
2000 Annual Report

Western Avenue South Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2001

June 30, 2001

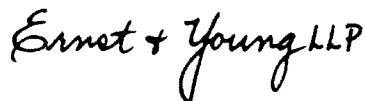
Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Western Avenue South Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

Western Avenue South Redevelopment Project Area 2000 Annual Report

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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June 30, 2001

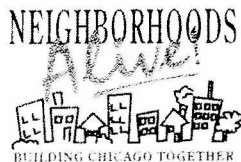
The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Western Avenue South
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner



**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on January 12, 2000. The Project Area may be terminated no later than January 12, 2023.

APPROVAL OF AMENDMENT NUMBER 1 TO WESTERN AVENUE
SOUTH REDEVELOPMENT PROJECT AREA TAX INCREMENT
FINANCING PROGRAM REDEVELOPMENT
PROJECT AND PLAN.

The Committee on Finance submitted the following report:

CHICAGO, May 17, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance amending the ordinance which approved a redevelopment plan and project for the Western Avenue South Tax Increment Financing Redevelopment Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

SECTION 2. Amendments to Redevelopment Plan. The City, pursuant to Section 5/11-74.4-5 of the Act, hereby amends the Plan, as previously published in the Journal of the Proceedings, by the amendments set forth in Exhibit 1 attached hereto and approves the Plan, as amended, the amended version of which is attached hereto as Exhibit 2.

SECTION 3. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 4. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

Exhibits 1 and 2 referred to in this ordinance read as follows:

Exhibit 1.

*Amendments Made By This Ordinance To The Western
Avenue South Redevelopment Project And Plan.*

The Plan, as previously published in the Journal of the Proceedings of the City Council for January 12, 2000 (the "Journal of the Proceedings") at pages 22278 -- 22373 is hereby amended as follows. Page number references refer to the page numbers in such Journal of the Proceedings.

- (a) The date of the Plan as shown on page 22281 shall be amended to add: "(Revised January 7, 2000)".
- (b) The second (2nd) and third (3rd) paragraphs on page 22287 are replaced with the following single paragraph:

While some new investment has occurred in the Western Avenue South R.P.A. between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the R.P.A.. Taken as a whole, the R.P.A. has not been subject to growth and development

through 1998 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the R.P.A. has lagged behind that of the City of Chicago and both Jefferson and Lake View Townships. The compound annual growth rate of E.A.V. for the Western Avenue South R.P.A. was two and ninety-five hundredths percent (2.95%) between 1994 and 1998. In comparison, the compound annual growth rate of E.A.V. was three and six hundredths percent (3.06%) for the City of Chicago, three and ten hundredths (3.10%) for Jefferson Township, and four and thirty-seven hundredths percent (4.37%) for Lake View Township over the same period of time.

- (f) On pages 22336 -- 22348, the E.A.V. dollar amount for each parcel shown on Appendix 2 is replaced by the 1998 value for each parcel, and the title of the appendix on page 22336 is replaced with: "Summary Of 1998 E.A.V. By Permanent Index Number (Permanent Index Number)".

A copy of the updated Appendix 2 is attached to this ordinance as Exhibit 2.

- (g) On pages 22342 -- 22434, the following changes are made to the list of Permanent Index Numbers in Appendix 2 due to the splitting and/or combining of tax parcels during the 1998 assessment cycle, and which changes are solely due to changes in tax parcel property identification numbering and do not affect the boundaries or legal description of the Plan:

The following Permanent Index Numbers are removed:

14-18-324-041-000

14-18-329-026-000

14-18-329-027-000.

The following Permanent Index Numbers are added:

14-18-324-047-1001

14-18-324-047-1002

14-18-329-043-0000.

percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more and because the following five (5) eligibility factors have been found to be present to a major extent:

- depreciation of physical maintenance;
- deterioration;
- structures below minimum code;
- obsolescence; and
- deleterious land-use or layout.

Additionally, two (2) other eligibility factors, Excessive Vacancy and Lack of Community Planning, are present to a minor extent and demonstrate that the Western Avenue South R.P.A. is in a state of gradual decline through disinvestment. Left unchecked, these conditions could accelerate the decline of the community and, combined with those factors that have been documented to be present to a major extent, could lead to more widespread and intensive commercial, industrial and residential disinvestment.

Redevelopment Plan Goal, Objectives, And Strategies.

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue South R.P.A. as a conservation area and to provide the direction and mechanisms necessary to re-establish West Irving Park Road and Western Avenue as active and vibrant mixed-use commercial districts that provide a comprehensive range of commercial and retail uses to the surrounding residential community. Residential and institutional uses should be accommodated where appropriate. In addition, the Addison Industrial Corridor located within R.P.A. should be upgraded and improved. That portion of the Addison Industrial Corridor located within the R.P.A. runs along the east side of the Chicago River, as described below:

- properties bounded by West Addison Street on the south, West Irving Park Road on the north, North Western Avenue on the east, and the Chicago River on the west;
- properties on the west side of North Rockwell Street, between West Irving Park Road on the south and West Belle Plaine Avenue on the north; and

5. facilitate the preservation and/or rehabilitation of anchor retail, commercial and institutional uses, established institutional facilities and architecturally or historically significant buildings in the Western Avenue South R.P.A.;
6. support the goals and objectives of other overlapping plans, including the North Center Commercial Area Master Plan (City of Chicago Planning Now Study, July 1998) and coordinate available federal, state and local resources to further the goals of this redevelopment plan;
7. encourage the development of mixed-use retail/commercial, residential and institutional uses, as appropriate, along Irving Park Road, at the core intersection of Irving Park Road/Damen Avenue/Lincoln Avenue, along Western Avenue, Montrose Avenue and Lincoln Avenue;
8. preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity, such as the Irving Park Road/Damen Avenue/Lincoln Avenue intersection and the Irving Park C.T.A. Station, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting and buffering;
9. facilitate the provision of adequate on- and off-street parking for visitors, employees and customers of the R.P.A.;
10. strengthen the economic well-being of the Western Avenue South R.P.A. by providing resources for retail, commercial, residential, industrial and institutional development in the Western Avenue South R.P.A., as appropriate;
11. encourage the upgrade and improvement of that portion of the Addison Industrial Corridor located within the R.P.A. to create an industrial park appearance that successfully blends with the neighboring residential areas while modernizing the corridor for modern day industrial users. Improvements may include, but are not limited to: streetscaping, landscaping, buffering and improved vehicular and pedestrian circulation. Without these improvements, that portion of the Addison Industrial Corridor located within the R.P.A. can fall into further disrepair and disuse as an industrial area and minimize development opportunities in the surrounding areas;

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

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

The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this T.I.F. Redevelopment Plan.

Required Findings.

The required conditions for the adoption of the Redevelopment Plan and Project are found to be present within the Western Avenue South R.P.A..

First, the City is required to evaluate whether or not the R.P.A. has been subject to growth through private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

While some new investment has occurred in the Western Avenue South R.P.A. between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the R.P.A.. Taken as a whole, the R.P.A. has not

repairs and miscellaneous or revisions. Without these permits, the total private investment would total only Two Million Dollars (\$2,000,000). This is approximately Four Hundred Thousand Dollars (\$400,000) per year, or approximately zero and four-tenths percent (0.4%) of the total market value of all property within the R.P.A.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These new investments and existing property improvements have not stimulated widespread new private investment in the Western Avenue South R.P.A.

Second, the City is required to find that, but for the designation of the T.I.F. district and the use of tax increment financing, it is unlikely that significant investment will occur in the Western Avenue South R.P.A.

Without the support of public resources, the redevelopment objectives of the North Western Avenue South R.P.A. would most likely not be realized. The scope of area-wide improvements and development assistance resources needed to rehabilitate the Western Avenue South R.P.A. as a mixed-use commercial district are expensive, and the private market, on its own, has shown little ability to absorb all these costs. Resources to assist with site assembly and preparation, public infrastructure improvements, and private property rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. T.I.F. funds can be used to fund site preparation, site assembly, infrastructure improvements and building rehabilitation. Accordingly, but for creation of the Western Avenue South R.P.A., these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without T.I.F. designation of the Western Avenue South R.P.A.

Third, the Western Avenue South R.P.A. includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

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

The Study Area.

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan and Project for the Western Avenue South Redevelopment

corridors that serve adjacent residential neighborhoods. The commercial corridors contain common characteristics that influence the viability of the entire R.P.A.:

- the primary corridors along Western Avenue, Irving Park Road and Lincoln Avenue represent a commercial core for the adjacent residential neighborhoods;
- building age, building conditions, and streetscape conditions are relatively similar throughout the entire R.P.A.

The corridors included in the R.P.A. also are cohesive in that they together provide a complete range of retail, commercial, service and institutional uses for residents. The Irving Park Corridor contains large institutional facilities such as the Corus Bank and the Ravenswood Hospital and neighborhood-oriented retail, professional, and services, particularly near the core intersection of Irving Park Road, Lincoln Avenue and Damen Avenue. The Western Avenue Corridor houses a mix of institutional, service and commercial uses, including several commercial strip malls and a full-line grocery store. That portion of the Addison Industrial Corridor located within the R.P.A. abuts both the Western Avenue and Irving Park Road corridors. It also is adjacent to surrounding residential neighborhoods just outside of the R.P.A.. Because of its close proximity to the Western Avenue and Irving Park Road corridors and adjacent residential neighborhoods, it is critical to upgrade and improve the portion of the Addison Industrial Corridor located within the R.P.A. to create an industrial park appearance that successfully blends with the neighboring commercial corridors and residential areas. Without these improvements, the Addison Industrial Corridor can fall into further disrepair and minimize development opportunities in the surrounding areas. Because the corridors are in close proximity to one another and intersect each other, all the corridors together act as a cohesive commercial environment providing retail, commercial and services to residents. Each corridor and therefore all property in the Area will benefit from a strategy that addresses the deteriorating streetscapes and building conditions throughout the R.P.A.. Appendix I contains the legal description of the Western Avenue South R.P.A.

The Eligibility Analysis covers events and conditions that exist and that were determined to support the designation of the Western Avenue South R.P.A. as a "conservation area" under the Act at the completion of our research on August 5, 1999 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of S. B. Friedman & Company. The City is entitled to rely on the

Despite the depression of 1893, the 1890s saw an expansion of residential development in North Center, especially in the former farming areas north of Addison Street and west of Damen Avenue. Residential development continued into the early 1900s, as transportation in the area greatly improved with the creation of a new Western Avenue streetcar line, extensions of Irving Park Road and the Lincoln and Clybourn Avenue lines and, most significant, the extension in 1907 of the Ravenswood elevated railway. The North Western Railroad tracks, originally built at street level, were elevated in the 1890s. The corner of Lincoln Avenue, Irving Park Road, and Damen Avenue soon developed into the commercial hub of the area. This led to a forty percent (40%) population growth around World War I as many East Europeans moved into the southern portion of the community. Germans and Swedes continued to settle in the northern portion of the North Center community area.

