

WEST RIDGE--PETERSON AVENUE  
REDEVELOPMENT PLAN AND PROJECT

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REDEVELOPMENT PLAN AND PROJECT

I. INTRODUCTION.

The City of Chicago's comprehensive plan for the development of the municipality as a whole encourages the growth of commercial areas along its major arterial streets such as Peterson Avenue. See, for example, "The Comprehensive Plan of Chicago", published by the City of Chicago in 1966, the "Chicago 1992 Comprehensive Plan" published in October, 1982 by the City of Chicago, the Chicago Plan Commission and the Chicago Department of Planning and the Chicago Zoning Ordinance (Chapter 194A of the Municipal Code of Chicago). The growth of commercial areas is in the best fiscal interest of the City in order to maintain a diversified economy and secure sales tax revenue derived from the Illinois Municipal Retailers' Occupation Tax Act and from the additional sales taxes derived by the City pursuant to its home rule powers. In the difficult macro-economic climate of the 1980's, it is clearly in the best interest of the municipality to encourage the "recycling" of under-utilized and soon to be vacated property to viable commercial uses which can generate significant additional sales and property tax revenue.

This type of recycling is now called for with respect to a large parcel in the City located at 2036-2136 West Peterson Avenue which has over 675 lineal feet of frontage along one of the municipality's major arterial streets, Peterson Avenue. The

privately owned parcel in question, which is presently owned by Z. Frank, ~~Inc.~~ ("Z. Frank") and Five Wheels, Inc. ("Five Wheels"), contains approximately 6.4 acres and is located at 2036-2136 West Peterson Avenue and 2021-2133 West Norwood (the "Fee Property"). A legal description of the Fee Property is attached hereto as Exhibit A and made part hereof. The improvements on the Fee Property (the "Buildings") were constructed in stages beginning in the mid-1950s. No substantial additions have been added since 1964. The Fee Property is currently utilized for auto sales and service, including an auto repair shop and auto body shop. The current occupants of the site, C. James Pontiac and Z. Frank, intend to vacate the Fee Property and consolidate existing operations into property located on Western Avenue. The move is currently scheduled for the fall of 1986 and the improvements on the Fee Property will be vacated by all its present occupants at that time.

As described below in Section IV(E) below, general real estate taxes attributable to the Fee Property have declined or remained stagnant for the past five years. The Fee Property has not been subject to growth and development by its current owner and, without public financial assistance, is not reasonably anticipated to be subject to private development in the foreseeable future, causing the City of Chicago and other taxing districts to forego valuable tax revenues and the inhabitants of the City to forego significant employment and economic opportunities.

The Illinois General Assembly declared in passing Illinois Revised Statutes (1985) Ch. 24, §11-74.4-1 et seq. (the "Act"), that it is essential to the economic and social welfare of each municipality that blighted areas be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken in conformity with the comprehensive plan of the municipality as a whole and in accordance with specific plan for redevelopment of the blighted area officially approved by the corporate authorities of the municipality after public hearings. To achieve this purpose, the Act permits the corporate authorities of a municipality to designate an area of the municipality as a "blighted area" and to exercise the powers enumerated in the Act to carry out and implement a redevelopment plan, including, but not limited to, approving redevelopment plans and redevelopment projects, designating redevelopment project areas, making and entering contracts necessary or incidental to the implementation and furtherance of the redevelopment plan and project, and exercising any and all other powers necessary to effectuate the purposes of the Act.

Pursuant to the Act, the City of Chicago proposes to designate the Fee Property and certain sections of the adjoining streets as a "redevelopment project area" and to adopt a redevelopment plan and project calling for the commercial development of the Fee Property.

The following redevelopment plan specifically outlines the proposed plan and project, the objectives of the plan, the

program to be undertaken to accomplish such objectives, the estimated redevelopment project costs, the sources of funds to pay such costs, the nature and terms of the obligations to be issued, the most recent equalized assessed valuation of the redevelopment project area, an estimate as to the equalized assessed valuation after redevelopment and a general description of the land uses to apply.

## II. DESCRIPTION OF REDEVELOPMENT PROJECT AREA

The proposed "West Ridge--Peterson Avenue Redevelopment Project Area" is legally described on Exhibit B attached hereto and made a part hereof (the "Redevelopment Project Area.") The Redevelopment Project Area is basically comprised of the Fee Property and the West Peterson Avenue and West Norwood Avenue rights-of-way adjacent to the Fee Property.

Engineering studies undertaken by the engineering and architectural firm of Teng & Associates, Inc. indicate the eligibility of the proposed Redevelopment Project Area as a "blighted area" within the meaning of Illinois Revised Statutes, ch. 24, §11-74.4-3(a).

## III. REDEVELOPMENT PLAN OBJECTIVES

The general objectives of the City of Chicago are to promote and protect the health, safety and welfare of the public;

to relieve conditions of unemployment; to encourage private investment and the increase of commerce and industry; and to eradicate blighted areas and enhance the tax base of the City and other taxing districts.

The specific objectives of the City are to encourage the redevelopment and replacement of an aging, obsolete and soon to be vacated auto sales and service center located within the West Ridge--Peterson Avenue Redevelopment Project Area with a commercial shopping center containing approximately 110,000 square feet of floor space.

#### IV. REDEVELOPMENT PROGRAM

##### A. The Redevelopment Project and Objectives.

To accomplish the objectives of the City described above, the City proposes to enter into agreements with one or more private developers in which the private sector agrees to purchase the Fee Property within the Redevelopment Project Area from its present owners for the purpose of demolishing the existing, soon to be vacated automobile sales and service facilities and replacing the same with a redevelopment project consisting of a modern shopping center. In return, the City would agree to furnish development assistance in a principal amount not to exceed \$3,000,000.00, plus interest at eight (8) percent per annum. Any municipal obligations would be non-recourse as to the City of Chicago, the State of Illinois, and other taxing districts. The terms of the aforesaid development agreements

will contain more specific provisions than those stated in this plan.

Since the redevelopment plan does not call for the City to acquire any property within the Redevelopment Project Area by condemnation or otherwise and then dispose of such properties to developers by sale or lease, the City intends to solicit proposals solely from such persons who have the legal right to develop any portion of the property within the Redevelopment Project Area. In accordance with the Act, all such parties will have the opportunity to present alternative plans and projects. If acceptable proposals are not received from such persons, then the redevelopment plan may be either amended by the City in the manner described in Article IV hereof to provide for the acquisition of such properties by the City and to specify procedures for soliciting bids and proposals for the disposition of such properties, or the redevelopment plan will expire and be terminated under the terms of the ordinance approving the redevelopment plan.

B. Estimated Redevelopment Project Costs.

Pursuant to the Act, the statutory definition of redevelopment project costs means and includes the total sum of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs may include, without limitation, the following:

1. Costs of studies and surveys, plans and specifications, professional service costs, includ-

ing but not limited to architectural, engineering, legal, marketing, financial, ~~planning~~ and special services;

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 the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 18 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
9. Payment in lieu of taxes;
10. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced voca-



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

11. [Insert from Senate Bill 1700, as amended, if it becomes a public act].

With respect to the proposed West Ridge--Peterson Avenue Redevelopment Project Area, redevelopment project costs for which the City of Chicago may become responsible under a development agreement shall be limited to those matters described on Exhibit C, attached hereto and made a part hereof, and the City's obligations with respect thereto shall be limited to the principal sum of three million dollars (\$3,000,000.00), plus eight (8) percent interest per annum. Although the total costs for developing the proposed shopping center may be as high as twelve million dollars (\$12,000,000.00), redevelopment project costs in excess of the principal sum of \$3,000,000.00 (plus interest as aforesaid) shall be borne solely by the private sector.

C. Source of Funds to Pay Redevelopment Project Costs.

Redevelopment project costs will be paid by means of municipal obligations which will be retired solely by tax increment allocations pursuant to the Act from increments in the following taxes generated by the new shopping center development: general real estate taxes, Municipal Retailers' Occupation Tax, Municipal Service Occupation Tax, Retailers' Occupation Tax, Service Occupation Tax, Use Tax and Service Use Tax (the "Incremental Revenue"). However, Municipal Service Occupation Taxes, Use Taxes, and Service Use Taxes shall be included as "Incremental Revenue" only if Senate Bill 1700, as amended, becomes a public act.

The real property tax portion of the Increment Revenue which will be used to pay redevelopment costs shall be the incremental taxes attributable to the increase, if any, in the current equalized value of each taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such lot, block, tract or parcel in the Redevelopment Project Area, all in accordance with the provisions of the Act. The sales, service and use tax portion of the Incremental Revenue which will be used to pay redevelopment project costs shall be the incremental taxes attributed to the increase, if any, in such taxes collected from retailers and servicemen on transactions at places of business located within the Redevelopment Project Area over and above the aggregate amount of such taxes as certified by the Illinois

Department of Revenue and paid by retailers and servicemen on transactions at places of business within the Redevelopment Project Area during 1985 (less 1.6% of such amounts generated under the Retailers' Occupation Tax Act, Use Tax Act and Service Use Tax Act and the Service Occupation Tax Act, which sum shall be retained by the State Treasurer to cover the costs incurred by the Department of Revenue should Senate Bill 1700, as amended, become a public act).

Except with respect to the aforesaid Incremental Revenue, no other taxes or sources of revenue shall be applied by the City, the State of Illinois, or any local taxing districts to pay any redevelopment project costs. Neither the general tax revenue of the nor the full faith and credit of the City, the State of Illinois, or any local taxing district will be pledged to pay any redevelopment project costs.

D. Nature and Term of Obligations to be Issued.

As indicated above, the sole source of financing the redevelopment project costs will be City of Chicago obligations payable solely from the Incremental Revenue derived from the West Ridge--Peterson Avenue Redevelopment Project Area, with said obligations having a maximum term of fifteen (15) years and maturing in any event within twenty-three (23) years of the date of adoption of tax increment financing for the Redevelopment Project Area, and bearing interest at the rate of eight (8) percent per annum.

