	2
1173.	17-16-118-023-1156	1,032	1225.	17-16-119-032-0000	2
1174.	17-16-118-023-1157	1,032	1226.	17-16-119-034-0000	2
1175.	17-16-118-023-1158	1,032	1227.	17-16-119-036-0000	2
1176.	17-16-118-023-1159	1,032	1228.	17-16-119-038-0000	2
1177.	17-16-118-023-1160	1,032	1229.	17-16-119-040-0000	2
1178.	17-16-118-023-1161	1,032	1230.	17-16-119-041-0000	-
1179.	17-16-118-023-1162	1,032	1231.	17-16-119-042-0000	-
1180.	17-16-118-023-1163	1,032	1232.	17-16-119-043-0000	-
1181.	17-16-118-023-1164	1,032	1233.	17-16-119-044-0000	-
1182.	17-16-118-023-1165	1,032	1234.	17-16-119-045-0000	-
1183.	17-16-118-023-1166	1,032	1235.	17-16-119-046-0000	-
1184.	17-16-118-023-1167	1,032	1236.	17-16-119-047-0000	-
1185.	17-16-118-023-1168	1,032	1237.	17-16-119-048-0000	2
1186.	17-16-118-023-1169	1,032	1238.	17-16-119-049-0000	-
1187.	17-16-118-023-1170	1,033	1239.	17-16-119-050-0000	2
1188.	17-16-118-023-1171	1,033	1240.	17-16-119-052-0000	4

AMENDED EXHIBIT III.

ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL

PIN		1997 EAV	PIN		1997 EAV
1241.	17-16-119-053-0000	-	1293.	17-16-129-023-0000	48,733
1242.	17-16-119-054-0000	4	1294.	17-16-129-024-0000	115,381
1243.	17-16-119-055-0000	4	1295.	17-16-129-048-0000	-
1244.	17-16-119-056-0000	4	1296.	17-16-129-049-0000	99,778
1245.	17-16-119-057-0000	4	1297.	17-16-129-057-0000	-
1246.	17-16-119-058-0000	4	1298.	17-16-129-059-0000	-
1247.	17-16-119-059-0000	4	1299.	17-16-129-061-0000	-
1248.	17-16-119-060-0000	4	1300.	17-16-129-063-0000	-
1249.	17-16-119-061-0000	4	1301.	17-16-129-067-0000	-
1250.	17-16-119-062-8001	-	1302.	17-16-129-069-0000	-
1251.	17-16-119-062-8015	-	1303.	17-16-129-072-0000	-
1252.	17-16-119-062-8019	-	1304.	17-16-129-074-0000	-
1253.	17-16-119-062-8022	-	1305.	17-16-129-076-0000	-
1254.	17-16-119-062-8024	-	1306.	17-16-129-079-0000	-
1255.	17-16-119-062-8028	-	1307.	17-16-129-081-0000	1,084,380
1256.	17-16-119-063-0000	21,172	1308.	17-16-129-082-8001	-
1257.	17-16-119-064-0000	36,971	1309.	17-16-129-082-8002	8,733
1258.	17-16-119-066-0000	76,529	1310.	17-16-129-083-8001	-
1259.	17-16-119-067-1001	176,170	1311.	17-16-129-083-8002	8,733
1260.	17-16-119-067-1002	176,170	1312.	17-16-129-084-8001	-
1261.	17-16-119-067-1003	176,170	1313.	17-16-129-084-8002	10,353
1262.	17-16-119-067-1004	176,180	1314.	17-16-129-085-8001	-
1263.	17-16-119-067-1005	176,180	1315.	17-16-129-085-8002	10,353
1264.	17-16-119-067-1006	176,179	1316.	17-16-129-087-0000	2,421,984
1265.	17-16-119-068-0000	156,746	1317.	17-16-130-001-0000	-
1266.	17-16-119-069-0000	119,747	1318.	17-16-130-006-0000	-
1267.	17-16-120-009-0000	1,170,972	1319.	17-16-130-008-0000	-
1268.	17-16-120-010-0000	-	1320.	17-16-130-009-0000	-
1269.	17-16-120-011-0000	11,634	1321.	17-16-130-010-0000	-
1270.	17-16-122-034-0000	-	Base EAV - Original Area		36,872,487
1271.	17-16-122-035-0000	-			
1272.	17-16-122-044-0000	-	BASE EAV – AMENDED AREA		43,643,929
1273.	17-16-122-045-0000	-			
1274.	17-16-122-046-0000	-			
1275.	17-16-125-006-8001	-			
1276.	17-16-125-006-8002	8,299			
1277.	17-16-126-001-0000	1,956,679			
1278.	17-16-126-011-0000	-			
1279.	17-16-126-013-0000	2,024,318			
1280.	17-16-126-015-8001	-			
1281.	17-16-126-015-8002	16,048			
1282.	17-16-129-012-0000	97,986			
1283.	17-16-129-013-0000	97,986			
1284.	17-16-129-014-0000	97,986			
1285.	17-16-129-015-0000	97,986			
1286.	17-16-129-016-0000	115,340			
1287.	17-16-129-017-0000	118,778			
1288.	17-16-129-018-0000	118,778			
1289.	17-16-129-019-0000	49,996			
1290.	17-16-129-020-0000	48,733			
1291.	17-16-129-021-0000	48,733			
1292.	17-16-129-022-0000	57,786			

EXHIBIT V.