By the mid-1910s, the old clay pits were closing down. The community continued to be mostly residential with wood-frame and brick single-family homes and two-flats. In 1990, the housing of North Center was over sixty percent (60%) renter-occupied, and there had been no appreciable change in total units since the 1940s. During the late 1910s and 1920s, light manufacturing began to appear along Ravenswood Avenue from Montrose Avenue to Diversey Avenue. Such light manufacturing is still found there today, but many small factories and warehouses have lately been converted into residential lofts.

In 1934, Lane Technical High School (Lane Tech) was built on its current site over what once were clay pits. Lane Tech was originally an all-boys school, but became a co-educational facility in 1971. Lane Tech is currently a "magnet school". Enrollment has declined from approximately five thousand six hundred (5,600) in 1971 to approximately four thousand two hundred (4,200) students at present, according to Chicago Public Schools data.

The population of North Center reached its peak in 1940 at nearly forty-nine thousand (49,000). Improved transportation systems helped fuel the decline in North Center's population as people began moving to outlying suburbs. By 1970 it had declined to less than forty thousand (40,000), and dropped to thirty-three thousand ten (33,010) in 1990. Overall, the community lost nearly thirty-three percent (33%) of its population between 1970 and 1990. This decline is more rapid than that of Chicago overall.

The North Center community contains a large business district with a wide range of commercial establishments. The business area is centered at Lincoln Avenue, Damen Avenue, and Irving Park Road. There are convenience stores, restaurants, and a variety of retail stores. Western Avenue houses many automobile dealerships and used car lots. Industry is concentrated in specific areas, along the Chicago River, Ravenswood Avenue, and Western Avenue.

the Western Avenue South R.P.A.. The Addison Industrial Corridor runs along the east side of the north branch of the Chicago River roughly between Berneau Avenue and Belmont Avenue.

Interspersed among the commercial and residential uses are institutional uses, including public facilities, schools, day care facilities, and social service uses. The public schools within the Western Avenue South R.P.A. are Coonley Elementary and Lane Technical High School. Combined, these schools have unfunded capital needs totaling approximately Six Hundred Thousand Dollars (\$600,000) according to the Chicago Public Schools Capital Improvements Program (C.I.P.) for Fiscal Years 1999 -- 2003. Furthermore, the Lane Technical High School Stadium requires major rehabilitation; the costs for the stadium renovation are not reflected in the Six Hundred Thousand Dollar (\$600,000) figure. Public uses and facilities within the R.P.A. include the Chicago Transit Authority (C.T.A.) Irving Park Station at Ravenswood Avenue, Richard Clark Park, and Revere Park. These public facilities are shown in Map 6.

3.

Eligibility Analysis.

Provisions Of The Illinois Tax Increment Allocation Redevelopment Act.

Based upon the conditions found within the Western Avenue South R.P.A. at the completion of S. B. Friedman & Company's research, it has been determined that the Western Avenue South R.P.A. meets the eligibility requirements of the Act as a conservation area. The following outlines the provisions of the Act to establish eligibility.

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

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

relationship to contemporary development standards.

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

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

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

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

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

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

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

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

Deleterious Land-Use Or Layout. Deleterious land-use or layout refers to the configuration of lot and/or improvements which minimize opportunity for redevelopment on a particular parcel, as well as surrounding parcels, thereby minimizing redevelopment opportunities on a more area-wide basis. Specific problems include inappropriate land-use, conflicts with surrounding land uses, inadequate lot frontage, irregular lot shape, insufficient vehicular access, fragmentation of ownership and other blighting conditions which discourage development and redevelopment.

of the fourteen (14) "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes five (5) other tests for establishing eligibility, but none of these are relevant to the conditions within the Western Avenue South R.P.A.

Methodology Overview And Determination Of Eligibility.

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Western Avenue South R.P.A., as well as a review of building and property records. Property records included building code violation citations, building permit data and assessor information. Our survey of the area established that there are four hundred eight (408) buildings within the Western Avenue South R.P.A.

The areas located within the Western Avenue South R.P.A. are predominantly characterized by commercial, institutional, residential, industrial and mixed-use structures of varying degrees of deterioration. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the properties within the Western Avenue South R.P.A. qualify for designation as a T.I.F. Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, S. B. Friedman & Company calculated the number of eligibility factors present on a building-by-building basis and analyzed the distribution of the eligibility factors on a block-by-block basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using Sanborn Maps, property files created from field observations and record searches. Deleterious land-use or layout was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel, or may relate to the conflict between incompatible land uses between nearby and adjacent properties. This information was then graphically plotted on a block map of the Western Avenue South R.P.A. to establish the distribution of eligibility factors and to determine which factors were present to a major or minor extent.

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

1994 and early 1999. This further emphasizes the magnitude of non-compliant structures throughout the Western Avenue South R.P.A.. The level of obsolescence among the buildings is also significant and well distributed throughout the area. One hundred fifty-five (155) buildings (thirty-eight percent (38%)) exhibited obsolescence as a factor. More than one (1) out of every two (2) blocks exhibited some type of functional and/or economic obsolescence to a major extent, which suggests possible future vacancies and disinvestment which may result in more widespread deterioration.

Deleterious land-use and layout was another factor present to a major extent in the R.P.A.. Unlike other factors, deleterious land-use or layout was evaluated on a parcel-by-parcel basis and area-wide. Deleterious land-use or layout exists in several forms throughout the R.P.A., including shallow lot depths, insufficient vehicular access and incompatible land-use relationships. Of the five hundred eighty-four (584) total parcels located within the Western Avenue South R.P.A., five hundred eight (508) (eighty-seven percent (87%)) exhibit deleterious land-use or layout. This factor was present to a meaningful extent on fifty (50) (eighty-eight percent (88%)) of the fifty-seven (57) blocks in the R.P.A.

Excessive vacancies and lack of community planning were found to be present to a minor extent within the Western Avenue South R.P.A.. While these factors may not be present to the same extent as the other documented factors, they suggest that the Western Avenue South R.P.A. is susceptible to continued disinvestment which may result in future deterioration.

Table 1 details the conservation eligibility factors by block within the Western Avenue South R.P.A.. Maps 4A through 4F illustrate the distribution of those conservation eligibility factors found to be present to a major extent within the R.P.A. as a whole by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within R.P.A.

1. Depreciation Of Physical Maintenance.

Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation. Nearly one (1) out of every two (2) buildings exhibit some level of depreciation of physical maintenance. One hundred eighty-six (186) of the four hundred eight (408) (forty-six percent (46%)) buildings within the Western Avenue South R.P.A. exhibit significant deferred maintenance of building components, including missing roof materials, rotted window and door frames, missing brick mortar in exterior walls, and peeling paint or unfinished surfaces.

The one hundred forty-nine (149) code violation citations have implicated eighty-eight (88), or twenty-two percent (22%), of the buildings within the Western Avenue South R.P.A. between 1994 and the beginning of 1999.

4. Obsolescence.

An appreciable amount of functional obsolescence exists within the Western Avenue South R.P.A.. Obsolescence, either functional, economic, or some combination of both, was documented for one hundred fifty-five (155) of the four hundred eight (408) buildings (thirty-eight percent (38%)) within the R.P.A..

Approximately two (2) out of every three (3) blocks exhibits some type of obsolescence. A majority of the buildings within the Western Avenue South R.P.A. were built at least thirty-five (35) years ago and the floor layouts of these buildings were designed for business operations that have become outmoded or they were designed to accommodate specific types of businesses. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users.

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

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

This eligibility factor is present to a meaningful extent on sixty-five percent (65%) of the blocks within the R.P.A.

5. Deleterious Land-Use And Layout.

Deleterious land-use and layout was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel or may relate to the conflict between incompatible land uses

Two (2) large industrial users are located south of Irving Park Road at Rockwell Street, situated directly west of Revere Park. Another industrial facility is located south of Revere Park. These industrial properties and the park are separated by a private road and low fencing. The area should be redesigned to provide buffers and other types of screening to accommodate the close proximity of the park and the industrial facilities. This area may be better configured to accommodate the existing facilities thereby successfully retaining the institutional and industrial uses in this area.

The north side of Irving Park Road north to Berteau Avenue, from the north branch of the Chicago River east to Western Avenue contains industrial land uses abutting single-family homes, causing land-use conflicts. The residential areas are surrounded by industrial and heavy commercial land uses. Conflicts arise due to truck traffic and unloading in the shared alleys between Rockwell Street and Western Avenue, from Berteau Avenue to Irving Park Road. Should this industrial area be expanded through further development, these conflicts will be exacerbated by increased truck traffic in alleys and neighborhood streets.

Underlying problems associated with this area are the lack of site improvements and streetscaping along industrial roads and the lack of buffering or even fencing between uses. These areas are in need of substantial investment to create an industrial park appearance that successfully blends with the neighboring residential areas. The perpendicular parking areas along Rockwell Street between Irving Park Road and Berteau Avenue are lacking any landscaping to soften the hard concrete appearance of the area. Area improvements could include street resurfacing, tree planting and screening. Without these improvements, the Addison Industrial Corridor within the R.P.A. then would fall into further disrepair and would minimize development opportunities throughout the rest of the R.P.A.. Furthermore, lack of improvements in this area could have adverse affects on the property values of the surrounding areas.

Irving Park Road From Oakley Avenue To Ravenswood Avenue.

Other examples of deleterious land-use are illustrated in a ten (10) block vicinity along Irving Park Road, from Oakley Avenue on the west to Ravenswood Avenue on the east, including the properties surrounding the intersection of Lincoln Avenue/Damen Avenue/Irving Park Road. This area exhibits widespread deleterious land-use because of the large number of structures that are non-conforming uses. The presence of single-family homes is not consistent with the current zoning of the area, which is a combination of restricted service and retail districts. Conflicts of shared alley spaces between commercial and residential uses may arise from truck traffic and loading areas. The coexistence of the residential uses with the commercial character is not conducive to either use and poses

Minor Supporting Factors.

In addition to the factors that previously have been documented as being present to a major extent within the Western Avenue South R.P.A., two (2) additional factors are present to a minor extent. These additional factors demonstrate that the Western Avenue South R.P.A. is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the R.P.A. as a conservation area, could lead to more widespread and intensive commercial, industrial and residential disinvestment.