E. Current Equalized Assessed Valuation of Properties Within the West Ridge--Peterson Avenue Redevelopment Project Area.

The most recent equalized assessed valuation of all real estate located within the Redevelopment Project Area is estimated to be \$1,617,926. This figure is an estimate because a portion of the Fee Property, legally described on Exhibit D (the "East Parcel"), is assessed as part of a single tax parcel known as 14-06-116-035-0000 (the "Consolidated Parcel"). After the City approves an ordinance adopting tax increment financing for the West Ridge--Peterson Avenue Redevelopment Project Area, the Cook County Clerk will be required thereafter to determine and certify the total initial equalized assessed value of the Redevelopment Project Area pursuant to Illinois Revised Statutes (1985), Chapter 24, Section 11-74.4-9. The aforesaid, estimated equalized assessed evaluation is based upon an examination of the property records card of the Cook County Assessor for the Redevelopment Project Area.

The 1985 state equalizer for Cook County, which is the most recent equalization multiplier for Cook County, is 1.8085. Based upon the foregoing, the following is a summary of the initial equalized assessed valuation for the West Ridge--Peterson Avenue Redevelopment Project Area:

SUMMARY OF INITIAL EQUALIZED ASSESSED VALUATION

<u>Permanent Index Number</u>	<u>1985 Assessed Value</u>	<u>1985 Equalized Assessed Value</u>
14-06-116-021-0000	\$ 2,179	\$ 3,941
14-06-116-022-0000	63,496	114,833
14-06-116-024-0000	32,804	59,326
14-06-116-025-0000	128,277	231,989
14-06-116-027-0000	26,214	47,408
14-06-116-028-0000	13,294	24,042
14-06-116-029-0000	26,590	48,088
14-06-116-031-0000	19,912	36,011
14-06-116-032-0000	9,825	17,769
14-06-116-033-0000	14,738	26,654
14-06-116-034-0000	14,823	26,807
14-06-116-035-0000	35,444 <sup>*/</sup>	64,100 <sup>*/</sup>
14-06-116-052-0000	115,936	209,670
14-06-116-053-0000	10,393	18,796
14-06-116-054-0000	127,668	230,888
14-06-116-064-0000	231,115	417,971
14-06-116-065-0000	<u>21,915</u>	<u>39,633</u>
	\$894,623	\$1,617,926

Since 1980, the total assessed value for parcels located in the West Ridge--Peterson Avenue Redevelopment Project Area has

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<sup>\*/</sup> These figures are estimates of the assessed value and the equalized assessed value of the portions of the Consolidated Parcel being purchased from Z. Frank, Inc. and Five Wheels, Inc. (the East Parcel).

declined. In 1980, the total assessed value for such parcels was approximately \$1,013,086. The current total assessment for such parcels is \$894,623. The result has been lost property tax revenue to local taxing districts receiving tax revenue from parcels located in the West Ridge--Peterson Avenue Redevelopment Project Area.

F. Estimate of Equalized Assessed Valuation after Redevelopment.

Assuming that 110,000 square feet of building area is constructed within the West Ridge--Peterson Avenue Redevelopment Project Area, it is estimated that the projected equalized assessed valuation within the Redevelopment Project Area by tax year 1988 will be approximately \$3,390,000. In arriving at this estimate, it is assumed that the state equalizer for Cook County will remain a constant 1.8085.

G. Sales, Use and Service Tax Base and Projections.

The current tax revenue, collected for calendar year 1985 on transactions at places of business located within the West Ridge--Peterson Avenue Redevelopment Project Area from the Municipal Retailers' Occupation Tax Act, the Municipal Service Occupation Tax Act, the Retailers' Occupation Tax Act, the Use Tax Act, the Service Use Tax Act, and the Service Occupation Tax Act (hereinafter collectively referred to as the "Sales, Service and Use Taxes") is estimated to be approximately \$451,000. It is estimated that during the first full calendar year of operation,

the total Sales, Service and Use Taxes generated by transactions at places ~~of~~ business located in the Redevelopment Project Area could be as high as \$1,037,000.

H. General Land Uses to Apply in West Ridge--Peterson Avenue Redevelopment Project Area.

The following general land uses shall be permitted in the Redevelopment Project Area: general merchandise uses; department stores; banks, financial institutions and restaurants (including establishments of the "drive-in" or "drive through" type); retail, office, and service type business and professional uses; such other uses permitted in B5-1 General Service Districts pursuant to the Chicago Zoning Ordinance (except for amusement establishments, second-hand stores and rummage shops, pawn shops, crematories and mausoleums, taverns and sale of automobile fuel); parking, loading, ingress and egress and uses accessory to the aforesaid uses.

V. PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN.

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

SCHEDULE OF EXHIBITS

- EXHIBIT A                    Legal Description of Fee Property
- EXHIBIT B                    Legal Description of West Ridge--Peterson  
Avenue Redevelopment Project Area
- EXHIBIT C                    Description of Redevelopment Project  
Costs
- EXHIBIT D                    Legal Description of the East Parcel



EXHIBIT A

~~Legal~~ Description of Fee Property

PARCEL 1:

The North 188.50 feet of Lots 5 and 6; Lots 7, 8, 9, 10 and 11 (except that portion of said lots taken for the widening of Peterson Avenue); Lots 12 and 13; the South 30.0 feet of the West 49.2 feet of Lot 14, all in Barbara Evert's Addition to High Ridge, in the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

The West 255.5 feet of the South 330 feet of the East 1083.5 feet of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, except that part thereof lying South of a line 67 feet North of and parallel with the South line of the Northwest 1/4 of Section 6 aforesaid, as conveyed by John Thillens and Theresa Thillens, his wife, to the City of Chicago, a municipal corporation, by Quitclaim Deed, dated October 6, 1928, and recorded November 2, 1928 as Document No. 10195995, in Cook County, Illinois.

EXHIBIT B

Legal Description of Proposed Redevelopment  
Project Area

PARCEL 1:

The North 188.50 feet of Lots 5 and 6; Lots 7, 8; 9, 10 and 11 (except that portion of said lots taken for the widening of Peterson Avenue); Lots 12 and 13; the South 30.0 feet of the West 49.2 feet of Lot 14, all in Barbara Evert's Addition to High Ridge, in the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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The West 255.5 feet of the South 330 feet of the East 1083.5 feet of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, except that part thereof lying South of a line 67 feet North of and parallel with the South line of the Northwest 1/4 of Section 6 aforesaid, as conveyed by John Thillens and Theresa Thillens, his wife, to the City of Chicago, a municipal corporation, by Quitclaim Deed, dated October 6, 1928, and recorded November 2, 1928 as Document No. 10195995, in Cook County, Illinois.

TOGETHER WITH:

That portion of the entire Norwood Street right-of-way adjacent to the aforesaid lying between the west line of Hamilton Avenue, on the west, and the northerly extension of a point 788.30 feet east of the west line of Hamilton Avenue, on the east;

TOGETHER WITH:

That portion of the entire Peterson Avenue right-of-way adjacent to the aforesaid lying between the southerly extension of the west line of the aforesaid, on the west, and a point 687.27 feet east of said southerly extension of the west line, on the east.

EXHIBIT C

West Ridge--Peterson Avenue Redevelopment Project Costs

Demolition and related costs (estimated to be \$240,000.00); soils improvement, utility relocation and installation, earth work, fill and grading (estimated to be \$216,000.00); common area facilities, including but not limited to paving, curbs and lighting (estimated to be \$335,000.00); traffic signalization, accessways, turning lanes, and deacceleration lanes as may be required (estimated to be \$80,000.00); construction and installation of improvements, including but not limited to fencing and landscaping (estimated to be \$35,000.00); property acquisition and assembly costs (estimated to be \$1,958,000.00); permit costs and the cost of professional services (estimated to be \$136,000.00).

EXHIBIT D

Legal Description of the East Parcel

The North 188.50 feet of Lots 5 and 6 in Barbara Evert's Addition to High Ridge, in the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**ELIGIBILITY REPORT**

For:

**REDEVELOPMENT PROJECT  
2036-2136 PETERSON AVENUE  
CHICAGO ILLINOIS**

**ARCHITECTS/ENGINEERS:  
Teng & Associates, Inc.  
Chicago, Illinois**

**AUGUST 12, 1986**

## ELIGIBILITY REPORT

for

Redevelopment Project Area commonly known as  
2036-2136 West Peterson Avenue  
Chicago, IL

August 12, 1986

The purpose of this Report is to examine the site and structures for a proposed redevelopment project area commonly known as 2036-2136 West Peterson Avenue, Chicago, IL and legally described on Exhibit A attached hereto and made a part hereof (the "Redevelopment Project Area") to determine if the Redevelopment Project Area qualifies as a "Blighted area" as defined in Illinois Revised Statutes (1985) Ch. 24, ss 11-74.4-1 et seq (the "Act").

The improvements in the Redevelopment Project Area include but are not limited to five (5) primary interconnected buildings constructed in stages commencing in 1955; retaining walls; fences; light standards; paving; and utilities. A copy of the survey of the Property is attached hereto and made a part hereof as Exhibit B. Although constructed in stages, the four main portions of the facilities, which include the "Service" Building and its addition, the "Electraac" Building, the "West" Building which includes the Body Shop, Paint Shop, Showroom and Sales Offices, and Parts, and the "Two Story Parts" Building will sometimes be collectively referred to as the "facility". Throughout the Report, buildings and building areas will be referred to by these names. Exhibit C, Site Plan, attached hereto and incorporated herein, is an illustration and key plan of the buildings and their names as used herein.