**CANAL/CONGRESS ADDED AREA TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

**CANAL/CONGRESS ADDED AREA
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

City of Chicago, Illinois

January 30, 2026

**City of Chicago
Brandon Johnson, Mayor**

Department of Planning and Development
Ciere Boatright, Commissioner

TABLE OF CONTENTS

INTRODUCTION	1
I. BASIS FOR REDEVELOPMENT	4
II. ELIGIBILITY SURVEY AND ANALYSIS	6
III. IMPROVED AREA ELIGIBILITY FACTORS	7
A. DILAPIDATION	7
B. OBSOLESCENCE	9
C. DETERIORATION	10
D. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS	11
E. ILLEGAL USE OF INDIVIDUAL STRUCTURES	12
F. EXCESSIVE VACANCIES	12
G. LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES	12
H. INADEQUATE UTILITIES	12
I. EXCESSIVE LAND COVERAGE & OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES	13
J. DELETERIOUS LAND USE OR LAYOUT	13
K. LACK OF COMMUNITY PLANNING	13
L. ENVIRONMENTAL REMEDIATION	14
M. DECLINING OR LAGGING EQUALIZED ASSESSED VALUATION	14
IV. DETERMINATION OF ADDED AREA ELIGIBILITY	16
A. AGE	16
B. CONSERVATION AREA CRITERIA	16

FIGURES AND TABLES

FIGURE 1. ADDED AREA BOUNDARY	17
FIGURE 2. EXISTING LAND USE	18
FIGURE 3. CONSERVATION AREA FACTORS	19
TABLE 1. GROWTH OF ADDED AREA VS. CONSUMER PRICE INDEX (CPI) AND CITY OF CHICAGO	15

INTRODUCTION

On November 12, 1998, the Chicago City Council adopted the Canal/Congress Tax Increment Financing Redevelopment Plan and Project ("Redevelopment Plan"). The Redevelopment Plan encompasses an irregularly shaped area generally bounded on the north by Madison, Monroe and Adams Streets, on the south by Ida B. Wells Drive (formerly Congress Parkway) and Harrison Street, on the east by Clinton and Canal streets and the South Branch of the Chicago River, and on the west by the Kennedy Expressway and Desplaines Street (the "Original Area"). As of 2025, the Redevelopment Plan has helped fund multiple major infrastructure improvements and enabled several private developments. Infrastructure improvements include street resurfacing, water/sewer upgrades, installation of bike lanes and Divvy bike rental stations, and multiple improvements (continuing today) to Union Station Transit Center. These improvements have impacted all of the following streets within the boundaries of the Original Area: Canal, Clinton, Jefferson, Desplaines, Adams, Jackson, Van Buren, Ida B. Wells Drive, and Harrison. Private developments assisted by the Redevelopment Plan include the Old Main Post Office redevelopment as well as redevelopment of 550 W. Adams, 550 West Jackson, Quaker Oats office building, Sara Lee Headquarters office building, and a conversion of a portion of office space into a large fitness center. Nonetheless, there are still ongoing infrastructure and development potential needs in the Original Area and the surrounding areas. Additionally, the COVID-19 pandemic slowed construction projects, negatively impacted the real estate market, particularly office properties, and disrupted economic development throughout the city.

The owner of the existing Greyhound Bus Station, which occupies the entire block bounded by Harrison Street on the south, Congress Parkway Service Street on the north, Desplaines Street on the west, and Jefferson Street on the east, plans to sell the property and discontinue all bus operations as part of the company's business realignment. The existing intercity bus services are heavily utilized by Chicagoans and tourists, and the station is centrally located, five blocks from Union Station, one block from a Chicago Transit Authority ("CTA") Blue Line, and one to two blocks of multiple CTA bus route stops. In recognition of this important transit asset, the City plans to acquire the station and preserve the option for its continued use as an intercity bus station. In order to ensure sufficient funding for redevelopment of the site, prevent negative impacts of the site's neglect, and support continued economic development, the City has proposed an amendment to the Redevelopment Plan to expand the boundaries to include this block and amend the redevelopment project costs.

In order to consider an amendment to the Redevelopment Plan in which the Original Area would be expanded, Johnson Research Group, Inc. ("JRG") and its subconsultant, Gutierrez and Associates (collectively, the "Consultant") were engaged to determine whether a rectangular shaped area of approximately 3.4 acres of land located in the Near West Side of the City of Chicago (the "City") and adjacent to the Original Area on the south qualifies for designation as a redevelopment project area based on findings for a "conservation area," and/or a "blighted area" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.* as amended.

The expanded area examined in this report is generally bounded by Harrison Street on the south, Ida B. Wells Drive on the north, Desplaines Street on the west, and Jefferson Street on the east (the "Added Area"). The eligibility findings for the Added Area are documented and summarized in this document entitled the Canal/Congress Added Area Tax Increment Financing Eligibility Study (the "Added Area Eligibility Study"). This document constitutes a supplement to the Redevelopment Plan, as amended, (the "Amended Plan") and is an eligibility analysis for the Added Area only. The findings in this document do not change the findings or determination for the original Canal/Congress TIF Redevelopment Project Area (the "Original Project Area"). The

boundaries of the Added Area are shown on Figure 1. Added Area Boundary.