1. Excessive Vacancies.

A building was judged to be excessively vacant if it appeared to be at least one-third ($\frac{1}{3}$) vacant. The high incidence of functionally or economically obsolete buildings also may be indicative of future increases in vacancy levels since these buildings may eventually be unable to facilitate the needs of specific types of businesses. As a result of high reconfiguration and rehabilitation costs, current tenants may eventually vacate the premises.

This eligibility factor was considered to be meaningfully present on sixteen percent (16%) of the blocks within the Western Avenue South R.P.A.

2. Lack Of Community Planning.

Lack of community planning is an area-wide factor, not necessarily attributable to any one (1) parcel. Throughout the Western Avenue South R.P.A., there is evidence that community plans for the area have not been implemented. The North Center Commercial Area Master Plan, completed in July, 1998, outlines redevelopment and design strategies for areas within the R.P.A.. Implementation of these strategies is dependent upon the adoption of the Western Avenue South R.P.A.

This eligibility factor is present throughout the Western Avenue South R.P.A.

future private sector redevelopment activities; modernize R.P.A. infrastructure; create an identity for the community; and support building rehabilitation. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly and demolition by the private sector to meet the goals, policies, or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

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

Goals, Objectives And Strategies.

Goals, objectives and strategies designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Western Avenue South R.P.A.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue South R.P.A. as a conservation area and to provide the direction and mechanisms necessary to re-establish Irving Park Road and Western Avenue as active and vibrant mixed-use commercial districts that provide a comprehensive range of commercial and retail uses to the surrounding residential community. Residential and institutional uses should be accommodated where appropriate. In addition, the Addison Industrial Corridor located within the R.P.A. should be upgraded and improved. That portion of the Addison Industrial Corridor located within the R.P.A. runs along the east side of the Chicago River, as described below:

- properties bounded by Addison Street on the south, Irving Park Road on the north, Western Avenue on the east, and the Chicago River on the west;
- properties on the west side of Rockwell Street between Irving Park Road on the south and Belle Plaine Avenue on the north; and
- certain properties on the east and west sides of Rockwell Street between Belle Plaine Avenue on the south and Berteau Avenue on the north.

Without improvements, the Addison Industrial Corridor can fall into further disrepair and minimize development opportunities in the surrounding areas. That portion of the Addison Industrial Corridor located within the R.P.A. abuts residential neighborhoods. Therefore, it is critical to upgrade and improve the Addison Industrial

7. encourage the development of mixed-use retail/commercial, residential and institutional uses, as appropriate, along Irving Park Road, at the core intersection of Irving Park/Damen/Lincoln, along Western Avenue, Montrose Avenue, and Lincoln Avenue;
8. preserve and enhance the pedestrian orientation of appropriate retail nodes and other areas with heavy pedestrian activity, such as the Irving Park/Damen/Lincoln intersection and the Irving Park C.T.A. Station, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping lighting, and buffering;
9. facilitate the provision of adequate on- and off-street parking for visitors, employees and customers of the R.P.A.;
10. strengthen the economic well-being of the Western Avenue South R.P.A. by providing resources for retail, commercial, residential, industrial and institutional development in the Western Avenue South R.P.A., as appropriate;
11. encourage the upgrade and improvement of that portion of the Addison Industrial Corridor located within the R.P.A. to create an industrial park appearance that successfully blends with the neighboring residential areas while modernizing the corridor for modern day industrial users. Improvements may include, but are not limited to: streetscaping, landscaping, buffering and improved vehicular and pedestrian circulation. Without these improvements, that portion of the Addison Industrial Corridor located within the R.P.A. can fall into further disrepair and disuse as an industrial area and minimize development opportunities in the surrounding areas;
12. create an environment for educational, recreational and other institutional facilities where needed and in accordance with the Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as schools, parks, transit facilities, and libraries;
13. provide opportunities for women-owned, minority-owned and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Western Avenue South R.P.A.; and
14. support job training programs and increase employment opportunities, including high-technology jobs, for area residents.

successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies or objectives of this Redevelopment Plan may be assisted using tax increment revenues.

Facilitate/Support New Development. In order to facilitate private market interest, the City may enter into agreements within the limits of the Act to facilitate and support redevelopment projects that complement and comport with the goals, objectives and strategies of this Redevelopment Plan and/or the acquisition and assembly of property by the City under the authority of this T.I.F. Redevelopment Plan.

Redevelopment Plan Elements.

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

- Development/Redevelopment/Rehabilitation Activities, such as:
 - site assembly, demolition and site preparation;
 - interest subsidies;
 - rehabilitation costs;
 - relocation costs;
 - environmental remediation (including necessary abatement prior to demolition or rehabilitation activities).

- Public Improvements, such as:
 - provision or rehabilitation of public improvements, including open space and taxing district facilities;
 - capital costs, as they are incurred as a result of, or in furtherance of, the redevelopment plan.

- street, alley and sidewalk resurfacing;
- street lighting;
- traffic signalization;
- reconstruction of street curbs and gutters;
- underground water and sanitary systems;
- streetscaping;
- public facilities; and
- open space.

These public improvements should be designed to enhance the area for private commercial, industrial and residential investment. The public improvements will also be designed to give a marketable identity to the R.P.A. as an important commercial and retail destination within the North Center community.

Environmental Remediation Of Redevelopment Sites. Many of the potential redevelopment opportunity sites within the Western Avenue South R.P.A. at one (1) time accommodated commercial, industrial or residential structures and the possibility exists that these parcels may contain hazardous building materials that were left on-site which must be removed prior to any new construction.

Commercial, Residential, Industrial And Institutional Rehabilitation. Existing commercial properties may be targeted for rehabilitation to improve their market competitiveness, stabilize the commercial segments within the Western Avenue South R.P.A. and provide opportunities for commercial, retail and industrial job retention and attraction. Residential properties may also benefit from T.I.F. assistance to repair structural and/or mechanical elements. Similarly, community institutional resources also may be eligible to receive T.I.F. assistance to improve their facilities to better serve the surrounding communities.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Western Avenue South R.P.A.. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Western Avenue South R.P.A.. To the extent that these projects meet

The number and type of residential buildings in the Area potentially affected by the Plan were identified during the building condition and land-use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households, were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records or census data.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected in this Plan are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Area. For the purposes hereof, "low-income households", "very low-income households", and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

Map And Survey Overview.

Based on the Plan's Proposed Land-Use Map 5, where compared to Map 3, Existing Land-Use Map included herein, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, could result in such buildings being removed. There are an estimated five hundred seven (507) total residential units potentially affected by land-use change as reflected on the Proposed Land-Use Map of which four hundred seventy-four (474) units are occupied residential units. Of this number, one hundred one (101) are estimated to be occupied by residents classified as low-income and one hundred twenty-one (121) are estimated to be occupied by residents classified as very low-income. In instances where residential uses on the Existing Land-Use Map are changed to mixed-use, as shown on the Proposed Land-Use Map, the future land-use may continue to be residential.

In addition to the various maps discussed previously, the building condition survey revealed that one (1) residential building exhibits dilapidation. This condition, if left unchecked, may result in the removal of this building and the displacement of residents. Based on the building conditions survey, it is possible that two (2)

2. property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but limited to parking lots and other concrete or asphalt barriers;
3. costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;
4. up to fifty percent (50%) 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 this benefit under the Act;
5. costs of the construction of public works or improvements including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project if the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
6. costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;
7. financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;
8. all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;
9. an elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;

- d. the total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - e. the percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
14. the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent (80%) of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development; and
15. unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs.

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

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Plan. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

Phasing And Scheduling Of The Redevelopment.

Each private project within the Western Avenue South R.P.A. shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The redevelopment plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2024).

Sources Of Funds To Pay Costs.

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

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

Issuance Of Obligations.

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

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame discussed above. Also, the final maturity date of any such obligations which are issued may not be later than twenty years (20) from their respective dates of issue. One (1) or more of a series of obligations may be sold at one (1) or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

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

Most Recent Equalized Assessed Valuation Of Properties In The Redevelopment Project Area.

The purpose of identifying the most recent equalized assessed valuation ("E.A.V.") of the Western Avenue South R.P.A. is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Western Avenue South R.P.A.. The 1998 E.A.V. of all taxable parcels in the Western Avenue South R.P.A. is approximately Seventy-one Million One Hundred Sixty-one Thousand Dollars (\$71,161,000). This total E.A.V. amount by P.I.N. is summarized in Appendix 2. The E.A.V. 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 E.A.V. from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

As another method to examine the scope of new investment in the Western Avenue South R.P.A., S. B. Friedman & Company examined building permit data for the period between 1994 and early 1999 provided by the City of Chicago Department of Buildings. One hundred twenty-one (121) permits were issued within the Western Avenue South R.P.A. totaling Ten Million Three Hundred Thousand Dollars (\$10,300,000) during that time period. Approximately six (6) of these permits were for building demolition, fifteen (15) for code compliance, and the remaining one hundred (100) (Ten Million One Hundred Thousand Dollars (\$10,100,000) adjusted for demolition and code compliance), were for new construction, rehabilitation, mechanical upgrades or minor repairs.

Based on our review of the data, approximately nineteen (19) of the one hundred (100) permits totaling nearly Five Million Dollars (\$5,000,000) were initiated for public facilities (i.e. public schools, libraries or C.T.A.) improvements or for institutional purposes. The remaining eighty-one (81) permits (Five Million Dollars (\$5,000,000)) were privately initiated, with One Million Seven Hundred Thousand Dollars (\$1,700,000), or approximately thirty-five percent (35%), of the Five Million Dollars (\$5,000,000) in total private investment issued for new construction. Total private investment amounts to approximately One Million Dollars (\$1,000,000) per year over the past five (5) years, or approximately one percent (1%) of total market value of all property within the T.I.F. district. At this rate, it would take the private market a substantial amount of time to replace the current market value of the R.P.A.

Furthermore, our review of the permit data revealed that a majority of the new construction and private investment has been limited to specific locations within the R.P.A. and has not been evenly distributed throughout the area. Fifteen (15) permits totaling Three Million Dollars (\$3,000,000), or nearly sixty-one percent (61%) of the total private investment, were issued to only four (4) different buildings. Three (3) of these permits, totaling approximately Eight Hundred Thousand Dollars (\$800,000), were for new construction. The remaining Two Million Two Hundred Thousand Dollars (\$2,200,000) were issued for alterations to existing uses, general repairs and miscellaneous or revisions. Without these permits, the total private investment would total only Two Million Dollars (\$2,000,000). This is approximately Four Hundred Thousand Dollars (\$400,000) per year or approximately zero and four-tenths percent (0.4%) of the total market value of all property within the R.P.A.