Under the Act, a "Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors:

- 1) age; (defined in Webster's Ninth New Collegiate Dictionary as an advanced stage of life)
- 2) dilapidation; (dilapidated defined in Webster's Ninth New Collegiate Dictionary as decayed, deteriorated, or fallen into partial ruin especially through neglect or misuse)
- 3) obsolescence; (defined in Webster's Ninth New Collegiate Dictionary as the process of becoming obsolete or the condition being nearly obsolete. Obsolete being no longer in use or no longer useful; of a kind or style no longer current)

- 4) deterioration; (defined in Webster's Ninth New Collegiate Dictionary as implying impairment of vigor, resilience, or usefulness; falling from a higher to a lower level in quality, character or vitality; to make inferior in quality or value)
- 5) illegal use of individual structures;
- 6) presence of structures below minimum code standards;
- 7) excessive vacancies;
- 8) overcrowding of structures and community facilities;
- 9) lack of ventilation, light, or sanitary facilities;
- 10) inadequate utilities;
- 11) excessive land coverage;
- 12) deleterious land use or layout; ("deleterious" defined in Webster's Ninth New Collegiate Dictionary as harmful, often in a subtle or unexpected way)
- 13) depreciation of physical maintenance;
- 14) lack of community planning,

is detrimental to the public safety, health, morals, or welfare.

This Report is organized in order to evaluate the Redevelopment Project Area in two distinct Parts:

- (I) THE SITE including:
  - (A) Architectural features such as site use and building features;
  - (B) Civil features such as paving, fencing, utilities, exterior lighting, etc;

and

- (II) THE BUILDINGS including:
  - (A) Architectural exteriors such as roofing, elevations, doors and windows;
  - (B) Architectural code compliance;
  - (C) Architectural building interiors;
  - (D) Mechanical;
  - (E) Plumbing;
  - (F) Electrical;
  - (G) Structural

Finally, this Report summarizes the existing conditions according to the applicable criteria referred to in the Act and outlined above as Items 1 through 14. Photographs are used where appropriate to illustrate existing blighted conditions. Photographs appear as Exhibit D and are referenced throughout the text.

## INTRODUCTION TO THE FACILITY/PHYSICAL DESCRIPTION

The privately owned portion of the Redevelopment Project Area, commonly known as 2036-2136 West Peterson Avenue, Chicago, IL ("the property"), consists of a slightly irregular but rectangular site of approximately six and one-half acres and is bounded by Rosehill Cemetery on the West, a residential neighborhood fronting West Norwood Avenue on the North, West Peterson Avenue on the South and contiguous strip commercial properties to the East. The Redevelopment project area also includes those portions of Peterson Avenue and Norwood Street adjacent to the Property. The existing facility, a collection of five interconnected buildings, occupies approximately 40% of the site area. The remainder of the site is asphalt paved. The facility currently houses an automotive service operation and dealership. Exhibit C, Site Plan, depicts the layout and configuration of the building and provides a key plan to name various parts of the facility. As shown, the facility consists of the following automotive operations: service, body shop, paint shop, showroom and sales offices, and parts storage. Site placement of the building is to the front of the site and within 30 to 50 feet of the public sidewalk and parkway.

Except for the portions of the Property along Peterson Avenue the perimeter of the property is bordered by chainlink fencing and sidewalks.

All buildings are constructed of masonry. Predominant construction of all buildings is masonry load bearing walls, slab on grade. The Service Building and West Building roof construction is wooden bow string trusses. The 2-story Parts Building roof construction is concrete pan joist. The Electraac Building and Service Building Addition roof construction cannot be determined.

Other improvements on the site include a storm drainage system for the parking lot, electrical, sanitary, water and gas lines for the buildings. The site and facility is currently for sale, and the owner intends to vacate the premises and consolidate its operations in another location during the fall of 1986.



PART I - SITE

A. ARCHITECTURAL:

1. Site Use/Building Placement

Relevant Factor(s)  
of the Act: Deleterious land use.

Results of  
Investigation: The facility is situated in such a way that the site is divided irregularly and inefficiently. Today's design standards provide that a commercial facility be located at the rear of the site, and provide patron parking or auto display at the front of the site. The forward placement of the facility further restricts convenient and safe access, hinders a positive commercial statement, and generally results in a negative impact.

Evaluation: The facility structure and site layout is obsolete by current commercial planning standards and therefore constitutes a deleterious land use.

2. Signage

Relevant Factor(s)  
of the Act: Age; Depreciation of physical maintenance;  
Obsolesence

Results of  
Investigation: Signage on the facility includes free-standing illuminated, building-mounted neon, and non-permanent signs. For a facility which contains only two principal uses, the site signage is excessively cluttered, of a style no longer current, and its physical condition is deteriorating (See Photo A-3 and Photo A-4).

Evaluation: The deterioration of the signs represents age and depreciation of physical maintenance, while the basic character of the signs and the manner in which they are used are obsolete.

B. CIVIL:

1. Site Drainage

Relevant Factor(s)  
of the Act:

Presence of structure below minimum code standards.

Results of

Ponding water is evident in the area between the Service Building and the West Building (See Photo C-1). Parking lots on the northwest, west and northeast sections of the Property have no drainage and runoff north to Norwood Street. The southeast corner of the lot has an unusually steep grade from the street to the catch basin. The building in this area is below street elevation.

Evaluation:

Ponding water is in violation of Sec. 78-58 of the Municipal Code of Chicago under minimum requirements for existing buildings and thus indicates the presence of a property below minimum code standards.

2. Paving/Grading

Relevant Factor(s)  
of the Act:

Age; Deterioration; Depreciation of physical maintenance.

Results of  
Investigation:

All of the site not covered with buildings is paved; the majority of this paving is asphalt. Some sections of the paving are plagued by heavy cracking and potholes and are in need of patching. Cracks in other sections need filling and most areas require sealing (See Photo C-2).

Evaluation:

The asphalt parking lot is usable but the cracks and potholes are evidence of age, deterioration and depreciation of physical maintenance.

3. Sidewalks

Relevant Factor(s)  
of the Act:

Age; Deterioration; Deleterious land use or layout.

Results of  
Investigation:

Concrete sidewalks border the south and north sides of the site. The majority of the sidewalks are heavily cracked and spalled and in need of replacement (See Photo C-3). The shortage of parking in the front of the facility, causes cars and trucks to be parked on sidewalk (See Photo C-4 and Photo C-5).

Evaluation: The cracked and spalled sidewalks are evidence of age and deterioration. Usage of the sidewalk for car and truck parking is a deleterious land use.

#### 4. Fencing

Relevant Factor(s) of the Act: Deterioration, Depreciation of physical maintenance.

Results of Investigation: A chainlink fence borders the north property line of the site for approximately 800 feet and is situated atop a concrete retaining wall. This fence is rusting. The posts on the retaining wall are bent. Weeds are growing over the sidewalk along the retaining wall.

Evaluation: The rusty condition of the fence, bent posts, and weed overgrowth are the result of depreciation of physical maintenance and deterioration.

#### 5. Exterior Lighting

Relevant Factor(s) of the Act: Age; Dilapidation, Deterioration, Depreciation of physical maintenance.

Results of Investigation: Exterior site lighting consists of pole-mounted fixtures and some building-mounted lighting at the rear of the site. Light poles are severely rusted showing signs of heavy corrosion, and are buckling or in a state of failure due to this condition. (See Photo C-6). Some are dented. All are consistently deteriorated. Concrete bases are spalled and cracked. Lighting fixtures are completely corroded, broken out and wiring is exposed. Lighting fixtures require replacement. One fixture is unattached and hanging by electrical wires.

Evaluation: The condition of the exterior light poles and fixtures is evidence of age, dilapidation, deterioration, and a general depreciation of physical maintenance.

## PART II - BUILDINGS

### A. ARCHITECTURAL EXTERIORS

#### 1. Roof and Flashing

Relevant Factor(s)  
of the Act:

Age; Dilapidation; Obsolescence; Deterioration;  
Depreciation of physical maintenance.

Results of  
Investigation:

All of the existing flat roof areas are built-up asphalt that are severely blistered and splitting. Many areas are covered by ponding stormwater (See Photo A-5) which contributes to the deterioration of the roof membrane. The flashing has pulled away from the walls allowing large holes for water to enter the parapet walls. The wood roof deck has been replaced in some areas due to water damage and additional areas of deck are probably in poor condition due to the evidence of roof leaks. Since the majority of the facility was built in the 1950's, there is a lack of adequate insulation by today's design standards, resulting in an energy inefficient structure.

Evaluation:

The roofing has aged beyond its useful life as evidenced by the numerous roof leaks throughout the facility. Complete replacement of the roofing system would be required to obtain proper weatherability. The roof's condition is dilapidated, deteriorated and evidence of depreciation of physical maintenance. Inadequate insulation is evidence of age and obsolescence.

#### 2. Windows and Glazing

Relevant Factor(s)  
of the Act:

Obsolescence

Results of  
Investigation:

The existing skylights are the operable ridge mounted type (See Photo A-5) which provide additional ventilation and light, but have poor weatherability, are of a style no longer current, and waste energy due to their energy inefficient and obsolete design.

Evaluation:

Due to their poor weatherability and energy inefficiency, ridge-mounted skylights are obsolete.

### 3. Doors - Overhead and Pedestrian

Relevant Factor(s)  
of the Act:

Dilapidation; Deterioration; Depreciation of  
physical maintenance

Results of  
Investigation:

Existing hollow metals doors and frames throughout  
the facility are rusting due to lack of  
maintenance. Some frames and doors are warped  
causing the doors to "stick" which may be a  
potential problem during emergency exiting.

Evaluation:

These dilapidated and deteriorated conditions  
evidence a general depreciation of physical  
maintenance. Doors that are badly deteriorated and  
dilapidated require new doors, frames and hardware.

### 4. Elevation Considerations

Relevant Factor(s)  
of the Act:

Age; Obsolescence; Deterioration

Results of  
Investigation:

The design of the facility's external appearance,  
its "elevation", is "dated" as evidenced by the fact  
that little remodeling has occurred since  
constructed in 1955. By today's design standards,  
the front of the facility is cluttered with  
excessive signage (See Photo A-3), particularly for  
a facility which essentially contains only two  
functions. Metal panels associated with signage are  
decaying due to water penetration between the  
joints. The top of one of the display walls has  
deteriorated to a point that it is leaning (See  
Photo S-2).