The findings and conclusions presented in this report are based on surveys, documentation, and analyses conducted by Johnson Research Group ("JRG" or the "Consultant") for the Added Area. This Added Area Eligibility Study summarizes the analyses and findings of JRG's work, which is the responsibility of JRG. JRG has prepared this Added Area Eligibility Study with the understanding that the City would rely (i) on the findings and conclusions of this Added Area Eligibility Study in proceeding with the designation of the Added Area as a redevelopment project area under the Act, and (ii) on the fact that JRG has obtained the necessary information to conclude that the Added Area can be designated as a redevelopment project area in compliance with the Act.

The Added Area

The Added Area is located on the western edge of the central business district of the City and on the southern edge of the area known as the West Loop. The Added Area encompasses one physical block bounded by four streets and includes the adjacent street rights-of-way of Desplaines, Harrison, and Jefferson streets with total land area of 3.4 acres.

The Added Area is improved with one building operating as the Greyhound Bus Station. The building is situated on two tax parcels within two partial tax blocks. Adjacent properties are mixed-use, with residential buildings on the east, a large self-storage building on the south, a Circuit Court building to the southeast, and the I-90/I-94/Ida B. Wells interchange north and west of the Added Area. Existing land uses in the Added Area are illustrated in Figure 2. Existing Land Use.

The Added Area is physically characterized by a two-story bus station building, constructed of concrete and steel in 1988, with multiple bus bays on the east and west sides of the building, and employee parking spaces on the north side of the building. The station fully utilizes the site and is somewhat crowded and hectic on busy days, as it has been the only intercity bus station in Chicago.

Although the facility serves intercity bus travelers every day, significant portions of the interior of the station are closed off, underutilized and in need of repair. The owner's business income appears insufficient to justify proper maintenance of the facility, as evidenced by missing ceiling tiles, damaged glass doors and windows, and multiple interior features that have not been modernized or maintained (including a closed food service area, elimination of package express services, and a reduced baggage area). The building engineer reports that there are issues with bathroom walls (softening/saturation from cleaning process) and plumbing (bathroom urinals frequently overflowing), roof gutters frequently overflowing, and out-of-plumb glass walls/doors from shifts caused by multi-year, heavy construction work on the adjacent highway interchange. Other issues include frequent vandalism and a non-functioning air curtain system, and frequent damage to the public street due to the transition of heavy buses from the station's concrete apron to the street.

Summary of Added Area Eligibility

For TIF designation, an improved redevelopment project area must qualify for classification as a conservation area, a blighted area, or a combination of both blighted and conservation areas as set forth in the Act. Surveys and analyses documented in this report indicate that the Added Area is eligible as a conservation area within the requirements of the Act.

The Added Area qualifies as a conservation area under the improved property criteria as set forth in the Act. Specifically,

- One hundred percent (100%) of the buildings are 35 years of age or older;
- Four (4) conservation area factors are present to a meaningful extent and reasonably distributed throughout the Added Area. These include:

1. Deterioration
2. Obsolescence
3. Inadequate Utilities
4. Declining or Lagging Equalized Assessed Valuation ("EAV")

Finally, the Added Area includes only real property and improvements that would be substantially benefited from the proposed redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made these key findings in adopting the Act:

1. That there exist in many municipalities within the state blighted and conservation areas;
2. That as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public; and
3. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a blighted area or as a conservation area within the definitions for each set forth in the Act (Section 11-74.4-3).

Blighted areas are defined as: 1) any improved area in which buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the thirteen (13) improved area eligibility factors set forth in the Act; and 2) any vacant area in which its sound growth is impaired by the presence of either of two sets of vacant area eligibility criteria set forth in the Act.

Conservation areas are defined in the Act as any improved area in which 50% or more the structures have an age of 35 years or more and the improved area exhibits the presence of a combination of 3 or more of the thirteen (13) improved area eligibility factors set forth in the Act. Such an area is not yet a blighted area but because of a combination of 3 or more such factors is detrimental to the public safety, health or welfare and such an area may become a blighted area.

Improved Area Eligibility Criteria

Section 11-74.4.3 of the Act defines the thirteen (13) eligibility factors for improved areas. To support a designation as a blighted or conservation area, each qualifying factor must be: (i) present to a meaningful extent and that presence documented so that the City may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Added Area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities

10. Deleterious land use or layout

11. Lack of community planning

12. Environmental remediation costs have been incurred or are required

13. Declining or lagging rate of growth of total EAV

The test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Added Area.