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

Dates Of Completion.

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

Financial Impact Of The Redevelopment Project.

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Western Avenue South R.P.A. is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The lagging growth of property values may also lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the twenty-three (23) year life of the Western Avenue South R.P.A.. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Western Avenue South R.P.A.

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

Metropolitan Water Reclamation District of Greater Chicago

County of Cook

Cook County Forest Preserve District.

Map 6 illustrates the locations of community facilities operated by the above listed taxing districts within close proximity to the Western Avenue South R.P.A.

Redevelopment activity may cause increased demand for services from one (1) or more of the above listed taxing districts. In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for service from, any taxing district affected by the Redevelopment Plan and description of any program to address such financial impacts or increased demand. The City intends to monitor development in the areas and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

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

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

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, library circulation and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Western Avenue South R.P.A. can be handled adequately by City police, fire protection, library, sanitary collection and recycling services and programs maintained and operated by the City. In addition to several public service facilities operated by the City within the Western Avenue South R.P.A., there also are public facilities in close proximity to the area. Therefore, no special programs are proposed for the City. In addition, to the extent that the revitalization efforts result in reduced crime and physical improvements which reduce the risk of fire, the Redevelopment Plan actually may result in some cost savings.

Metropolitan Water Reclamation District. This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Western Avenue South R.P.A. can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

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

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

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

7.

Provisions For Amending Action Plan.

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

Appendix 1.

(To Western Avenue South Redevelopment Tax Increment Financing
District Eligibility Study, Redevelopment Plan And Project)

Legal Description For Western Avenue South R.P.A.

That part of the southeast quarter of Section 13 and the east half of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian and that part of the southwest quarter of Section 18, the west half of the southeast quarter of Section 18, the northwest quarter and the west half of the northeast quarter and the west half of the southwest quarter of Section 19 and the west half of the northwest quarter of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, all in the City of Chicago, Cook County, Illinois, described as follows:

beginning at the intersection of the south right-of-way line of Montrose Avenue with the centerline of Campbell Avenue; thence east along the south right-of-way line of said Montrose Avenue to the east line of a public alley adjoining Lots 135 through 152 in Grant Park Addition and Lots 44 through 48 in Rudolph & Brown's Subdivision; thence south along said east alley line to the north right-of-way line of Cullom Avenue; thence south to the intersection of the south right-of-way line of said Cullom Avenue with the east line of a public alley adjoining Lots 49 through 57 in said Rudolph & Brown's Subdivision; thence south along said east alley line to the southwest corner of Lot 66 in said Rudolph & Brown's Subdivision; thence east along the south line of said Lot 66 to the northwest corner of Lot 8 in Oakley Gardens Subdivision, also being the northwest corner of said subdivision; thence south along the west line of said Oakley Gardens Subdivision and its south extension to the south right-of-way line of Berteau Avenue; thence west along said south right-of-way line to the east line of a public alley adjoining Lots 499 through 522 of Rudolph's Subdivision of Blocks 6 and 7 of Ogden's Subdivision; thence south along said east alley line to the north right-of-way line of Belle Plaine Avenue; thence east along said north right-of-way line to the east right-of-way line of Oakley Avenue; thence south along said east right-of-way line to the north line of a public alley adjoining Lots 19 through 28 in A. H. Burley's Subdivision; thence east along said north alley line to the west right-of-way line of Bell Avenue; thence north along said west right-of-way line to the north right-of-way line of Belle Plaine Avenue; thence east along said north right-of-way line to the east right-of-way line of Leavitt Street; thence south along said east right-of-way line to the north line of a public alley adjoining Lots 134 through 157 in Rudolph's Subdivision of Blocks 10 and 11 in Ogden's Subdivision; thence east along said north alley line to the west right-of-way line of Hoyne Avenue; thence east to the intersection of the east right-of-way line of said Hoyne Avenue with the north line of a public alley adjoining Lots

Block 4; thence south along said east alley line and its south extension to the south right-of-way line of Larchmont Street; thence west along said south right-of-way line to the easterly right-of-way line of Lincoln Avenue; thence southeasterly along said easterly right-of-way line to the south right-of-way line of Byron Street; thence west along said south right-of-way line to the south extension of the west line of a public alley adjoining Lots 1 through 23 in a subdivision of Block 6 of executors of W. E. Jones' Subdivision; thence north along said extension and said west alley line to the south line of a public alley adjoining Lots 41 through 45 in said subdivision of Block 6; thence west along said south alley line to the east right-of-way line of Seeley Avenue; thence west to the intersection of the west right-of-way line of said Seeley Avenue with the south line of a public alley adjoining Lots 46 through 55 in said subdivision of Block 6; thence west along said south alley line to the east right-of-way line of Hoyne Avenue; thence west to the intersection of the west right-of-way line of said Hoyne Avenue with the south line of a public alley adjoining Lots 1 through 10 in a subdivision of Block 7 of said executors of W. E. Jones' Subdivision; thence west along said south alley line to the east right-of-way line of Hamilton Avenue; thence west to the intersection of the west right-of-way line of said Hamilton Avenue with the south line of a public alley adjoining Lots 11 through 20 in said subdivision of Block 7; thence west along said south alley line and its west extension to the west right-of-way line of Leavitt Street; thence north along said west right-of-way line to the south right-of-way line of Irving Park Road; thence west along said south right-of-way line to the east right-of-way line of Bell Avenue; thence south along said east right-of-way line to the east extension of the south line of a public alley adjoining Lots 6 through 15 in a subdivision of Block 8 of executors of W. E. Jones' Subdivision; thence west along said extension, said south alley line and its west extension to the centerline of Oakley Avenue; thence north along said centerline to the south right-of-way line of Irving Park Road; thence west along said south right-of-way line to the east right-of-way line of Claremont Avenue; thence south along said east right-of-way line to the east extension of the south line of Lot 43 in the subdivision of Block 9; thence west along said extension and said south line to the east line of a public alley adjoining Lots 17 through 30 in said subdivision of Block 9; thence south along said east alley line to the north right-of-way line of Byron Street; thence south to the intersection of the south right-of-way line of said Byron Street with the east line of a public alley adjoining Lots 1 through 20 of Wm. Zelosky's Subdivision; thence south along said east alley line to the north right-of-way line of Grace Street; thence south to the intersection of the south right-of-way line of said Grace Street with the east line of a public alley adjoining Lots 61 through 80 in Caroline Ogden Jones' Subdivision; thence south along said east alley line to the north right-of-way line of Waveland Avenue; thence south to the intersection of the south right-of-way line of said Waveland Avenue with the east line of a public alley adjoining Lots 64 through 78 in Sheldon's Estate Subdivision of Block 23; thence south along said east alley line and its south

of Lot 1 in said County Clerk's Division; thence west along said south line of Lot 1 and its west extension to the east right-of-way of Rockwell Street, said east right-of-way being a series of lines and curves; thence southerly along said line and curve series to the north right-of-way line of Melrose Street; thence east along said north right-of-way and its east extension to the east right-of-way line of Campbell Avenue; thence south along said east right-of-way line to a line 200 feet south from and parallel with the south right-of-way line of said Melrose Street; thence west along said parallel line to a line 225 feet west from and parallel with the west right-of-way line of said Campbell Avenue; thence south along the last described parallel line and its south extension to the south right-of-way line of Belmont Avenue; thence west along said south right-of-way line to the east line of the west half of the southeast quarter of Section 24; thence north along said east line to the center thread of the north branch of the Chicago River; thence northwesterly along the common courses of said center thread to the north right-of-way line of Addison Street; thence east along said north right-of-way line to the west line of Block 19 of Kinzie's Subdivision of the northeast quarter; thence north along said west line of Block 19, 414.04 feet, more or less; thence east, 240.93 feet, more or less; thence north, 73.51 feet, more or less; thence east, 392.63 feet, more or less, to the west right-of-way line of Campbell Avenue; thence continuing east to the east right-of-way of said Campbell Avenue; thence south along said east right-of-way line to the north right-of-way line of Addison Street; thence east along said north right-of-way line to the west line of a public alley adjoining Lots 1 through 11 in Chas. Kemnitz, Jr.'s Subdivision and Lots 1 through 12 in Wm. Zelosky's Subdivision of part of Block 20 of said Kinzie's Subdivision; thence north along said west alley line to the north right-of-way line of Waveland Avenue; thence west along said north right-of-way line to the east right-of-way line of Campbell Avenue; thence north along said east right-of-way line to the north right-of-way line of Bradley Place; thence west along said north right-of-way line to a point 199.72 feet, more or less, east of the north extension of the west right-of-way line of Talman Avenue; thence north, 594.48 feet, more or less; thence west, 469.99 feet, more or less, to the west line of Block 7 of said Kinzie's Subdivision; thence northeasterly along the west line of said Lot 7 and the west line of Blocks 8 and 3 of said Kinzie's Subdivision to the south right-of-way line of Irving Park Road; thence north to the intersection of the north right-of-way line of said Irving Park Road with the west line of Lot 25 in Block 4 of Paul O. Stensland's Second Subdivision; thence northerly along the west line of said Paul O. Stensland's Second Subdivision to the northwest corner of Lot 1 in Block 3 of said Paul O. Stensland's Second Subdivision, also being the south right-of-way line of Berteau Avenue; thence north to the intersection of the north right-of-way line of said Berteau Avenue with the