Evaluation:

The existing signage and external appearance are  
generally obsolete and showing signs of age and  
deterioration. Partial demolition of some of the  
display wall and dated architectural elements would  
be required to improve the appearance of the  
elevations and avoid failure.

B. ARCHITECTURAL CODE COMPLIANCE

1. Circulation: Proper Exiting

Relevant Factor(s)  
of the Act: Presence of a structure below minimum code standards.

Results of  
Investigation: The parts area has only one exit; two are required by Section 78.1-41b of the City of Chicago Building Code (hereinafter referred to as "the Code").

Evaluation: Inadequate exiting is an illegal use and constitutes the presence of a structure below minimum code standards. Exiting requirements are a function of the usage of the facility; code compliance, therefore, may vary later depending on future use of the structure.

2. Fire Separations

Relevant Factor(s)  
of the Act: Presence of structure below minimum code standards

Results of  
Investigation: Under the Chicago Building Code, the paint shop is a hazardous use occupancy ("I classification"). The body shop is a garage occupancy ("H-3 classification"). The separation wall between paint shop and body shop is required to be a 4-hour fire-rated wall per Section 48-12.5 of the Code. This wall has a non-rated wood overhead door, a non-rated louver, and the top half of the wall appears to be constructed of single-layer drywall; therefore, this wall does not appear to meet the 4-hour rating.

A door is missing on the boiler room and several holes exist in the boiler room wall. According to Section 48-12.5 of the Code, all boiler rooms must have a rated door and wall. This area is not in compliance with the Code.

Clay wall tile has been utilized as a rated construction material to encase the steel columns in parts area. While the technique is acceptable, holes exist in the tile and the tile does not encase the top of the column. Therefore, steel columns are not properly encased to meet the required fire rating in accordance with Section 49-8 of the Code.

Evaluation: The aforesaid conditions are evidence of the presence of a structure below minimum code standards.

## C. ARCHITECTURAL BUILDING INTERIORS

### 1. Interior Walls and Ceilings

Relevant Factor(s)  
of the Act:

Deterioration, Dilapidation; Obsolescence.

Results of  
Investigation:

Non-bearing interior walls are masonry and wood stud. Efflorescence, the by-product of salts leeching from the brick and mortar, has occurred on the inside of the masonry walls due to water penetration from leaking roofs and deteriorated flashing, causing brick to crack and spall. The majority of material finishes are extremely dated wood paneling which is of a type no longer contemporary in style. Lay-in ceilings in office area are aged and warped, and damaged due to roof leaks (See Photo A-6).

Evaluation:

Efflorescence, the result of a depreciation of physical maintenance of roofs and flashing, is contributing to deterioration of the walls. Masonry wall surfaces that have efflorescence would have to be cleaned and patched.

Obsolete interior partitions would have to be redecorated or replaced to make the facility's appearance compatible with present standards.

Stained ceiling tiles are further evidence of chronic roof leaks and indicate a dilapidated condition.

### 2. Facility Plan Functional Consideration

Relevant Factor(s)  
of the Act:

Deleterious layout; Obsolesence

Results of  
Investigation:

The facility has grown over the years through an apparently haphazard process of numerous additions (See Exhibit C - Site Plan). Interior development through this process has segmented the building into areas which have poor functional relationships. Some of these areas are vastly underutilized and the general interior layout is inefficient due to obsolete design.

Evaluation:

An automobile dealership would not deliberately be designed in this manner under current standards. The number of unnecessary and inappropriate partitions results in a deleterious layout for this type of business.

### 3. Handicap Accessibility

Relevant Factor(s)  
of the Act:                    Obsolescence

Results of  
Investigation:                Access to the building, public lounge area, and  
                                  washrooms is not provided to wheelchair patrons  
                                  because this area is elevated on a 4" curb, and  
                                  ramps are not provided. The layout and size of the  
                                  public washrooms do not permit use by wheelchair  
                                  patrons.

Evaluation:                    Under The State of Illinois Accessibility Standards,  
                                  the ("Accessibility Standards") if future remodeling  
                                  costs are between 0-25% of the building reproduction  
                                  cost, the following provisions will have to be met:

- A.     One accessible path of travel from a site  
          access point to an accessible entrance shall  
          be provided.
- b.     One accessible toilet room for each sex must  
          be provided.

Since access to the facility and washrooms is not  
available to handicapped persons, in the event of a  
program for remodeling program such as repairs  
identified elsewhere in this Report, the facility  
would be obsolete and would be in violation of  
Section 17.6.2 of the Accessibility Standards.

#### D. MECHANICAL

##### 1. Roof Top Units - HVAC

Relevant Factor(s)  
of the Act:                    Age; Dilapidation; Obsolescence

Results of  
Investigation:                The functional plan of the facility is extremely  
                                  fragmented such that it is served by a variety of  
                                  conditioning systems: roof top units, interior  
                                  package units, and window units. Most of the  
                                  facility is served by roof top heating and  
                                  ventilating equipment. Only the central offices are  
                                  supplied with air conditioned air from a central  
                                  system; remote offices are served with window and  
                                  package units.



A condensing unit located on the westerly portion of the facility appears to be in an extreme state of disrepair, and is perhaps abandoned. Its dilapidated state suggests removal.

**Evaluation:** The normal life cycle of such equipment is 15 to 20 years. Most of the HVAC equipment is at least 20 to 25 years old with some 30 years old. This is evidence that the HVAC equipment is aged and has outlived its expected life.

The poor condition of the west roof condensing unit is evidence of dilapidation.

## 2. Interior Conditioning

**Relevant Factor(s)  
of the Act:**

Dilapidation; Lack of ventilation, light or sanitary facilities; Depreciation of physical maintenance.

**Results of  
Investigation:**

A variety of ventilation deficiencies exist throughout the facility. On the 2nd level (mezzanine) employee locker and toilet room of the Service Building, there are neither windows nor relief openings and there is no mechanically supplied air. The Paint Shop locker and toilet rooms have operable windows, but no exhaust. The one story parts department has an air conditioning unit; however, it is not running and in a state of disrepair and dilapidation (See Photo M-1). In general, locker and toilet room perimeter heaters are in poor operating condition.

**Evaluation:**

The absence of make-up air and exhaust in the toilet and locker rooms is contrary to good engineering practice and results in a lack of ventilation. The poor condition of the parts department air conditioning unit and various locker and toilet perimeter heaters indicates dilapidation and depreciation of physical maintenance.

### 3. Facility Exterior

Relevant Factor(s)  
of the Act: Dilapidation

Results of  
Investigation: In addition to the problems with the facility exterior mentioned elsewhere in this Report, 36"x12" sheet metal duct, which formerly served as an exhaust duct for fumes in the Electraac Building runs along the east exterior wall and terminates at roof parapet. This duct is abandoned, rusted, and dented.

Evaluation: The condition of the sheet metal duct, although abandoned, is evidence of dilapidation.

### 4. Incinerator

Relevant Factor(s)  
of the Act: Age; Dilapidation; Depreciation of physical maintenance

Results of  
Investigation: An abandoned incinerator is present between the Service Building and West Building near the Paint Shop and Parts storage areas. This incinerator is rusting and extremely dilapidated. (See Photo M-2)

Evaluation: The rusted and abandoned condition of the incinerator indicates age, dilapidation and a depreciation of physical maintenance.

## E. PLUMBING

### 1. Floor Drains

Relevant Factor(s)  
of the Act: Obsolescence; Inadequate utilities.

Results of  
Investigation: Continuous trench-type floor drains are utilized throughout the service areas for general drainage of oil spills, water run-off from vehicles, etc. This design is specific to the current function of the facility, but would be an inappropriate floor drainage system for almost any other potential user of the facility.

Evaluation: The fact that the current occupant intends to vacate the facility, and the fact that any continuous trench drains will not be adequate for almost any other potential use of the facility renders this drainage system an obsolete and inadequate utility.

## 2. Toilets and Sinks

Relevant Factor(s)  
of the Act: Depreciation of Physical Maintenance; Dilapidation

Results of  
Investigation: The plumbing fixtures throughout the facility are poorly maintained. Fixtures in the paint shop toilet room are in poor condition and badly stained. The floor drain in the shower is without a grate, the shower head is missing, and the valve handle is missing from the shower. Handicap facilities are absent.

Evaluation: The general condition of the toilet room is a direct result of a depreciation of physical maintenance.

## 3. Energy Efficiency

Relevant Factor(s)  
of the Act: Obsolescence; Deterioration

Results of  
Investigation: Most steam and condensate return lines are not insulated. Insulation on the hot water storage tank is deteriorating (See Photo M-3).

Evaluation: The absence of insulation installed on steam and condensate piping decreases the efficiency of the steam boilers thus indicating obsolescence by today's design standards. The condition of the insulation on the hot water tank is evidence of deterioration.

## F. ELECTRICAL

### 1. Convenience Outlets

Relevant Factor(s)  
of the Act: Obsolescence; Deterioration; Dilapidation;  
Depreciation of physical maintenance; Presence of  
Structures below minimum code standards; Inadequate  
utilities

Results of  
Investigation:

The condition of electrical outlets varies throughout the facility. Painted outlets, ungrounded outlets and some outlets with broken plastic body pieces are found throughout the facility.

The service areas, paint area, and body shop of the West Building do not have enough outlets. With spacing of approximately 25 feet between outlets, long extension cords are used in many areas. This is a violation of Section 87-400.3 of the Code. Many other electrical code violations were observed throughout the facility. For example, electric water coolers, coffee and soda pop machines are plugged directly into outlets. These machines should be hard-wired in accordance with Section 87-400.3 of the Code. In addition, there are numerous ungrounded type outlets exist in the West Building.

In the Paint Shop numerous electrical code violations of Section 88-510.3 exist with respect to installation of the wrong type of conduits and conduit fittings below the hazardous level of 18 inches.

Evaluation:

Painted outlets and broken plastic body pieces create a potential shock hazard. These conditions of deterioration, dilapidation, and depreciation of physical maintenance create a safety hazard.