II. ELIGIBILITY SURVEY AND ANALYSIS

An analysis was made of each of the factors listed in the Act for conservation areas and blighted areas to determine whether each or any factors are present in the Added Area, and if so, to what extent and in what locations. Surveys and analyses conducted by JRG included:

1. Exterior and interior survey of the condition and use of the Greyhound Bus Station building and site;
2. Interview with Greyhound Bus Station on-site building engineer;
3. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
4. Analysis of the existing uses within the Added Area and their relationships to the surroundings;
5. Comparison of current land use to current zoning ordinance and current zoning map;
6. Analysis of original platting and current parcel size and layout;
7. Analysis of building floor area and site coverage;
8. Review of previously prepared plans, studies and data;
9. Analysis of City of Chicago building permit data for the period from 2005 through 2025 and building code violation data for the same period ;
10. Analysis of storm, sanitary sewer lines and water supply lines within the Added Area via existing infrastructure maps provided by the City of Chicago's Department of Water Management;
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Added Area for assessment years 2018 to 2024; and
12. Review of Cook County Treasurer property tax payment records for collection years 2021 to 2024.

A statement of findings is presented for each factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "**not present**" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the Added Area and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

III. IMPROVED AREA ELIGIBILITY FACTORS

The following is a summary evaluation of the eligibility factors for the Added Area presented in the order in which they appear in the Act.

Age

Age is a primary and threshold criterion in determining an area's qualification for designation as a conservation area. For consideration of eligibility as a conservation area, at least 50% of the buildings in the area must be at least 35 years old. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over an extended period of years. Since building deterioration and related structural problems can be a function of time and climate, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

The only building within the Added Area is 38 years old, so one hundred percent (100%) of Added Area buildings are 35 years of age or more.

Conclusion: The Added Area meets the required age test for designation as a conservation area. One hundred percent (100%) of the buildings within the Added Area exceed 35 years in age.

A. Dilapidation

Section 11-74.4-3 of the Act defines 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.*

This section summarizes the process used for assessing building conditions in the Added Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The building condition analysis is based on a thorough exterior and interior inspection of the building and site conducted in November 2025, and an interview with the Greyhound Bus Station on-site building engineer, also in November 2025. No structural deficiencies in major building components were noted during the inspection.

Building Components Evaluated

During the field survey, each component of the building in the Added Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof and roof structure.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, porches and steps, chimneys, canopies, and gutters and downspouts.

Criteria for Classifying Defects for Building Components

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

Final Building Rating

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound

Sound buildings can be kept in standard condition with normal maintenance. Buildings so classified have no minor defects.

Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor -- one or more minor defect, but no major defect.

Major -- one or more major defects in one of the primary components or in the combined secondary components, but no critical defect.

Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed or major components substantially repaired and/or replaced. Buildings classified as structurally substandard have two or more major defects.

"Minor deficient" and "major deficient" buildings in this analysis correspond to "deteriorating" buildings as referenced in the Act; "substandard" buildings correspond to "dilapidated" buildings. The words "building" and "structure" are used interchangeably.

Exterior Survey

The condition of the building within the Added Area was determined based on observable components and the interview with the Greyhound Bus Station building engineer. JRG conducted an exterior and interior survey of the Greyhound Bus Station building to determine its condition. Although the Greyhound Bus Station building shows extensive interior and exterior deterioration, it does not exhibit any critical structural defects and is not considered dilapidated.

Conclusion: No Presence of Factor. Dilapidation (structurally substandard buildings) as a factor is not present in the Added Area.

B. Obsolescence

Section 11-74.4-3 of the Act defines Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the marketplace.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

Obsolete Building Types

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Functionally, the Greyhound building continues to operate as a functioning bus station that sees approximately 55 buses per day, serving approximately 456,000 to 557,000 passengers annually. The building engineer suggested volumes are down roughly 30% from pre-Pandemic levels, due in part to recent business decision resulting in some bus line companies choosing not to use the station, opting instead to drop lines, or utilize streetside pickups and drop-offs, which is not ideal for safety and passenger comfort.

However, the bus station building is *economically obsolete*, evidenced by the owner's inability to properly maintain significant portions of the building for many years, and the owner's plan to sell

the building instead of investing in modernization and renovation of the building. Although the facility serves intercity bus travelers daily, significant portions of the station have been closed off as the need for certain functions ceased or shrunk, including a restaurant food service/vending area, a reduced baggage handling area, and shipping/packaging service area.

The last major remodel of the public-facing areas occurred in the early 1990s and included HVAC updates and installation of a dropped ceiling system. Soon after completion, that system failed when the HVAC equipment generated excessive condensation, saturating the ceiling tiles and causing them to collapse. The ceiling tiles were removed but the suspended ceiling framework remained as a visible remnant of the failed renovation.

In addition, one HVAC unit serving back-office functions is original to the building and requires frequent repairs. In a more recent exterior maintenance effort, the lowest-cost painting option was selected, and standard paint was applied instead of a rust-inhibiting coating, resulting in rapid peeling and deterioration.

A review of building permits issued between 2007 and 2025 identified only five (5) permits for the property, all of which addressed limited improvements such as electrical work for a security system, roof replacement, and installation of compressors.

The facility's operating income appears insufficient to support proper maintenance of the facility, as reflected in persistent and unresolved deficiencies including incomplete and exposed ceiling infrastructure, damaged glass doors and windows, obsolete restroom facilities and interior features that have not been modernized or sufficiently maintained. Collectively, these conditions illustrate a pattern of deferred capital investment and reliance on temporary remedial measures resulting in conditions that support a finding of economic obsolescence.