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No.	PIN Number					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1	13	-	13	-	402 - 001 - 0000	\$ 87,298	\$ 190,301
2	13	-	13	-	402 - 002 - 0000	\$ 9,047	\$ 19,722
3	13	-	13	-	402 - 003 - 0000	\$ 17,806	\$ 38,815
4	13	-	13	-	402 - 004 - 0000	\$ 8,710	\$ 18,987
5	13	-	15	-	402 - 005 - 0000	\$ 17,023	\$ 37,108
6	13	-	15	-	402 - 006 - 0000	\$ 80,378	\$ 175,216
7	13	-	15	-	402 - 007 - 0000	\$ 17,156	\$ 37,398
8	13	-	15	-	402 - 018 - 0000	\$ 16,597	\$ 36,180
9	13	-	15	-	402 - 019 - 0000	\$ 17,809	\$ 38,822
10	13	-	13	-	402 - 020 - 0000	\$ 19,416	\$ 42,325
11	13	-	13	-	402 - 021 - 0000	\$ 39,282	\$ 85,631
12	13	-	13	-	402 - 048 - 0000	\$ 36,426	\$ 79,405
13	13	-	15	-	402 - 049 - 0000	\$ 12,701	\$ 27,687
14	13	-	15	-	402 - 050 - 0000	\$ 101,433	\$ 221,114
15	13	-	15	-	402 - 051 - 0000	\$ 233,180	\$ 508,309
16	13	-	15	-	402 - 053 - 0000	\$ 120,030	\$ 261,653
17	13	-	15	-	404 - 047 - 0000	\$ 47,805	\$ 104,210
18	13	-	15	-	404 - 048 - 0000	\$ 14,130	\$ 30,802
19	13	-	15	-	404 - 049 - 0000	\$ 19,945	\$ 43,478
20	13	-	15	-	404 - 050 - 0000	\$ 42,250	\$ 92,101
21	13	-	15	-	404 - 051 - 0000	\$ 41,234	\$ 89,886
22	13	-	15	-	404 - 052 - 0000	\$ 41,234	\$ 89,886
23	13	-	15	-	404 - 053 - 0000	\$ 54,643	\$ 119,116
24	13	-	15	-	404 - 054 - 0000	\$ 44,025	\$ 95,970
25	13	-	15	-	406 - 054 - 0000	\$ 26,173	\$ 57,055
26	13	-	15	-	406 - 055 - 0000	\$ 36,128	\$ 78,755
27	13	-	15	-	406 - 056 - 0000	\$ 47,612	\$ 103,789
28	13	-	15	-	406 - 057 - 0000	\$ 27,992	\$ 61,020
29	13	-	15	-	406 - 058 - 0000	\$ 83,981	\$ 183,070
30	13	-	15	-	408 - 051 - 0000	\$ 11,303	\$ 24,639
31	13	-	15	-	408 - 052 - 0000	\$ 8,838	\$ 19,266
32	13	-	15	-	408 - 053 - 0000	\$ 8,838	\$ 19,266
33	13	-	15	-	408 - 054 - 0000	\$ 8,838	\$ 19,266
34	13	-	15	-	408 - 055 - 0000	\$ 9,222	\$ 20,103
35	13	-	15	-	408 - 056 - 0000	\$ 8,254	\$ 17,993
36	13	-	15	-	408 - 057 - 0000	\$ 8,254	\$ 17,993
37	13	-	15	-	408 - 058 - 0000	\$ 34,498	\$ 75,202
38	13	-	15	-	408 - 059 - 0000	\$ 26,986	\$ 58,827
39	13	-	15	-	408 - 060 - 0000	\$ 33,632	\$ 73,314
40	13	-	15	-	410 - 001 - 0000	\$ 7,169	\$ 15,628
41	13	-	15	-	410 - 002 - 0000	\$ 7,019	\$ 15,301
42	13	-	15	-	410 - 003 - 0000	\$ 7,532	\$ 16,419

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Summary of 1998 EAV By Permanent Index Number (PIN)					Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
No.	PIN Number					
85	13	-	13	- 414 - 044 - 0000	\$ 19,570	\$ 42,661 *
86	13	-	13	- 415 - 014 - 0000	\$ 131,047	\$ 285,669
87	13	-	13	- 415 - 015 - 0000	\$ 138,599	\$ 302,132
88	13	-	13	- 415 - 016 - 0000	\$ 236,480	\$ 515,503
89	13	-	13	- 415 - 017 - 0000	\$ 93,636	\$ 204,117
90	13	-	13	- 416 - 022 - 0000	\$ 4,752	\$ 10,359
91	13	-	13	- 416 - 023 - 0000	\$ 4,950	\$ 10,791
92	13	-	13	- 416 - 027 - 0000	\$ 63,145	\$ 137,650
93	13	-	13	- 416 - 029 - 0000	\$ 47,036	\$ 102,534
94	13	-	13	- 417 - 037 - 0000	\$ 49,430	\$ 107,752
95	13	-	13	- 417 - 042 - 0000	\$ 111,451	\$ 242,952 *
96	13	-	13	- 417 - 043 - 0000	\$ 48,034	\$ 104,709
97	13	-	13	- 417 - 044 - 0000	\$ 200,192	\$ 436,399 *
98	13	-	13	- 418 - 035 - 0000	\$ 25,191	\$ 54,914
99	13	-	13	- 418 - 036 - 0000	\$ 26,268	\$ 57,262
100	13	-	13	- 418 - 037 - 0000	\$ 15,822	\$ 34,490 *
101	13	-	13	- 418 - 038 - 0000	\$ 4,955	\$ 10,801 *
102	13	-	13	- 418 - 039 - 0000	\$ 15,271	\$ 33,289 *
103	13	-	13	- 418 - 040 - 0000	\$ 34,780	\$ 75,817
104	13	-	13	- 418 - 041 - 0000	\$ 12,350	\$ 26,922
105	13	-	13	- 418 - 042 - 0000	\$ 10,973	\$ 23,920
106	13	-	13	- 418 - 043 - 0000	\$ 15,663	\$ 34,144 *
107	13	-	13	- 418 - 044 - 0000	\$ 14,108	\$ 30,754
108	13	-	13	- 419 - 019 - 0000	\$ 52,427	\$ 114,286
109	13	-	13	- 419 - 020 - 0000	\$ 20,871	\$ 45,497
110	13	-	13	- 419 - 021 - 0000	\$ 82,315	\$ 179,438
111	13	-	13	- 419 - 022 - 0000	\$ 32,429	\$ 70,692
112	13	-	13	- 419 - 023 - 0000	\$ 17,298	\$ 37,708 *
113	13	-	13	- 419 - 024 - 0000	\$ 49,842	\$ 108,651
114	13	-	13	- 419 - 025 - 0000	\$ 4,722	\$ 10,293
115	13	-	13	- 419 - 026 - 0000	\$ 15,725	\$ 34,279 *
116	13	-	13	- 419 - 027 - 0000	\$ 15,975	\$ 34,824 *
117	13	-	13	- 419 - 028 - 0000	\$ 12,787	\$ 27,874 *
118	13	-	13	- 419 - 029 - 0000	\$ 31,592	\$ 68,867
119	13	-	13	- 419 - 030 - 0000	\$ 31,592	\$ 68,867
120	13	-	13	- 419 - 031 - 0000	\$ 32,302	\$ 70,415
121	13	-	13	- 419 - 032 - 0000	\$ 50,665	\$ 110,445
122	13	-	13	- 419 - 033 - 0000	\$ 13,610	\$ 29,668 *
123	13	-	13	- 419 - 034 - 0000	\$ 26,245	\$ 57,211 *
124	13	-	13	- 419 - 035 - 0000	\$ 34,224	\$ 74,605
125	13	-	13	- 419 - 036 - 0000	\$ 12,422	\$ 27,079 *
126	13	-	13	- 419 - 037 - 0000	\$ 94,050	\$ 205,020

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No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
169	13 - 24 - 204 - 036 - 0000	\$ 34,592	\$ 75,407
170	13 - 24 - 204 - 037 - 0000	\$ 11,983	\$ 26,122
171	13 - 24 - 205 - 028 - 0000	\$ 87,378	\$ 190,475
172	13 - 24 - 205 - 029 - 0000	\$ 18,935	\$ 41,276
173	13 - 24 - 205 - 030 - 0000	\$ 18,935	\$ 41,276
174	13 - 24 - 205 - 031 - 0000	\$ 8,178	\$ 17,827
175	13 - 24 - 205 - 032 - 0000	\$ 8,178	\$ 17,827
176	13 - 24 - 205 - 034 - 0000	\$ 92,400	\$ 201,423
177	13 - 24 - 205 - 035 - 0000	\$ 6,262	\$ 13,651
178	13 - 24 - 207 - 014 - 0000	\$ 1,352,000	\$ 2,947,225
179	13 - 24 - 207 - 018 - 0000	\$ 463,601	\$ 1,010,604
180	13 - 24 - 207 - 019 - 0000	\$ 2,116,541	\$ 4,613,848
181	13 - 24 - 209 - 023 - 0000	\$ 25,548	\$ 55,692
182	13 - 24 - 209 - 024 - 0000	\$ 26,228	\$ 57,174
183	13 - 24 - 209 - 025 - 0000	\$ 26,228	\$ 57,174
184	13 - 24 - 209 - 026 - 0000	\$ 26,228	\$ 57,174
185	13 - 24 - 209 - 027 - 0000	\$ 26,228	\$ 57,174
186	13 - 24 - 209 - 028 - 0000	\$ 23,806	\$ 51,895
187	13 - 24 - 209 - 029 - 0000	\$ 29,593	\$ 64,510
188	13 - 24 - 209 - 030 - 0000	\$ 30,630	\$ 66,770
189	13 - 24 - 209 - 031 - 0000	\$ 30,630	\$ 66,770
190	13 - 24 - 209 - 032 - 0000	\$ 9,596	\$ 20,918
191	13 - 24 - 209 - 033 - 0000	\$ 10,434	\$ 22,745
192	13 - 24 - 209 - 034 - 0000	\$ 9,181	\$ 20,014
193	13 - 24 - 209 - 035 - 0000	\$ 18,445	\$ 40,208
194	13 - 24 - 209 - 036 - 0000	\$ 73,654	\$ 160,558
195	13 - 24 - 209 - 037 - 0000	\$ 27,385	\$ 59,697
196	13 - 24 - 209 - 038 - 0000	\$ 9,221	\$ 20,101
197	13 - 24 - 209 - 039 - 0000	\$ 61,753	\$ 134,615
198	13 - 24 - 209 - 040 - 0000	\$ 95,154	\$ 207,426
199	13 - 24 - 210 - 004 - 0000	\$ -	\$ -
200	13 - 24 - 210 - 007 - 0000	\$ 680,199	\$ 1,482,766
201	13 - 24 - 401 - 001 - 0000	\$ -	\$ -
202	13 - 24 - 401 - 003 - 0000	\$ -	\$ -
203	13 - 24 - 402 - 005 - 0000	\$ 420,838	\$ 917,385
204	13 - 24 - 402 - 006 - 0000	\$ 842,830	\$ 1,837,285
205	13 - 24 - 402 - 013 - 0000	\$ -	\$ -
206	13 - 24 - 402 - 014 - 0000	\$ -	\$ -
207	13 - 24 - 402 - 016 - 0000	\$ -	\$ -
208	13 - 24 - 402 - 017 - 0000	\$ 19,027	\$ 41,477
209	13 - 24 - 402 - 018 - 0000	\$ 53,306	\$ 116,202
210	13 - 24 - 402 - 022 - 0000	\$ 559,694	\$ 1,220,077