The use of long extension cords is a violation of Section 87-400.3 of the code and therefore constitutes the presence of a structure below minimum code standards. Plugging the coffee and soda machines directly into electrical outlets constitutes a violation of Section 87-400 of the code. Ungrounded type receptacles are obsolete and are also prohibited under the code. Inadequate numbers of outlets is an indication of inadequate utilities.

The failure to install the proper type of conduits and conduit fittings below the hazardous level of 18 inches is a violation of Section 88-510.3 of the Code and thus indicates a presence of structures below minimum code standards.

## 2. Panel Type and Condition

Relevant Factor(s)  
of the Act:

Age; Obsolescence; Dilapidation; Deterioration; and  
Depreciation of physical maintenance.

Results of  
Investigation:

Conditions vary from building to building. In the West Building panels are plug-fuse type (See Photo E-1). These panels are rusted, corroded, missing screw fasteners, old, obsolete and not maintained. In the newer buildings, especially the Service Building and the Electraac Building, circuit breaker and fusible switch type panels are in good condition. In the showroom area all electrical devices are painted over which presents a potential safety hazard.

Evaluation:

Modern facilities are designed and constructed with circuit breaker panels rather than fuse-type. Plug-fuse type panels in the West Building evidence the facility's age. These panels are obsolete, dilapidated, deteriorated and evidence of depreciation of physical maintenance. In the service and parts areas, the panels need replacement due to age and deterioration.

## 3. Exit Signs

Relevant Factor(s)  
of the Act:

Age; Dilapidation; Obsolescence; Deterioration;  
Presence of structures below minimum code standards;  
Depreciation of physical maintenance.

Results of  
Investigation:

Many exit signs are broken, old and unlit, and the size of the lettering does not meet electrical code requirements per Section 67-18 of the Code. Burned-out lamps have not been replaced in some areas. Many areas and locations that should have exit signs in accordance with Fire Marshall regulations do not. Many signs have become so old and obsolete that repairs cannot be done.

Evaluation:

Maintenance of exit signs seems to be non-existent. The failure to replace burned out lamps and broken glass indicates a depreciation of physical maintenance, dilapidation, and deterioration. Letter sizes are obsolete and further indicate a presence of structure below minimum code standards.

#### 4. Primary Electrical Service

Relevant Factor(s)  
of the Act: Age; Deterioration; Dilapidation; Depreciation of physical maintenance.

Results of  
Investigation: There are 3 different primary services to this facility:

Service #1 for West Building is from the power pole adjacent to the building at its southeast corner. It is in good condition.

Service #2 for Service Building is from the power pole also adjacent to Service Building. The conductors are frayed, the insulation is flaking, and the service entrance equipment, which includes the metering, the main switch, and the electrical distribution panel is corroded and deteriorated.

Service #3 for the Electraac Building is from power pole at property line. It is new and in good condition.

Evaluation: The current condition of Service #2 is evidence of age, deterioration, dilapidation, and depreciation of physical maintenance.

#### 5. Lighting Fixtures Type and Condition

Relevant Factor(s)  
of the Act: Presence of structures below minimum code standards

Results of  
Investigation: Conditions vary from building to building throughout the facility. Many areas have chain suspended industrial type fluorescent fixtures with cord and plug type wiring and cord and chains lengths in excess of electrical code requirements (6 feet) found in Section 87-400.3 of the Chicago Electrical Code.

Evaluation: The use of cords and chains which exceed 6 feet in length for any electrical appliance is a violation of Section 87-400.3 of the Code resulting in the presence of a structure below minimum code standards.

## 6. Secondary Power Distribution

Relevant Factor(s)  
of the Act:

Age; Dilapidation; Deterioration; Depreciation of physical maintenance; Presence of a structure below minimum code standard

Results of  
Investigation:

The condition of the secondary power distribution system varies with buildings. In the West Building the conduits are old and beginning to rust, pull boxes are rusted out, missing covers and screws (See Photos E-2 and E-3). Conduit and wire serving roof-top equipment are completely rusted. Pieces of conduit are missing, leaving wire exposed.

Evaluation:

The wiring on the roof of the West Building has deteriorated beyond repair and is dangerous. This violates Section 87-300.3 of the Code and indicates the presence of structure below minimum code standard. (See Photos E-4 and E-5).

In the West Building, the secondary power distribution apparatus for the south portion of the building is completely dilapidated and deteriorated and is in need of immediate replacement. The conditions referred to above are evidence of dilapidation, deterioration and a depreciation of physical maintenance.

## 7. Emergency Lighting

Relevant Factor(s)  
of the Act:

Age; Deterioration; Depreciation of physical maintenance

Results of  
Investigation:

The West Building (service #1) has emergency service as required by the City Electrical Code (System III, Chicago Electrical Code) and emergency lighting throughout all other buildings is served from this building. The condition of emergency lighting throughout the entire facility varies from building to building. For example, the emergency lighting in the West Building is old, deteriorated and not maintained.

Evaluation:

The condition of emergency lighting in the West Building is deteriorated and is evidence of age and depreciation of physical maintenance.

## G. STRUCTURAL

### 1. Load Bearing Walls

Relevant Factor(s)  
of the Act:

Age; Obsolescence; Deterioration; Dilapidation;  
Depreciation of Physical Maintenance

Results of  
Investigation:

Exposed masonry at parapets, lintels, areas adjacent to foundation, and other areas are deteriorated, as a result of depreciation from inadequate maintenance. Some areas are in early stages of dilapidation. (See Photos S-1, S-2, S-3, S-4, and S-5)

In many areas it is apparent that moisture has caused deterioration of mortar as well as masonry materials (spalling is one example noted throughout). The base of parapets are a prime location of masonry problems: Open joints and, in some cases, significant disintegration of brick result in a potentially unsafe condition. In the interior, seepage is noticeable in many areas. Depreciation of physical maintenance often adds to further deterioration and dilapidation.

The parapet at south wall adjacent to parts storage is a significant problem. At the building perimeter, the structure configuration pitches from the roof truss to the masonry wall. Precipitation is directed toward the masonry where seepage occurs. Under windy conditions, snow can drift into the "valley" created by the roof pitch and permit moisture to be in contact with masonry for long periods. Furthermore, gaps between parapet copings (tile or stone) create another avenue for moisture penetration and associated problems.

Evaluation:

Due to the age of the materials and the site conditions referred to above (eg. the roof configuration), the facility shows evidence of depreciation of physical maintenance. These factors have also led to deterioration and dilapidation of masonry materials at parapet areas and other areas exposed to weather. With depreciation of physical maintenance, locations of current deterioration, including diagonal cracking in some locations, permit further entry of water and further deterioration. Use of control joints to control



shrinkage, settlement, and other cracking were not employed in this facility. The failure to use control joints is further evidence of the obsolescence of the facility.

## 2. Masonry Lintels

Relevant Factor(s)  
of the Act:

Age; Deterioration; Dilapidation

Results of  
Investigation:

Serious conditions exist on the west elevation of the north east wing of the Service Building Addition (block construction) where masonry materials are buckled at 4 lintels creating a hazard. In addition, the bottom flanges of almost all steel lintels are buckled. This holds true for short and long spans alike. The problem is probably a result of inadequate detailing of flashing and weep holes to eliminate moisture from the area above lintels. (See Photos S-6, S-7, and S-8). Freeze/thaw cycles cause continued deterioration.

Evaluation:

Buckled block and buckled lintel flanges indicate failure of the steel supporting structure. As a result, masonry materials are deteriorating in the area where these problems exist. Extensive effort would be required in order to eliminate these conditions.

## 3. Foundation

Relevant Factor(s)  
of the Act:

Dilapidation.

Results of  
Investigation:

Generally, settlement of foundations causes cracking in the masonry. At the south elevation of the offices area of the West Building and at the maintenance area on the east side of the Service Building Addition, masonry has cracked due to settlement of the foundation. (See Photo S-9 and Photo S-10)

Evaluation:

The appearance of the structure is dilapidated in areas of foundation settlement. This results in an unsightly, blighted appearance.

#### 4. Floor Framings

Relevant Factor(s)  
of the Act:

Obsolescence; Presence of structures below minimum code standards

Results of  
Investigation:

The Chicago Building Code requires the posting of "load cards" to indicate amount of load carrying capacity available in supported structures. On the second floor of the 2-Story Parts Building, a long narrow area, a load card is posted indicating a capacity limitation of 100 pounds per square foot (100 psf). This is considered minimal for a storage area. Floor cracks are present parallel to the floor support girder which spans from column to column (See Photo S-11). This indicates that past loading exceeded the available capacity. The cracking reduces the available shear strength of the slab, thus reducing slab capacity even further.

Evaluation:

Code interpretations suggest the requirement that a structure safely support applied loads. This is the basis of structural design for sizing members. Cracks in concrete can be a sign of reduced strength and caulking conceals the depth of these cracks. Remedial repair is required to restore the structure to posted capacity. Certainly no extra capacity is available for employing state-of-the-art storage systems which have greater live load capacity requirements. Thus, the layout and load capacity contribute to obsolescence of the space.

#### 5. Retaining Walls

Relevant Factor(s)  
of the Act:

Age; Deterioration; Dilapidation; Depreciation of physical maintenance.

Results of  
Investigation:

The of retaining walls at the west and north property lines are cracked. (See Photo S-12). Exposure to the elements has caused further deterioration of the retaining walls. The presence of excessively tall and dense weeds and spalling concrete evidence dilapidation and depreciation of physical maintenance. (See Photo S-13 and Photo S-14)

Evaluation:

The presence of these factors is evidence of age, deterioration, dilapidation and deterioration of physical maintenance.

## SUMMARY

The evaluation of the site and buildings located in the Redevelopment Project Area indicates that significant portions of the improvements meet the criteria set forth in the Act, such that this Redevelopment Project Area is "blighted" in accordance therewith.