Conclusion: *Meaningful Presence of Factor. The analysis indicates that obsolescence is meaningfully present and reasonably distributed in the Added Area.*

C. Deterioration

Section 11-74.4-3 of the Act defines 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.*

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Minor Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This type of deterioration can be corrected through normal maintenance.
- Major Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

Deterioration of Sites and Infrastructure

As part of the survey, JRG documented site conditions of streets, sidewalks, lighting and other public infrastructure. Street conditions include broken and worn curbs with weeds poking through, street cracking all along Desplaines Street, and sidewalks that are cracked, spalling, and buckling, especially along Jefferson Street where tree/root growth is causing problems.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." The bus station building is classified as minor deficient, exhibiting several deteriorating secondary components. Based on observations and an interview with the bus station on-site building engineer, the following deterioration conditions were found:

- The recent multiyear highway interchange construction caused many of the windows and doors to shift and are out of alignment, which is difficult and expensive to correct.
- Drop-down ceiling tiles were initially installed but had to be fully removed due to excessive condensation that caused them to deteriorate and crumble.
- A heating air curtain system originally installed (for winter days), has never worked properly and has not been fixed in several decades.
- Ongoing plumbing issues causes urinals to frequently overflow and has not been repaired.
- Bathroom walls, constructed of drywall instead of more water resistant, non-porous wall treatments, are becoming saturated and softer due from regular cleaning and require frequent repair.
- Crumbling and missing cornices were observed, as well as spalling of the exterior masonry.
- Gutters frequently overflow, suggesting they are in need of resizing and replacement.
- Cracked or missing downspouts and crumbling fence partitions also were noted by a City inspection in February 2025.

The condition of Deterioration is found present to a meaningful extent in the only building in the Added Area.

Conclusion: Meaningful Presence of Factor. Building Deterioration is present to a major extent in the only building in the Added Area and is therefore meaningfully present and reasonably distributed in the Added Area.

D. Presence of Structures Below Minimum Code Standards

Section 11-74.4-3 of the Act defines the 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.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary inhabitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

As part of its research, JRG reviewed City of Chicago building code violations during the period from 2005 through 2025. There were only five building code violations issued by the City to the Added Area building during this period (2010 and 2021). None were significant and all have been

addressed. Examples of violations include faulty door lock hardware and failure to post a maximum occupancy card indicating the number of people who may legally occupy such rooms and space.

Conclusion: *No Presence of Factor. The analysis indicates that Structures Below Minimum Code Standards is not present in the Added Area.*

E. Illegal Use of Individual Structures

Section 11-74.4-3 of the Act defines illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Violation of federal, State or local laws were not evident as part of the exterior field survey conducted as part of this Added Area Eligibility Study.

Conclusion: *No Presence of Factor. No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Added Area.*

F. Excessive Vacancies

Section 11-74.4-3 of the Act defines excessive vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

The bus station building has been occupied continuously since opening; therefore the condition of vacancies is not present in the Added Area.

Conclusion: *No Presence of Factor. Excessive vacancies as a factor is not present in the Added Area.*

G. Lack of Ventilation, Light, or Sanitary Facilities

Section 11-74.4-3 of the Act defines 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 or inadequacy 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.

An interior inspection of conditions was conducted to determine the presence of this factor. No such condition was found to be present in the Added Area.

Conclusion: *No Presence of Factor. No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Added Area.*

H. Inadequate Utilities

Section 11-74.4-3 of the Act defines 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) 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.

Existing sewer and water supply lines throughout the City were largely put in place 50 to 100 years ago, and many are undersized. These aging and/or undersized lines are obsolete by today's development standards and inadequate to accommodate new development.

Review and analysis of the City's water and sewer atlases for the pipes that serve the Added Area indicate that the existing lines have already exceeded or will soon exceed their intended life of approximately 100 years. All of the sewer lines were installed by 1873 (over 150 years old) and are made out of brick. Meanwhile the water lines along Desplaines Street are over 100 years old, along Harrison Street are 88 years old, and along Jefferson Street are 70 years old. The water lines along Desplaines and Harrison streets will need to be replaced within the remaining lifetime of the Redevelopment Plan.

Conclusion: *Meaningful Presence of Factor. Inadequate utilities as a factor impacts the entire Added Area, and is present to a meaningful extent and reasonably distributed in the Added Area.*

I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities

Section 11-74.4-3 of the Act defines 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: 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 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 reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is present to a limited extent in the Added Area, due to the minimal availability of off-street parking.

Conclusion: *Limited Presence of Factor. Excessive land coverage and overcrowding of structures and community facilities is not present to a meaningful extent in the Added Area.*

J. Deleterious Land Use or Layout

Section 11-74.4-3 of the Act defines 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.

The existing land use of the Added Area is appropriate and compatible with surrounding land uses, so there is no documented presence of this factor.

Conclusion: *No Presence of Factor. Deleterious land use or layout has not been documented as present in the Added Area.*

K. Lack of Community Planning

Section 11-74.4-3 of the Act defines 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.

The City of Chicago was incorporated in 1837 and expanded in population and geography well into the 20th century. With the adoption of the Burnham Plan in 1909, the City established a pattern of streets and boulevards on a grid system with residential, commercial and confined industrial areas separated by major rail lines, commercial corridors and the parks connected by green boulevards. The Added Area building was constructed in 1988 and guided by zoning and downtown plans in existence at the time.