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No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
253	14 - 18 - 315 - 006 - 0000	\$ 16,667	\$ 36,332 *
254	14 - 18 - 315 - 007 - 0000	\$ 13,905	\$ 30,312 *
255	14 - 18 - 315 - 008 - 0000	\$ 17,016	\$ 37,093 *
256	14 - 18 - 315 - 009 - 0000	\$ 11,819	\$ 25,764 *
257	14 - 18 - 315 - 010 - 0000	\$ 34,869	\$ 76,011 *
258	14 - 18 - 315 - 011 - 0000	\$ 31,951	\$ 69,650 *
259	14 - 18 - 315 - 012 - 0000	\$ 30,475	\$ 66,432 *
260	14 - 18 - 315 - 013 - 0000	\$ 15,675	\$ 34,170 *
261	14 - 18 - 315 - 014 - 0000	\$ 15,511	\$ 33,812 *
262	14 - 18 - 315 - 015 - 0000	\$ 16,606	\$ 36,199 *
263	14 - 18 - 315 - 016 - 0000	\$ 13,965	\$ 30,442 *
264	14 - 18 - 315 - 017 - 0000	\$ 14,380	\$ 31,347 *
265	14 - 18 - 315 - 018 - 0000	\$ 14,962	\$ 32,616 *
266	14 - 18 - 315 - 019 - 0000	\$ 12,695	\$ 27,674 *
267	14 - 18 - 315 - 020 - 0000	\$ 15,195	\$ 33,124 *
268	14 - 18 - 315 - 021 - 0000	\$ 15,037	\$ 32,779 *
269	14 - 18 - 315 - 022 - 0000	\$ 14,482	\$ 31,569 *
270	14 - 18 - 315 - 023 - 0000	\$ 3,445	\$ 7,510 *
271	14 - 18 - 315 - 024 - 0000	\$ 59,303	\$ 129,275 *
272	14 - 18 - 321 - 054 - 0000	\$ 84,025	\$ 183,166 *
273	14 - 18 - 321 - 055 - 0000	\$ 34,107	\$ 74,350 *
274	14 - 18 - 321 - 056 - 0000	\$ 12,395	\$ 27,020 *
275	14 - 18 - 321 - 057 - 0000	\$ 129,916	\$ 283,204 *
276	14 - 18 - 321 - 058 - 0000	\$ 112,004	\$ 244,158 *
277	14 - 18 - 322 - 002 - 0000	\$ 24,817	\$ 54,099 *
278	14 - 18 - 322 - 003 - 0000	\$ 32,725	\$ 71,337 *
279	14 - 18 - 322 - 004 - 0000	\$ 41,900	\$ 91,338 *
280	14 - 18 - 322 - 005 - 0000	\$ 30,566	\$ 66,631 *
281	14 - 18 - 322 - 006 - 0000	\$ 48,786	\$ 106,349 *
282	14 - 18 - 322 - 007 - 0000	\$ 59,757	\$ 130,264 *
283	14 - 18 - 322 - 008 - 0000	\$ 105,090	\$ 229,086 *
284	14 - 18 - 323 - 003 - 0000	\$ 396,433	\$ 864,184 *
285	14 - 18 - 323 - 004 - 0000	\$ -	\$ -
286	14 - 18 - 323 - 005 - 0000	\$ 1,026,000	\$ 2,236,577 *
287	14 - 18 - 324 - 035 - 0000	\$ 48,900	\$ 106,597 *
288	14 - 18 - 324 - 036 - 0000	\$ 30,841	\$ 67,230 *
289	14 - 18 - 324 - 037 - 0000	\$ 9,794	\$ 21,350 *
290	14 - 18 - 324 - 038 - 0000	\$ 13,972	\$ 30,458 *
291	14 - 18 - 324 - 039 - 0000	\$ 15,987	\$ 34,850 *
292	14 - 18 - 324 - 040 - 0000	\$ 15,165	\$ 33,058 *
293	14 - 18 - 324 - 042 - 0000	\$ 17,439	\$ 38,015 *
294	14 - 18 - 324 - 043 - 0000	\$ 15,277	\$ 33,302 *

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No.	PIN Number						Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)			
337	14	-	18	-	329	-	042	-	0000	\$ 49,298	\$ 107,465
338	14	-	18	-	329	-	043	-	0000	\$ 27,541	\$ 60,037
339	14	-	18	-	330	-	010	-	0000	\$ 17,669	\$ 38,517
340	14	-	18	-	330	-	011	-	0000	\$ 4,223	\$ 9,206
341	14	-	18	-	330	-	012	-	0000	\$ 30,747	\$ 67,025
342	14	-	18	-	330	-	013	-	0000	\$ 70,006	\$ 152,606
343	14	-	18	-	330	-	014	-	0000	\$ 39,512	\$ 86,132
344	14	-	18	-	330	-	015	-	0000	\$ 19,051	\$ 41,529
345	14	-	18	-	330	-	016	-	0000	\$ 2,975	\$ 6,485
346	14	-	18	-	330	-	017	-	0000	\$ 23,495	\$ 51,217
347	14	-	18	-	330	-	018	-	0000	\$ 22,006	\$ 47,971
348	14	-	18	-	330	-	019	-	0000	\$ 40,202	\$ 87,636
349	14	-	18	-	330	-	020	-	0000	\$ 46,070	\$ 100,428
350	14	-	18	-	330	-	021	-	0000	\$ 23,448	\$ 51,114
351	14	-	18	-	330	-	022	-	0000	\$ 12,456	\$ 27,153
352	14	-	18	-	330	-	023	-	0000	\$ 12,456	\$ 27,153
353	14	-	18	-	330	-	024	-	0000	\$ 10,832	\$ 23,613
354	14	-	18	-	330	-	025	-	0000	\$ 53,164	\$ 115,892
355	14	-	18	-	330	-	026	-	0000	\$ 56,806	\$ 123,831
356	14	-	18	-	330	-	027	-	0000	\$ 39,971	\$ 87,133
357	14	-	18	-	330	-	028	-	0000	\$ 42,614	\$ 92,894
358	14	-	18	-	330	-	031	-	0000	\$ 142,578	\$ 310,806
359	14	-	18	-	330	-	032	-	0000	\$ 57,731	\$ 125,848
360	14	-	18	-	330	-	033	-	0000	\$ 39,182	\$ 85,413
361	14	-	18	-	330	-	034	-	0000	\$ 81,114	\$ 176,820
362	14	-	18	-	330	-	035	-	0000	\$ 62,785	\$ 136,865
363	14	-	18	-	418	-	007	-	0000	\$ 11,969	\$ 26,091
364	14	-	18	-	418	-	008	-	0000	\$ 11,865	\$ 25,865
365	14	-	18	-	418	-	009	-	0000	\$ -	\$ -
366	14	-	18	-	423	-	001	-	0000	\$ 68,428	\$ 149,166
367	14	-	18	-	423	-	002	-	0000	\$ 19,435	\$ 42,366
368	14	-	18	-	423	-	003	-	0000	\$ 42,747	\$ 93,184
369	14	-	18	-	423	-	004	-	0000	\$ 52,599	\$ 114,661
370	14	-	18	-	423	-	020	-	0000	\$ 75,591	\$ 164,781
371	14	-	18	-	423	-	021	-	0000	\$ 49,179	\$ 107,205
372	14	-	18	-	423	-	024	-	0000	\$ 55,748	\$ 121,525
373	14	-	18	-	423	-	025	-	0000	\$ 28,398	\$ 61,905
374	14	-	18	-	423	-	026	-	0000	\$ 79,520	\$ 173,346
375	14	-	18	-	423	-	027	-	0000	\$ 32,186	\$ 70,162
376	14	-	18	-	423	-	028	-	0000	\$ 61,170	\$ 133,344
377	14	-	18	-	423	-	029	-	0000	\$ 50,579	\$ 110,257
378	14	-	18	-	423	-	032	-	0000	\$ 55,678	\$ 121,372

Appendix 2.

(To Amendment Number 1 To Western Avenue South Redevelopment
Project Area Tax Increment Financing District Eligibility Study,
Redevelopment Plan And Project)

Summary Of 1998 E.A.V. By Permanent Index Number (P.I.N.).
(Page 11 of 14)

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number						Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)			
421	14	-	19	-	104	-	033	-	0000	\$ 42,526	\$ 92,702
422	14	-	19	-	104	-	034	-	0000	\$ 44,428	\$ 96,849
423	14	-	19	-	105	-	001	-	0000	\$ 99,211	\$ 216,270
424	14	-	19	-	105	-	002	-	0000	\$ 50,243	\$ 109,525
425	14	-	19	-	105	-	003	-	0000	\$ 24,648	\$ 53,730
426	14	-	19	-	105	-	004	-	0000	\$ 57,393	\$ 125,111
427	14	-	19	-	105	-	005	-	0000	\$ 41,341	\$ 90,119
428	14	-	19	-	106	-	001	-	0000	\$ 141,510	\$ 308,478
429	14	-	19	-	106	-	002	-	0000	\$ 25,203	\$ 54,940
430	14	-	19	-	106	-	003	-	0000	\$ 30,025	\$ 65,451
431	14	-	19	-	106	-	004	-	0000	\$ 26,646	\$ 58,086
432	14	-	19	-	106	-	034	-	0000	\$ 105,515	\$ 230,012
433	14	-	19	-	107	-	001	-	0000	\$ 151,676	\$ 330,639
434	14	-	19	-	107	-	016	-	0000	\$ 73,491	\$ 160,203
435	14	-	19	-	107	-	017	-	0000	\$ 17,493	\$ 38,133
436	14	-	19	-	107	-	018	-	0000	\$ 14,433	\$ 31,462
437	14	-	19	-	107	-	022	-	0000	\$ 85,488	\$ 186,355
438	14	-	19	-	107	-	023	-	0000	\$ 35,018	\$ 76,336
439	14	-	19	-	107	-	024	-	0000	\$ 177,726	\$ 387,425
440	14	-	19	-	107	-	025	-	0000	\$ 160,579	\$ 350,046
441	14	-	19	-	108	-	001	-	0000	\$ 29,146	\$ 63,535
442	14	-	19	-	108	-	002	-	0000	\$ 28,955	\$ 63,119
443	14	-	19	-	108	-	003	-	0000	\$ 11,603	\$ 25,293
444	14	-	19	-	108	-	004	-	0000	\$ 124,354	\$ 271,079
445	14	-	19	-	108	-	005	-	0000	\$ 24,018	\$ 52,357
446	14	-	19	-	108	-	006	-	0000	\$ 25,315	\$ 55,184
447	14	-	19	-	108	-	007	-	0000	\$ 9,712	\$ 21,171
448	14	-	19	-	108	-	008	-	0000	\$ 9,712	\$ 21,171
449	14	-	19	-	108	-	009	-	0000	\$ 22,262	\$ 48,529
450	14	-	19	-	108	-	010	-	0000	\$ 22,262	\$ 48,529
451	14	-	19	-	108	-	011	-	0000	\$ 14,230	\$ 31,020
452	14	-	19	-	108	-	012	-	0000	\$ 17,779	\$ 38,756
453	14	-	19	-	108	-	013	-	0000	\$ 14,230	\$ 31,020
454	14	-	19	-	108	-	014	-	0000	\$ 62,634	\$ 136,536
455	14	-	19	-	108	-	015	-	0000	\$ 51,163	\$ 111,530
456	14	-	19	-	108	-	038	-	0000	\$ 87,425	\$ 190,578
457	14	-	19	-	116	-	001	-	0000	\$ 72,112	\$ 157,197
458	14	-	19	-	116	-	002	-	0000	\$ 11,018	\$ 24,018
459	14	-	19	-	116	-	003	-	0000	\$ 39,766	\$ 86,686
460	14	-	19	-	116	-	004	-	0000	\$ 91,651	\$ 199,790
461	14	-	19	-	116	-	005	-	0000	\$ 92,100	\$ 200,769
462	14	-	19	-	116	-	006	-	0000	\$ 11,192	\$ 24,397

Appendix 2.