The following summarizes the primary conditions which exist:

Age  
Dilapidation  
Obsolescence  
Deterioration  
Presence of structures below minimum code standards  
Inadequate utilities  
Deleterious land use or layout  
Depreciation of physical maintenance

## AGE

Many site and building features of this facility have out-lived their usefulness. Building signage and elevation treatment are both aesthetically and functionally "dated", aged and worn. Paving, sidewalks, and retaining walls are cracked or eroded due to age which is compounded by a lack of physical maintenance. These structures must be replaced. Similarly, fencing and site light poles are old and rusty. The roof of the facility has definitely outlived its usefulness. Plagued by numerous leaks, the roof condition is a source of other wall related problems for the facility.

The normal life cycle of HVAC equipment is 15 to 20 years. Most of the HVAC equipment is at least 20 to 25 years old with some 30 years old. It is apparent that the HVAC equipment is aged and has outlived its expected life.

Modern facilities are designed and constructed with circuit breaker panels rather than fuse-type. Plug-fuse type panels in the West Building evidence the facility's age. Frayed conductors and broken insulation on Electrical Service #2 evidences the age of electrical system, as does the corroded and deteriorated condition of the service entrance equipment. Distribution systems are also aged. Conduits are old and beginning to rust, pull boxes are rusted out, and conduit and wire serving roof-top equipment are completely rusted. The West Building emergency lighting system is old and deteriorated.

## DILAPIDATION

While a first glance at the facility may not give a casual impression of dilapidation, many of the improvements on the Redevelopment Project Area are found to be decaying and deteriorating. For example, retaining walls are cracked and leaning, foundation walls are differentially settled, exterior site lighting is severely deficient, corroded, buckled, and in some cases is in an unsafe condition (eg. exposed electrical wiring). The roofing is beyond its useful life. Moisture infiltration is contributing to other serious problems of degradation of structure such as buckling lintels and walls, and spalling mortar. Doors and frames are rusted and warped. Abandoned equipment (such as certain runs of sheet metal duct work, the roof top condensing unit, a nonfunctioning air conditioning unit and a exterior incinerator) is left in place, rusting and decaying. The electrical panel and power distribution system in the West Building are extremely dilapidated, rusted, and corroded. In addition, broken exit signs and illegal fluorescent fixtures are also dilapidated.

## OBSOLESCENCE

Obsolescence, the state of growing old and out of usefulness or of a kind or style no longer current, characterizes much of the facility. Site signage, elevation treatment and interior wall finishes are obvious examples of the "dating" of this facility. Skylights of a type which are no longer practical in an energy conscious environment, and the absence of steam pipe insulation are more subtle examples of the facility's obsolescence. Abandoned equipment such as the exterior incinerator is obsolete, but has not been removed. More serious safety problems exist. For example, the use of ungrounded receptacles, plug-fuse type panels, and old and worn exit signs, all of which are obsolete by today's design and code standards, are potential safety hazards. The lack of accessibility in washrooms for handicapped patrons is another indication of obsolete design. In light of the general condition of deterioration of various systems and depreciation of maintenance observed throughout, it is reasonable to conclude that for all practical purposes this facility has exceeded its useful life without further major investment and is therefore obsolete.

## DETERIORATION

Deterioration is a dominant characteristic of the declining condition of elements of the Redevelopment Project Area both outside and inside the facility. Outside, retaining walls are cracking and leaning, paving is plagued by potholes and some heavy cracking, sidewalks are eroding, fencing which borders the Property is rusty, exterior site lighting is extremely deteriorated and in some cases unsafe, exterior brick work, lintels and mortar joints are buckling and cracked from water infiltration and foundation settlement, and the roof is blistered and splitting. Interior walls have areas of spalling brick and cracks, and there is damaged insulation on certain mechanical equipment. Electrical outlets, panels, fixtures and exit signs are deteriorating from rust and

corrosion, and are broken in some areas. In some areas, electrical receptacles have been painted where it is improper to do so. Incoming service #2 is severely deteriorated with frayed conductors and flaking insulation and should be replaced. Conduit and wiring feeding roof top equipment is completely rusted with exposed wiring.

#### PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Several areas of concern are apparent here. Ponding water on site is a violation of Section 78-58 of Chicago Building Code. Exiting requirements are not met in the parts area (78.1-41b). Certain fire ratings are not met in areas like the paint and body shops and boiler room (improperly rated doors and walls)(Section 48-12.5). The use of long extension cords, the lengths of cords and chains used for fluorescent fixtures, and by plugging of water related machines directly into receptacles are all violation of the electrical code (Section 87-400.3). Exposed and deteriorated wire on the roof is a code violation (Section 87-300.3) and is an unsafe condition. Floor cracks in parts storage room suggest past loading exceeding shear capacity. Current posted live load capacity is only the minimum acceptable and is very likely insufficient for current day storage systems. Buckled block and buckled lintel flanges are evidence of a structure below minimum code standard. Ventilation requirements are not met in employee locker and toilet room, and paint shop locker. Letter sizes on exit signs are improperly sized (Section 87-18).

#### INADEQUATE UTILITIES

Inadequate electrical utilities include an insufficient number of receptacles in the paint shop, body shop and parts area. The incoming primary electrical service in the west building is inadequate by today's standards. Ponding water at the existing catch basin between the Service Building and the West Building indicates that the storm sewer system is not adequately sized to handle the storm water runoff in this area.

#### DELETERIOUS LAND USE OR LAYOUT

Building placement is irregular and disadvantageous to commercial use of the property and is a negative influence on the neighborhood. Signage is excessive and cluttered for a facility supporting only two users. Sidewalks intended for pedestrian use are used for parking cars and are seriously deteriorated. Forward placement of the facility inhibits commercial useage. Patron-conducive parking and safe and convenient site access is severely deficient, despite the huge expanse of paved areas on the rear of the site. Layout of the facility itself is irregular and inefficient.

## DEPRECIATION OF PHYSICAL MAINTENANCE

This is by far the most obvious condition of the current state of the facilities contained in the Project Redevelopment Area. While many areas appear generally functional, all areas of facility show signs of a depreciation of physical maintenance including site conditions, building structure, mechanical equipment, electrical fixtures, and most remaining architectural elements. Depreciation of physical maintenance has resulted in many of the conditions described under deterioration and dilapidation: Cracked and leaning retaining walls; corroded and buckling exterior site lighting, exposed electrical wiring; a roof which is beyond its useful life; moisture infiltration, buckling lintels and walls; spalling brick and disintegrated mortar; rusted doors and frames; abandoned equipment like sheet metal ductwork; roof top condensing unit; a nonfunctioning air conditioning unit and a exterior incinerator, rusted/corroded electrical panel; broken exit signs; illegal fluroescent fixtures; deteriorating insulation; broken and obsolete signage; weed growth and deteriorated sidewalks; and cracked and potholed paving.

## CONCLUSION

Considering the aforementioned, the conclusion of this report is that eight (8) of the conditions defined for "blighted areas" under the Act are prevalent on the Property commonly known as 2036-2136 West Peterson Avenue, Chicago, IL, thereby qualifying this Redevelopment Project Area as a "blighted area" under the meaning of the Act.

EXHIBIT A

Legal Description of Proposed Redevelopment  
Project Area

PARCEL 1:

The North 188.50 feet of Lots 5 and 6; Lots 7, 8, 9, 10 and 11 (except that portion of said lots taken for the widening of Peterson Avenue); Lots 12 and 13; the South 30.0 feet of the West 49.2 feet of Lot 14, all in Barbara Evert's Addition to High Ridge, in the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

The West 255.5 feet of the South 330 feet of the East 1083.5 feet of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, except that part thereof lying South of a line 67 feet North of and parallel with the South line of the Northwest 1/4 of Section 6 aforesaid, as conveyed by John Thillens and Theresa Thillens, his wife, to the City of Chicago, a municipal corporation, by Quitclaim Deed, dated October 6, 1928, and recorded November 2, 1928 as Document No. 10195995, in Cook County, Illinois.

TOGETHER WITH:

That portion of the entire Norwood Street right-of-way adjacent to the aforesaid lying between the west line of Hamilton Avenue, on the west, and the northerly extension of a point 788.30 feet east of the west line of Hamilton Avenue, on the east;

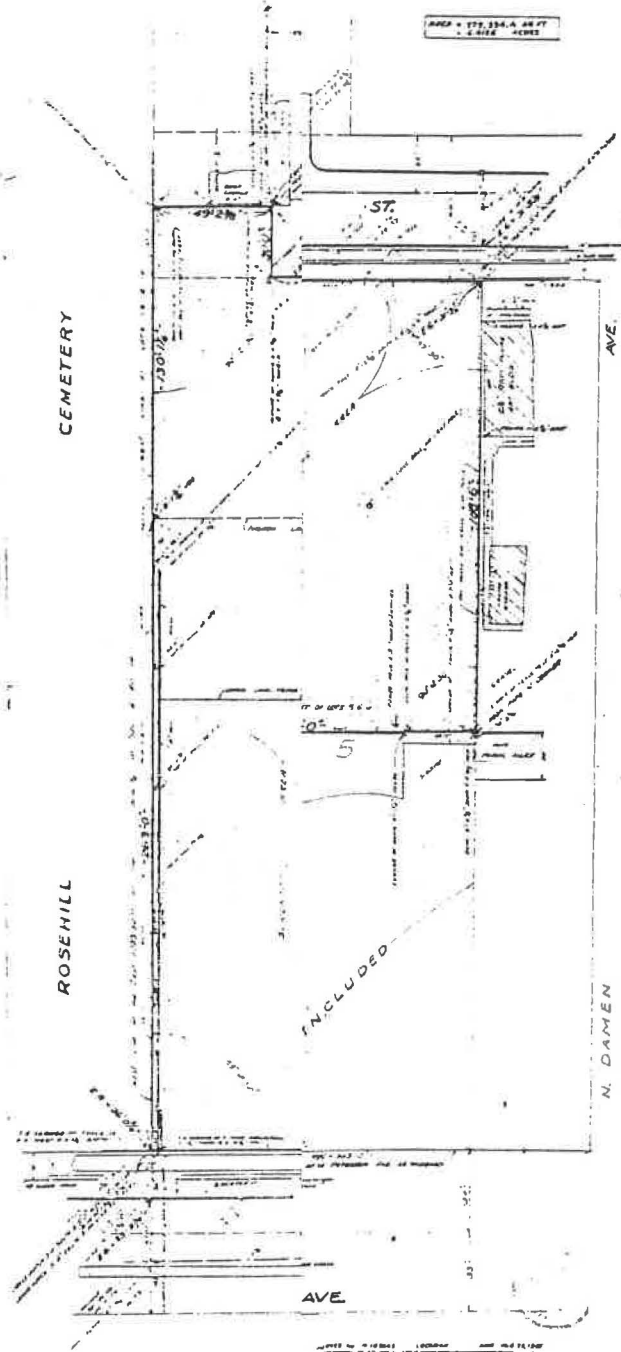
TOGETHER WITH:

That portion of the entire Peterson Avenue right-of-way adjacent to the aforesaid lying between the southerly extension of the west line of the aforesaid, on the west, and a point 687.27 feet east of said southerly extension of the west line, on the east.