Conclusion: No Presence of Factor. Lack of community planning is not present in the Added Area.

L. Environmental Remediation

Section 11-74.4-3 of the Act defines environmental remediation: *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.*

The Added Area does not contain any properties or Long-term Cleanup Sites on the United States Environmental Protection Agency's Region 5 Superfund website, nor does it contain any properties with incidents as reported on the Leaking Underground Storage Tanks ("LUST") database maintained by the Illinois Environmental Protection Agency's Leaking Incident Database.

Conclusion: No Presence of Factor. There are no conditions in the Added Area pertaining to a need for environmental remediation, as documented in the Illinois Environmental Protection Agency's Leaking Incident Database.

M. Declining or Lagging Equalized Assessed Valuation

Section 11-74.4-3 of the Act defines declining or lagging equalized assessed valuation: *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 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 3 of the last 5 calendar years for which information is available.*

Over the period from 2019 to 2024, the growth rate of the total EAV of the Added Area has lagged the CPI in three of five years and declined in two of those years. These figures are shown below in Table 1. Growth of Added Area vs. Consumer Price Index and City of Chicago.

Table 1. Growth of Added Area vs. Consumer Price Index and City of Chicago

Year	Added Area EAV	Percent Change	CPI-All Urban Consumers	Percent Change	Slower than CPI Growth?	EAV of Remainder of City of Chicago	Percent Change
2019	5,079,908		256.974			87,811,097,409	
2020	5,615,424	10.5%	260.474	1.4%	No	89,509,353,890	1.9%
2021	5,365,077	-4.5%	278.802	7.0%	Yes	96,908,515,479	8.3%
2022	5,223,924	-2.6%	296.797	6.5%	Yes	96,885,954,775	0.0%
2023	5,389,377	3.2%	306.746	3.4%	Yes	99,639,855,526	2.8%
2024	6,771,442	25.6%	315.605	2.9%	No	109,808,014,865	10.2%

2019 to 2024 is the most recent five year period for which data is available for the Added Area and the City.

Percent Change reflects the annual growth in EAV from the prior year (e.g. 10.5% change in Added Area EAV for Year 2020 represents the increase in EAV from 2019 to 2020).

Conclusion: *Factor is Present. The EAV of the Added Area increased at an annual rate less than the Consumer Price Index for All Urban Consumers in three of the last five years. As a result, Declining or Lagging EAV is meaningfully present and reasonably distributed in the Added Area.*

IV. DETERMINATION OF ADDED AREA ELIGIBILITY

The Added Area meets the requirements of the Act for designation as a conservation area.

A. Age

The Added Area meets the threshold criteria which requires that 50% or more of buildings are 35 years of age or older. One hundred percent (100%) of the Added Area's buildings are 35 years of age or older.

B. Conservation Area Criteria

The meaningful presence and reasonable distribution of a minimum of three of the thirteen factors set forth in the Act are required for an Added Area to qualify for designation as a conservation area. The analysis of the Added Area found a meaningful presence and a reasonable distribution of four (4) factors throughout the Added Area, including:

1. Deterioration
2. Obsolescence
3. Inadequate Utilities
4. Declining or Lagging EAV

The summary of conservation area factors is shown in **Figure 3. Conservation Area Factors.** All four factors are meaningfully present in the building and block of the Added Area.

The eligibility findings presented in this report indicate that the Added Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Added Area contains a property and building that is advancing in obsolescence and deterioration. The water and sewer infrastructure is largely in need of comprehensive upgrades throughout the Added Area. These conservation factors, as identified and described in detail above, indicate that the Added Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