(To Amendment Number 1 To Western Avenue South Redevelopment
Project Area Tax Increment Financing District Eligibility Study,
Redevelopment Plan And Project)

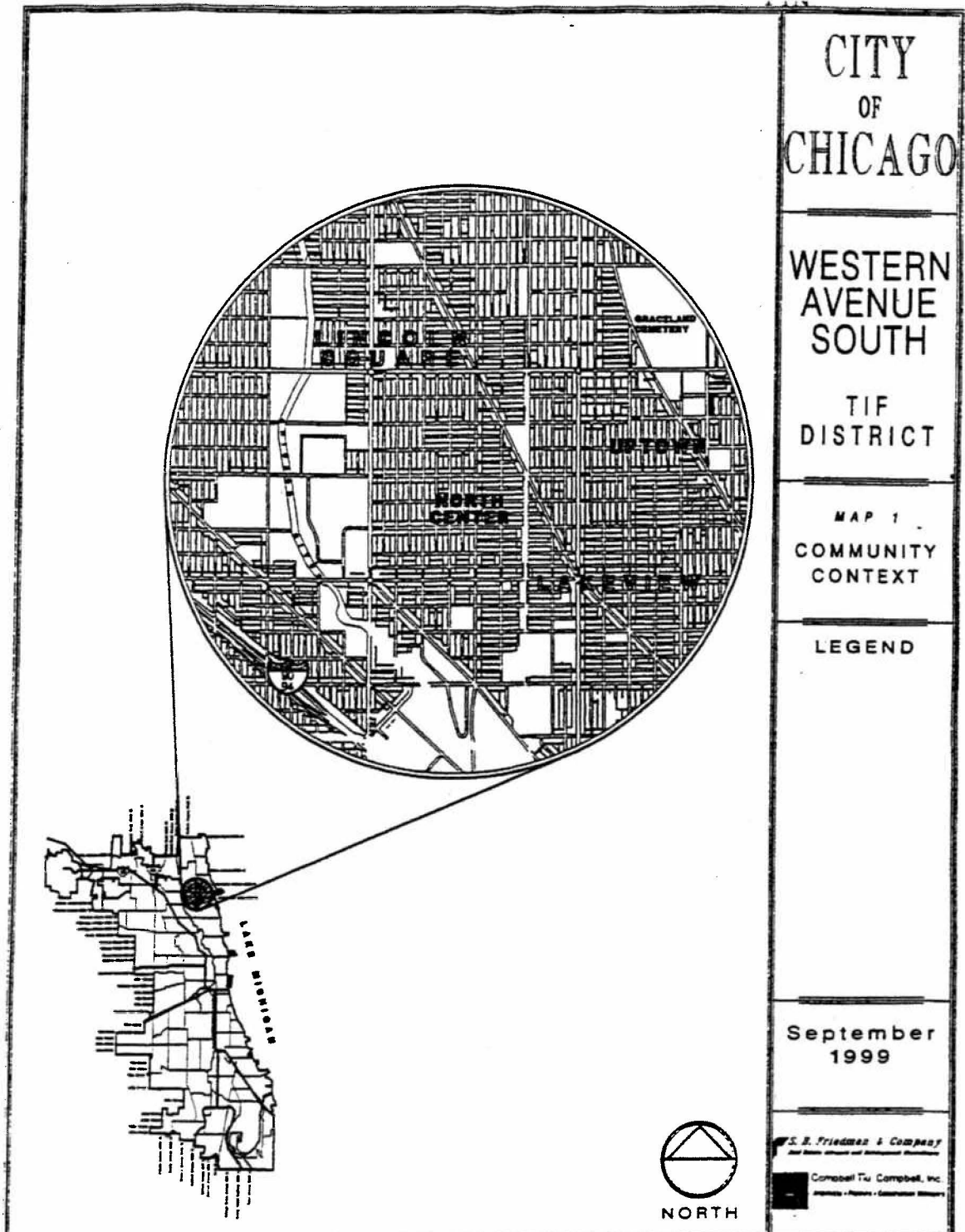
Summary Of 1998 E.A.V. By Permanent Index Number (P.I.N.).
(Page 13 of 14)

Summary of 1998 EAV By Permanent Index Number (PIN)

No.	PIN Number						Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)			
505	14	-	19	-	201	-	001	-	0000	\$ 63,944	\$ 139,392
506	14	-	19	-	201	-	002	-	0000	\$ 34,288	\$ 74,744
507	14	-	19	-	201	-	003	-	0000	\$ 22,701	\$ 49,486
508	14	-	19	-	201	-	004	-	0000	\$ 34,696	\$ 75,634
509	14	-	19	-	201	-	008	-	0000	\$ 41,663	\$ 90,821
510	14	-	19	-	201	-	023	-	0000	\$ 45,883	\$ 100,020
511	14	-	19	-	201	-	024	-	0000	\$ 30,213	\$ 65,861
512	14	-	19	-	201	-	025	-	0000	\$ 25,370	\$ 55,304
513	14	-	19	-	201	-	031	-	0000	\$ 102,859	\$ 224,222
514	14	-	19	-	201	-	032	-	0000	\$ 98,370	\$ 214,437
515	14	-	19	-	202	-	001	-	0000	\$ 81,817	\$ 178,353
516	14	-	19	-	202	-	002	-	0000	\$ 92,075	\$ 200,714
517	14	-	19	-	202	-	003	-	0000	\$ 25,532	\$ 55,657
518	14	-	19	-	202	-	004	-	0000	\$ 32,855	\$ 71,621
519	14	-	19	-	202	-	005	-	0000	\$ 83,999	\$ 183,109
520	14	-	19	-	202	-	006	-	0000	\$ 38,123	\$ 83,104
521	14	-	19	-	202	-	007	-	0000	\$ 128,366	\$ 279,825
522	14	-	19	-	202	-	008	-	0000	\$ 31,795	\$ 69,310
523	14	-	19	-	202	-	009	-	0000	\$ 94,685	\$ 206,404
524	14	-	19	-	202	-	010	-	0000	\$ 30,870	\$ 67,294
525	14	-	19	-	202	-	011	-	0000	\$ 78,875	\$ 171,940
526	14	-	19	-	202	-	012	-	0000	\$ 107,699	\$ 234,773
527	14	-	19	-	300	-	001	-	0000	\$ 132,998	\$ 289,922
528	14	-	19	-	300	-	002	-	0000	\$ 11,453	\$ 24,966
529	14	-	19	-	300	-	003	-	0000	\$ 22,459	\$ 48,958
530	14	-	19	-	300	-	004	-	0000	\$ 35,117	\$ 76,552
531	14	-	19	-	300	-	005	-	0000	\$ 228,423	\$ 497,939
532	14	-	19	-	300	-	006	-	0000	\$ 23,010	\$ 50,159
533	14	-	19	-	300	-	007	-	0000	\$ 24,135	\$ 52,612
534	14	-	19	-	300	-	008	-	0000	\$ 22,120	\$ 48,219
535	14	-	19	-	300	-	009	-	0000	\$ 22,120	\$ 48,219
536	14	-	19	-	300	-	010	-	0000	\$ 21,870	\$ 47,674
537	14	-	19	-	300	-	011	-	0000	\$ 36,721	\$ 80,048
538	14	-	19	-	300	-	012	-	0000	\$ 35,941	\$ 78,348
539	14	-	19	-	300	-	013	-	0000	\$ 35,393	\$ 77,153
540	14	-	19	-	308	-	001	-	0000	\$ 51,646	\$ 112,583
541	14	-	19	-	308	-	002	-	0000	\$ 44,146	\$ 96,234
542	14	-	19	-	308	-	003	-	0000	\$ 38,785	\$ 84,547
543	14	-	19	-	308	-	004	-	0000	\$ 19,365	\$ 42,214
544	14	-	19	-	308	-	005	-	0000	\$ 40,630	\$ 88,569
545	14	-	19	-	308	-	032	-	0000	\$ 49,442	\$ 107,779
546	14	-	19	-	308	-	033	-	0000	\$ 24,399	\$ 53,187

Map 1.
(To Amendment Number 1 To Western Avenue South Redevelopment
Project Area Tax Increment Financing District Eligibility Study,
Redevelopment Plan And Project)

Community Context.



Map 3.