VICE, INC. SURVEY NO. DATE  
 17-89307 10/17/54 11/17/54  
 1/17/54 1/17/54 11/17/54

LET BEAR THE NE CORNER OF THE 1/2 ACRES (PART 1) OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 14 EAST OF THE 1st 6th PRINCIPAL MERIDIAN IN DEKALB COUNTY, GEORGIA, BEING THE SAME AS SHOWN ON MAP OF DEKALB COUNTY, GEORGIA, MADE BY THE STATE OF GEORGIA, AND AS SHOWN ON MAP OF DEKALB COUNTY, GEORGIA, MADE BY THE STATE OF GEORGIA, AND AS SHOWN ON MAP OF DEKALB COUNTY, GEORGIA, MADE BY THE STATE OF GEORGIA, DATED JULY 12, 1928 AND RECORDED IN BOOK 10, PAGE 108.

AREA = 173,334.4 SQ. FT.  
 = 3.966 ACRES



BY *Charles H. Fretwell*  
 SURVEYOR

**CERTIFICATE** THAT THE ABOVE SURVEY WAS ACCURATELY MEASURED AND PLANNED IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF MARCH 3, 1909, AND THE ACT OF MARCH 3, 1911, AND THE ACT OF MARCH 3, 1913, AND THE ACT OF MARCH 3, 1915, AND THE ACT OF MARCH 3, 1917, AND THE ACT OF MARCH 3, 1919, AND THE ACT OF MARCH 3, 1921, AND THE ACT OF MARCH 3, 1923, AND THE ACT OF MARCH 3, 1925, AND THE ACT OF MARCH 3, 1927, AND THE ACT OF MARCH 3, 1929, AND THE ACT OF MARCH 3, 1931, AND THE ACT OF MARCH 3, 1933, AND THE ACT OF MARCH 3, 1935, AND THE ACT OF MARCH 3, 1937, AND THE ACT OF MARCH 3, 1939, AND THE ACT OF MARCH 3, 1941, AND THE ACT OF MARCH 3, 1943, AND THE ACT OF MARCH 3, 1945, AND THE ACT OF MARCH 3, 1947, AND THE ACT OF MARCH 3, 1949, AND THE ACT OF MARCH 3, 1951, AND THE ACT OF MARCH 3, 1953, AND THE ACT OF MARCH 3, 1955, AND THE ACT OF MARCH 3, 1957, AND THE ACT OF MARCH 3, 1959, AND THE ACT OF MARCH 3, 1961, AND THE ACT OF MARCH 3, 1963, AND THE ACT OF MARCH 3, 1965, AND THE ACT OF MARCH 3, 1967, AND THE ACT OF MARCH 3, 1969, AND THE ACT OF MARCH 3, 1971, AND THE ACT OF MARCH 3, 1973, AND THE ACT OF MARCH 3, 1975, AND THE ACT OF MARCH 3, 1977, AND THE ACT OF MARCH 3, 1979, AND THE ACT OF MARCH 3, 1981, AND THE ACT OF MARCH 3, 1983, AND THE ACT OF MARCH 3, 1985, AND THE ACT OF MARCH 3, 1987, AND THE ACT OF MARCH 3, 1989, AND THE ACT OF MARCH 3, 1991, AND THE ACT OF MARCH 3, 1993, AND THE ACT OF MARCH 3, 1995, AND THE ACT OF MARCH 3, 1997, AND THE ACT OF MARCH 3, 1999, AND THE ACT OF MARCH 3, 2001, AND THE ACT OF MARCH 3, 2003, AND THE ACT OF MARCH 3, 2005, AND THE ACT OF MARCH 3, 2007, AND THE ACT OF MARCH 3, 2009, AND THE ACT OF MARCH 3, 2011, AND THE ACT OF MARCH 3, 2013, AND THE ACT OF MARCH 3, 2015, AND THE ACT OF MARCH 3, 2017, AND THE ACT OF MARCH 3, 2019, AND THE ACT OF MARCH 3, 2021, AND THE ACT OF MARCH 3, 2023, AND THE ACT OF MARCH 3, 2025.

**NATIONAL SURVEY SERVICE, INC.**  
 1100 N. W. 10th St., Ft. Lauderdale, Fla. 33304  
 (305) 463-1100

**EXHIBIT B**



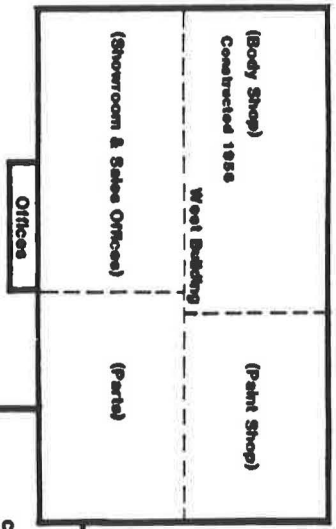


ROSEHILL CEMETERY

263.0

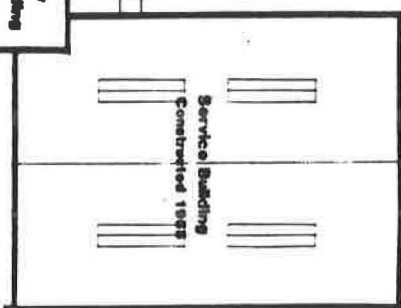
49.23

Property Line



Asphalt Parking

Sidewalk



786.34

W. NORWOOD

Apartment Buildings

Apartment Buildings



Asphalt Parking

Property Line

174.74

150.0

188.0

W. PETERSON

EXHIBIT C

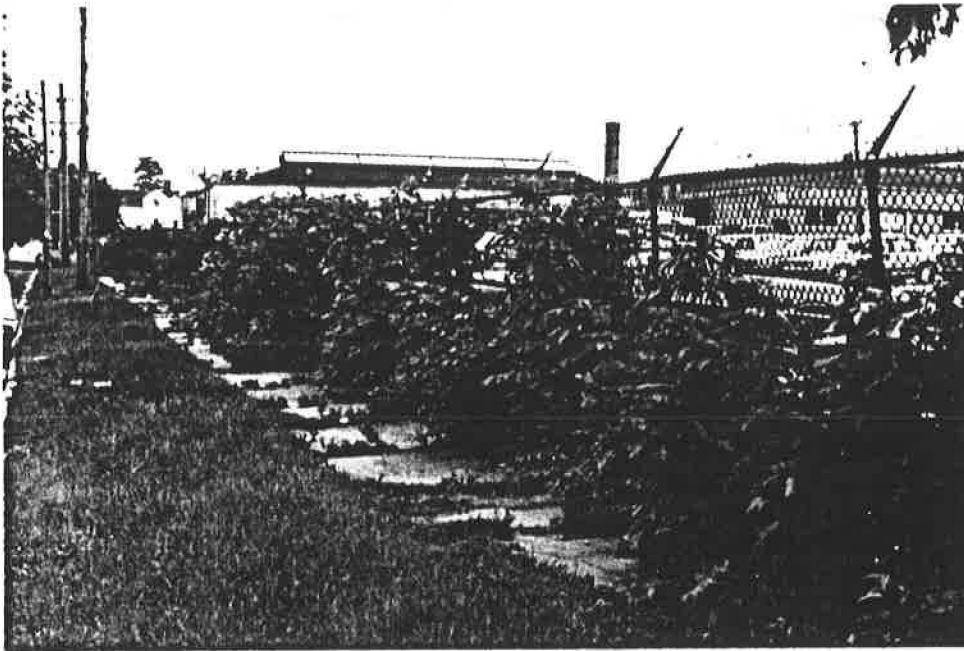


PHOTO A-1  
Weed overgrowth  
along north  
retaining wall.



PHOTO A-2  
View of neighbor-  
hood.



PHOTO A-3  
Site signage.

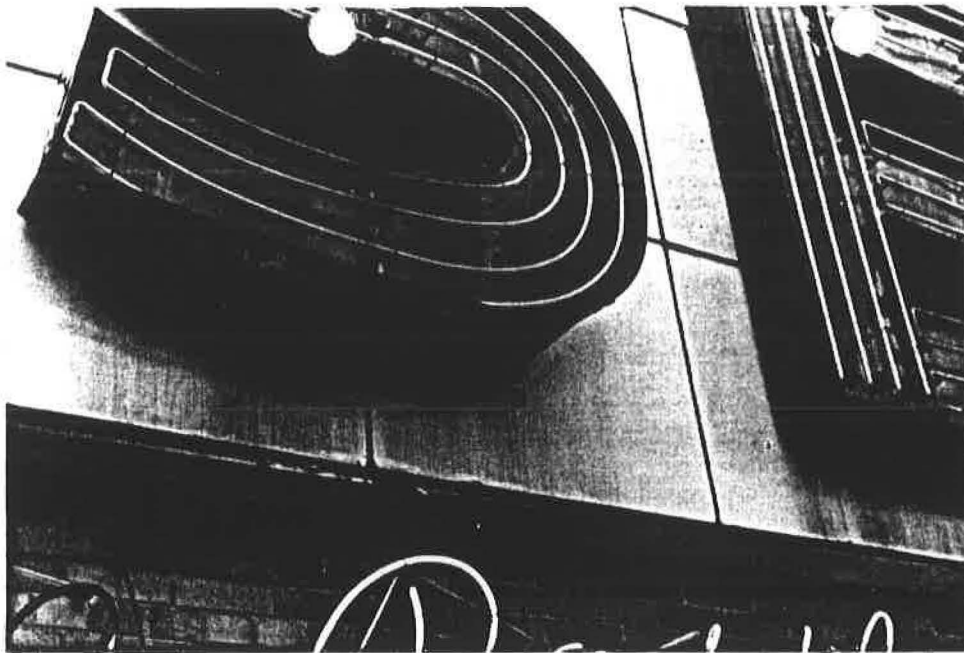


PHOTO A-4  
Deteriorating  
condition of  
building signage.