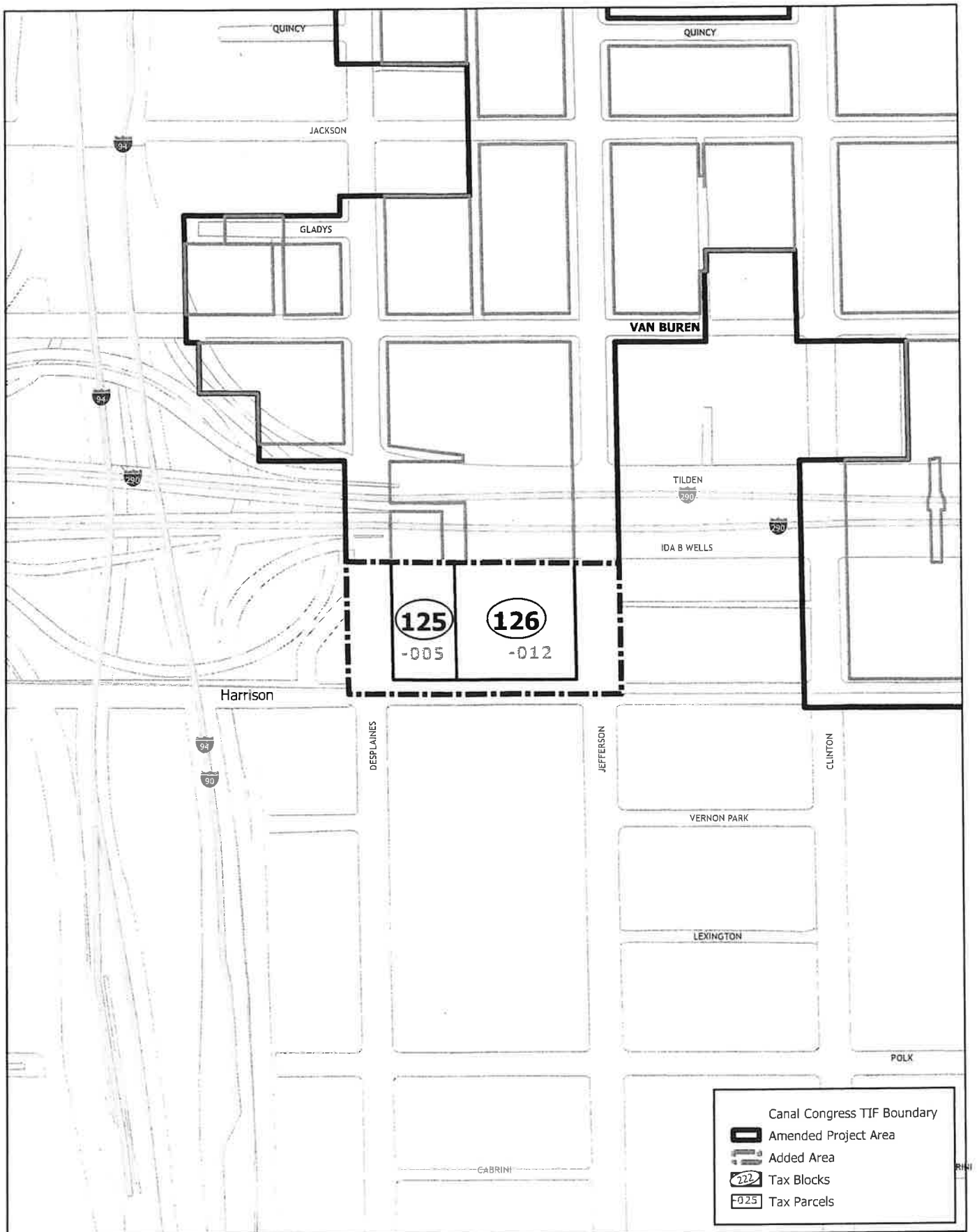


Figure 1: Added Area Boundary
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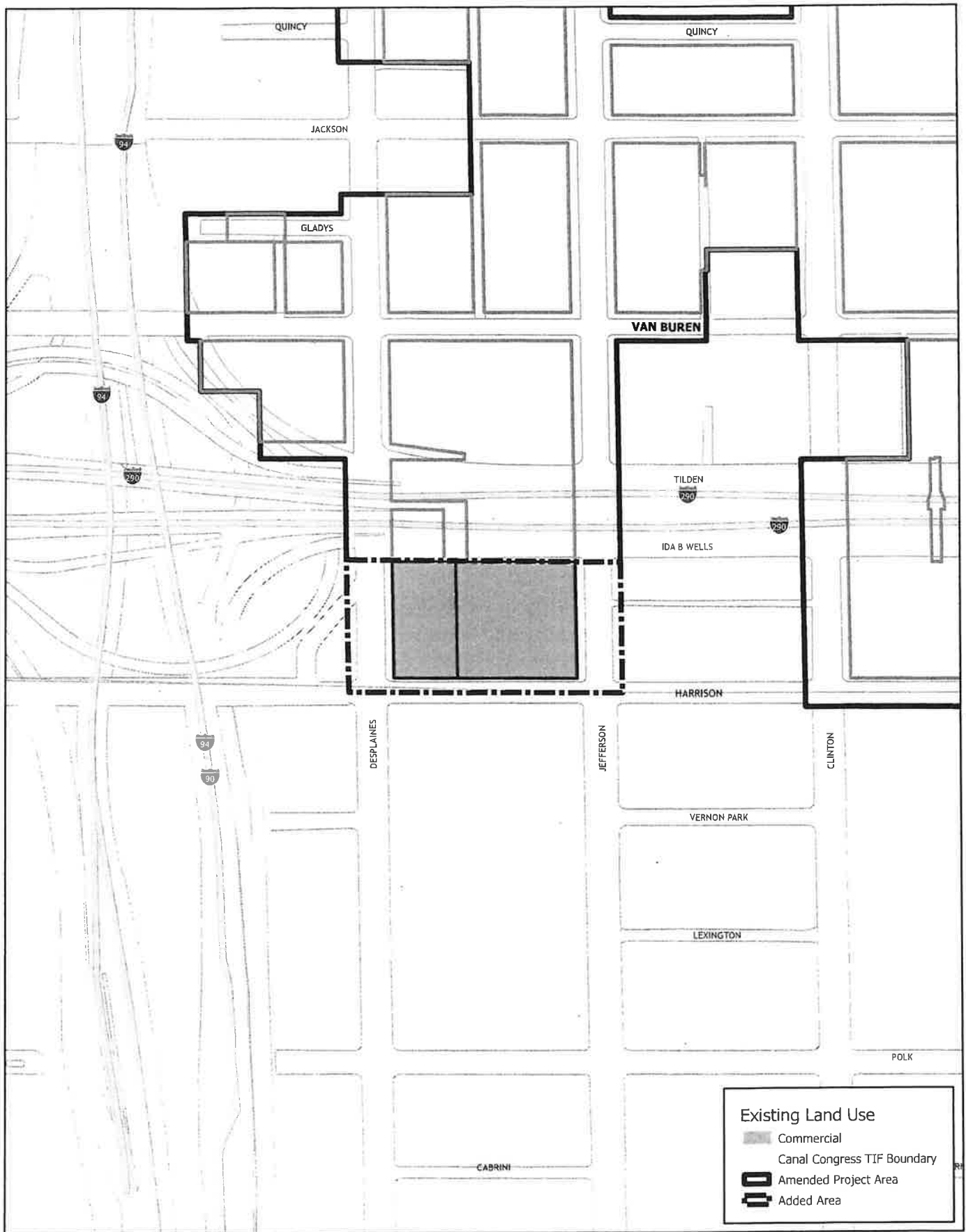