(To Amendment Number 1 To Western Avenue South Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

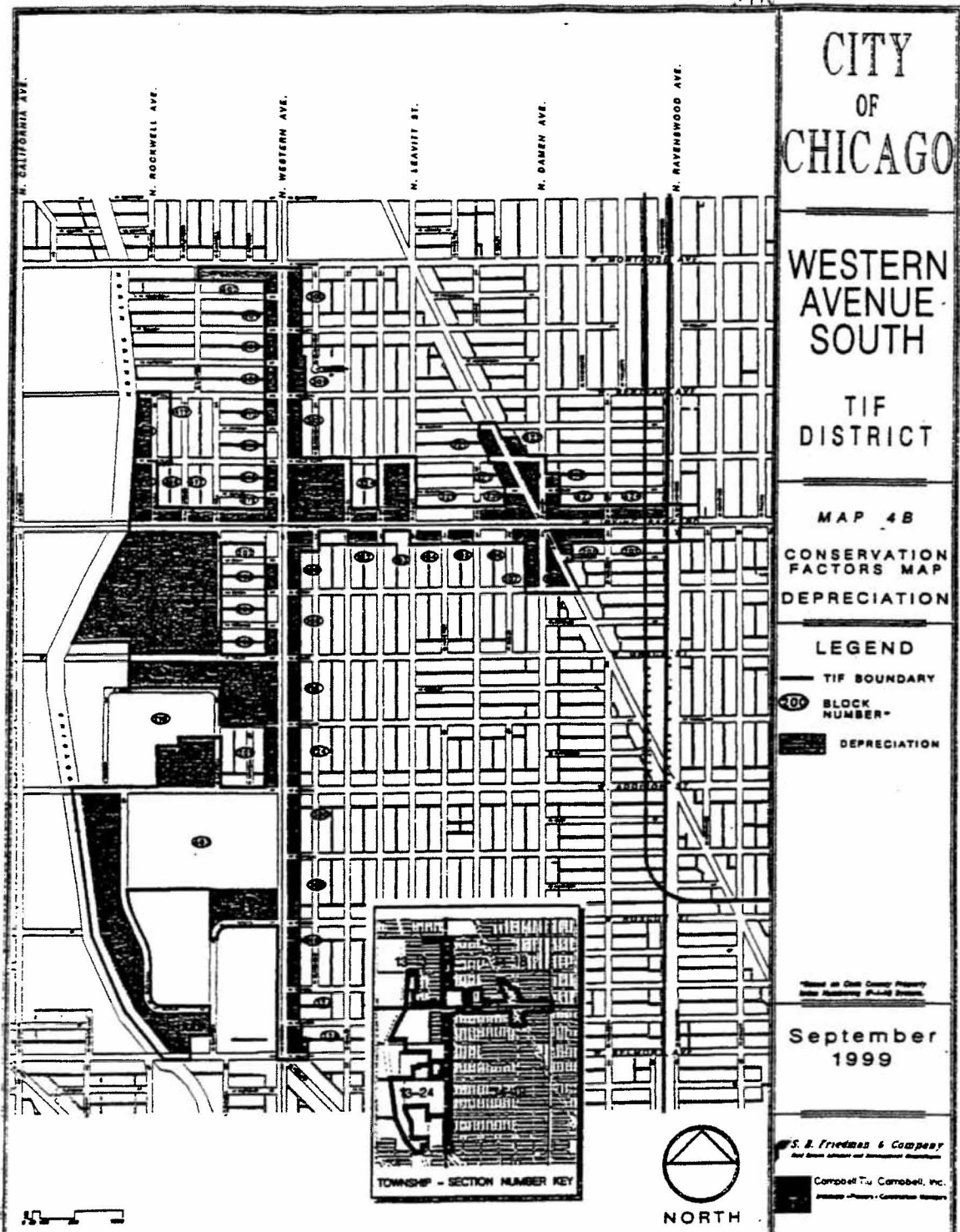
Existing Land-Use Map.



Map 4B.

(To Amendment Number 1 To Western Avenue South Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

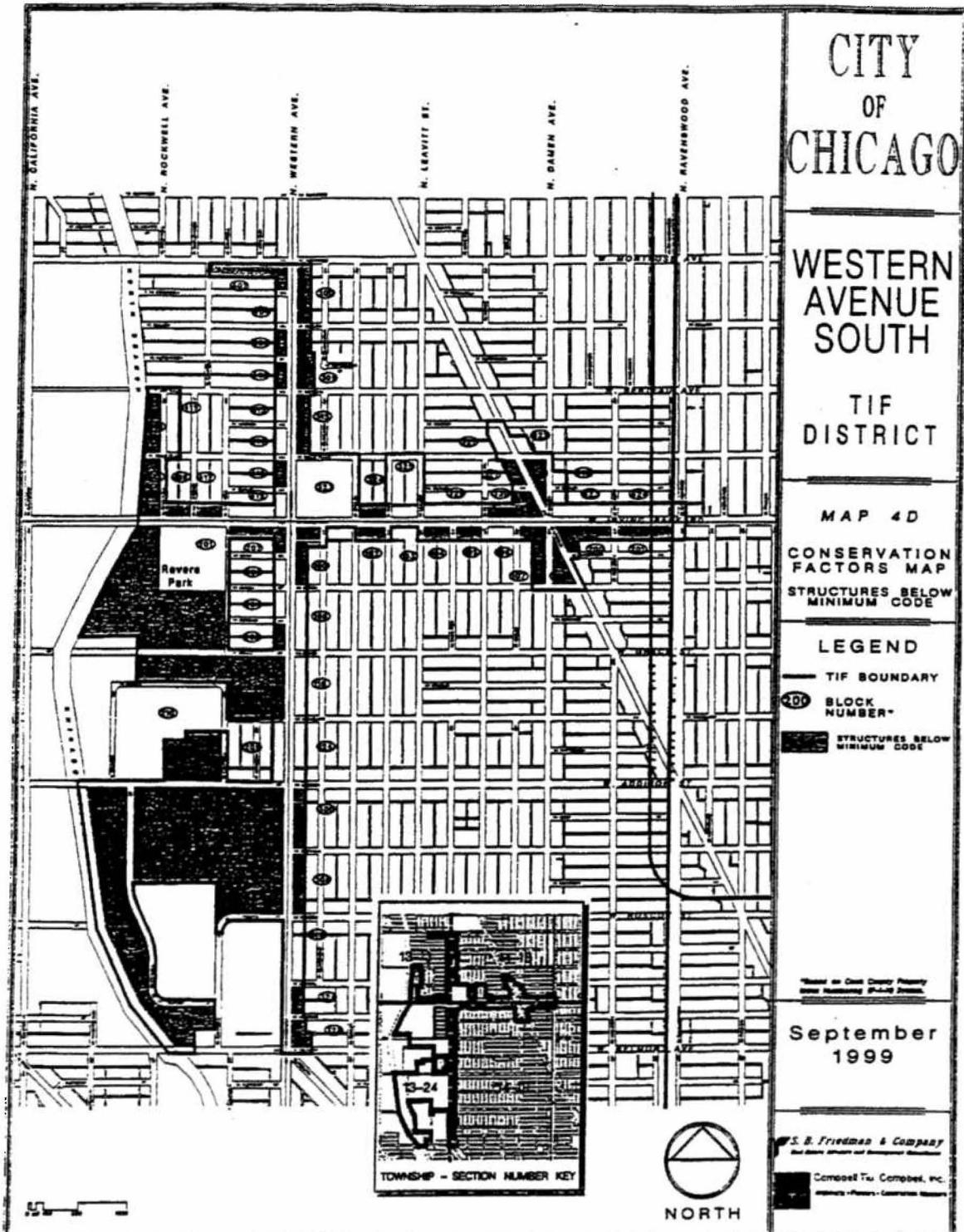
Conservation Factors - Depreciation.



Map 4D.

(To Amendment Number 1 To Western Avenue South Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Conservation Factors – Structures Below Minimum Code.



Map 4F.

(To Amendment Number 1 To Western Avenue South Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Conservation Factors -- Deleterious Land-Use Or Layout.



Table 6.
(To Amendment Number 1 To Western Avenue South Redevelopment
Project Area Tax Increment Financing District Eligibility Study,
Redevelopment Plan And Project)

Community Facilities.



Western Avenue South Redevelopment Project Area 2000 Annual Report

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2000, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Kay Kosmal

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 N. Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Paul Vallas, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Western Avenue South Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

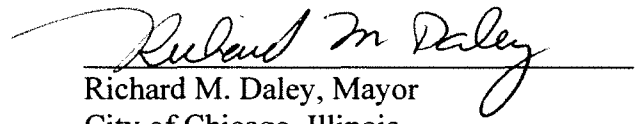
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2000, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2001.


Richard M. Daley, Mayor
City of Chicago, Illinois

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2001

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Kay Kosmal

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
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David Doig, General Superintendent &
CEO
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541 N. Fairbanks Court, 7th Floor
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Paul Vallas, Chief Executive Officer
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125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District
of Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

Re: Western Avenue South
Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.




Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2000, there was no financial activity in the Special Tax Allocation Fund.

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2000, the City did not purchase any property in the Project Area.

Western Avenue South Redevelopment Project Area 2000 Annual Report

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/00, and of such investments expected to be undertaken in Year 2001; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/00, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON THE FOLLOWING PAGES.

Western Avenue South Redevelopment Project Area 2000 Annual Report

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2000, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2000, if any, have been made pursuant to i) the Redevelopment Plan for that Project Area, and ii) the one or more Redevelopment Agreements, if any, affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2000, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Western Avenue South Redevelopment Project Area 2000 Annual Report

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2000, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

Western Avenue South Redevelopment Project Area 2000 Annual Report

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board reports submitted to the City. Please see attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

During 2000, no public investment was undertaken in the Project Area. As of December 31, 2000, no public investment was estimated to be undertaken for 2001.

October 15, 1999

Christopher R. Hill
Commissioner
Department of Planning & Development
City of Chicago
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

**Re: Joint Review Board Review of Three Proposed Tax Increment Financing Districts
(South Chicago, Western Avenue North, Western Avenue South)**

Dear Commissioner Hill:

The Joint Review Board met on October 15, 1999 to review planning documents and other information associated with the South Chicago, Western Avenue North, Western Avenue South tax increment financing (TIF) districts proposed by the City of Chicago.

Based on the Board's review of the information presented at this meeting as reflected in the public record of this meeting, the members unanimously agree that the proposed TIF districts satisfy the eligibility criteria defined in Section 11.74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act.

Sincerely,



Simon L. Love
Chicago Park District
JRB Chairperson

cc: Ken Gotsch, JRB Designated Representative (Chicago Board of Education)
Dolores Javier, JRB Designated Representative (Chicago Community Colleges, Dist. 108)
Gwendolyn Clemons, JRB Designated Representative (Cook County)
John McCormick, JRB Designated Representative (City of Chicago)
MarySue Barrett, JRB Public Member
Elvin Charity, Chairman, City of Chicago Community Development Commission

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2000, there were no obligations issued for this Project Area.

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2000, there were no obligations issued for the Project Area.

**Western Avenue South Redevelopment Project Area
2000 Annual Report**

(10) CERTIFIED AUDIT REPORT - 65 ILCS 5/11-74.4-5(d)(9)

During 2000, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

Western Avenue South Redevelopment Project Area 2000 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The Western Avenue South Redevelopment Project Area is located on the north side of the City of Chicago, approximately six (6) miles northwest of the City's central business district. The Area is generally described as Western Avenue from Montrose to Belmont, Irving Park Road from the North Branch of the Chicago River to Ravenswood, Lincoln from Warner to Byron, Damen from Belle Plaine to Byron, the North Branch from Berteau to Grace and from Addison to Belmont. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