Figure 2: Existing Land Use

CANAL CONGRESS TIF AMENDMENT No. 3

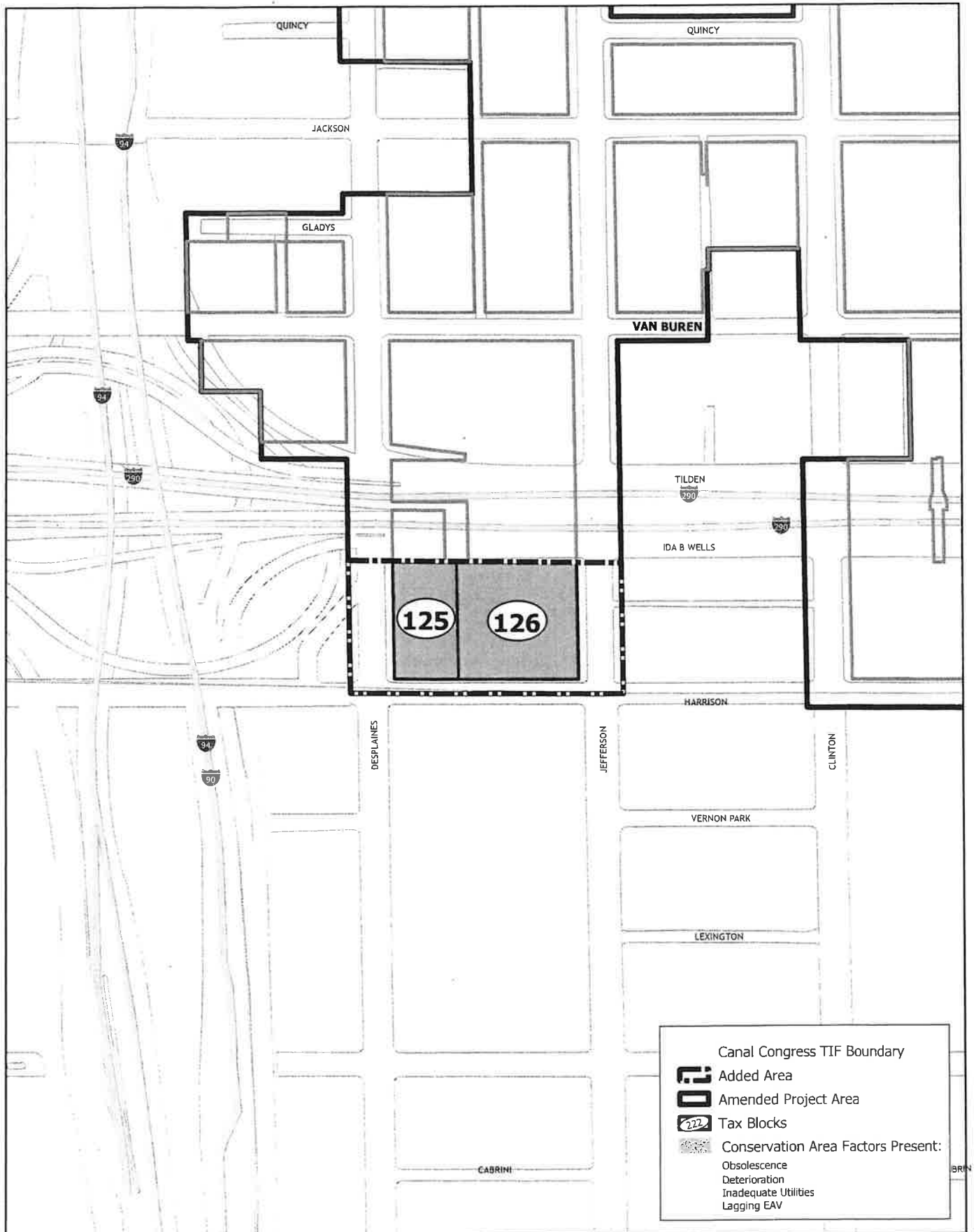


Figure 3: Conservation Area Factors

CANAL CONGRESS TIF AMENDMENT No. 3

Prepared by Gutierrez/JRG 11.25