PHOTO A-5  
Ponding water on  
roof and skylights.



PHOTO A-6  
Damaged ceiling  
tiles.



PHOTO C-1  
Ponding storm water.



PHOTO C-2  
Aged and  
deteriorated paving.

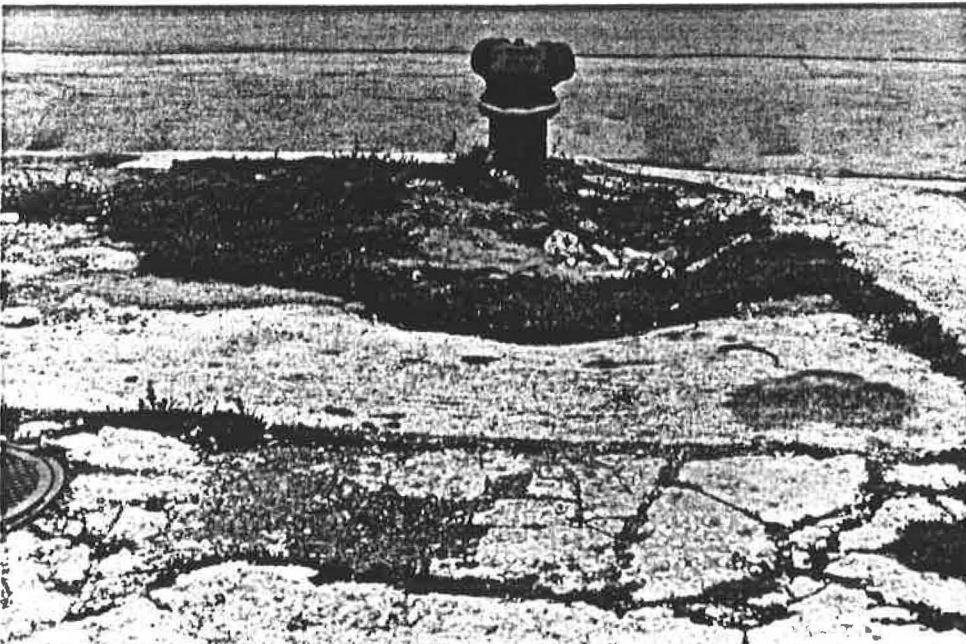


PHOTO C-3  
Deteriorated  
sidewalk.



PHOTO C-4  
Parking on sidewalk.



PHOTO C-5  
Parking in Parkway.



PHOTO C-6  
Deteriorated  
lightpost.

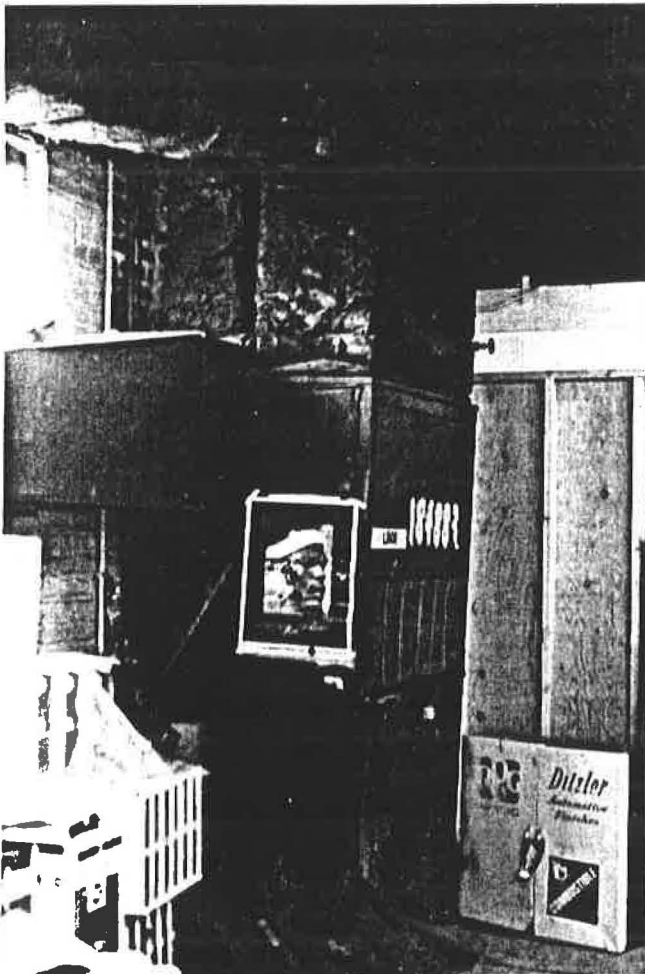


PHOTO M-1  
Parts Dept. air  
conditioning unit.



PHOTO M-2  
Abandoned  
incinerator.

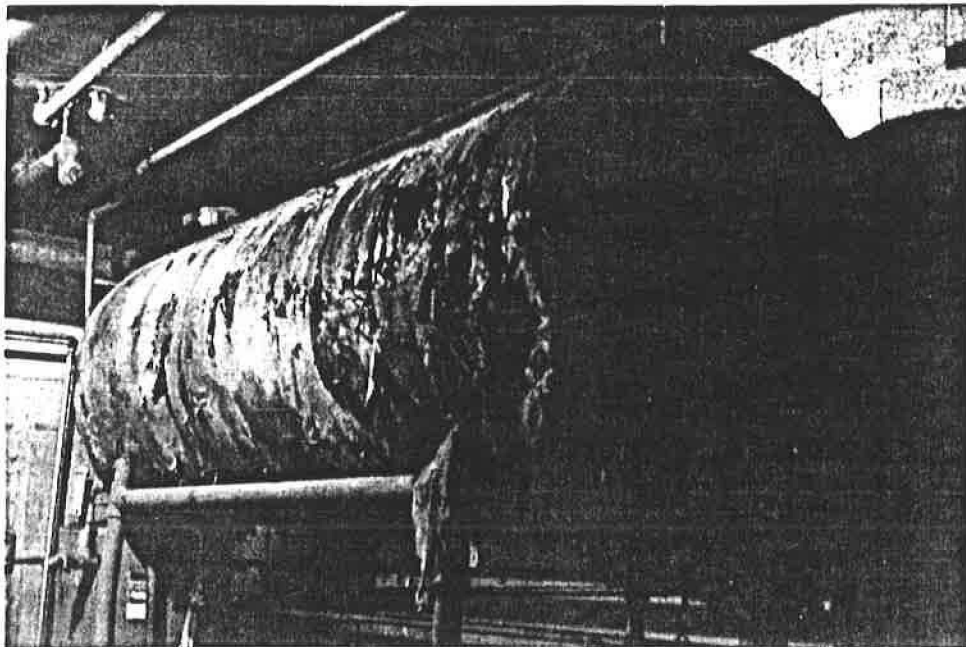


PHOTO M-3  
Hot water storage  
tank.

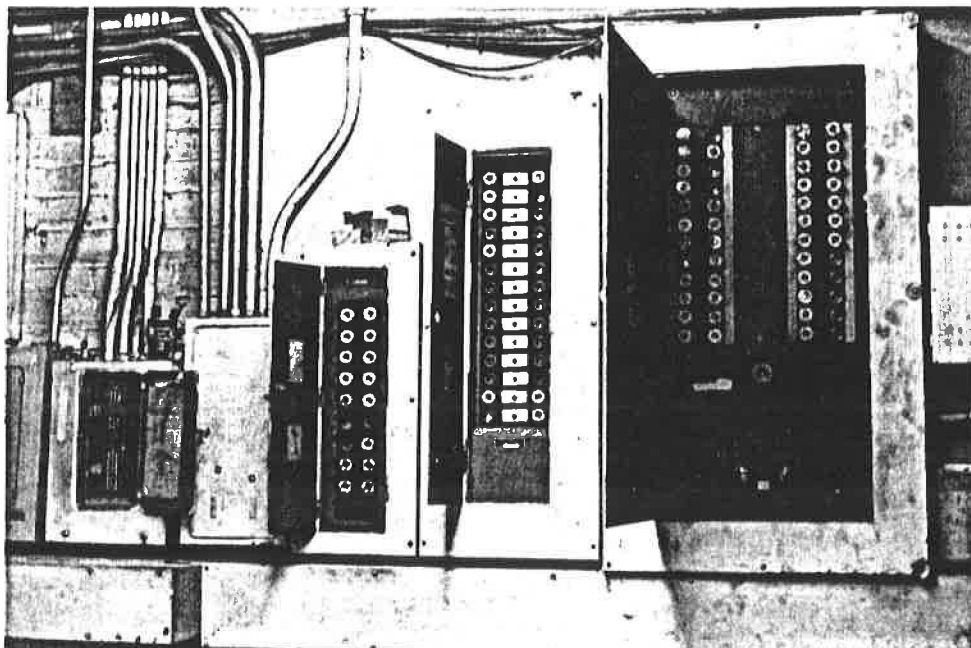


PHOTO E-1  
Obsolete  
electrical  
lighting and power  
distribution  
panels in west  
building.

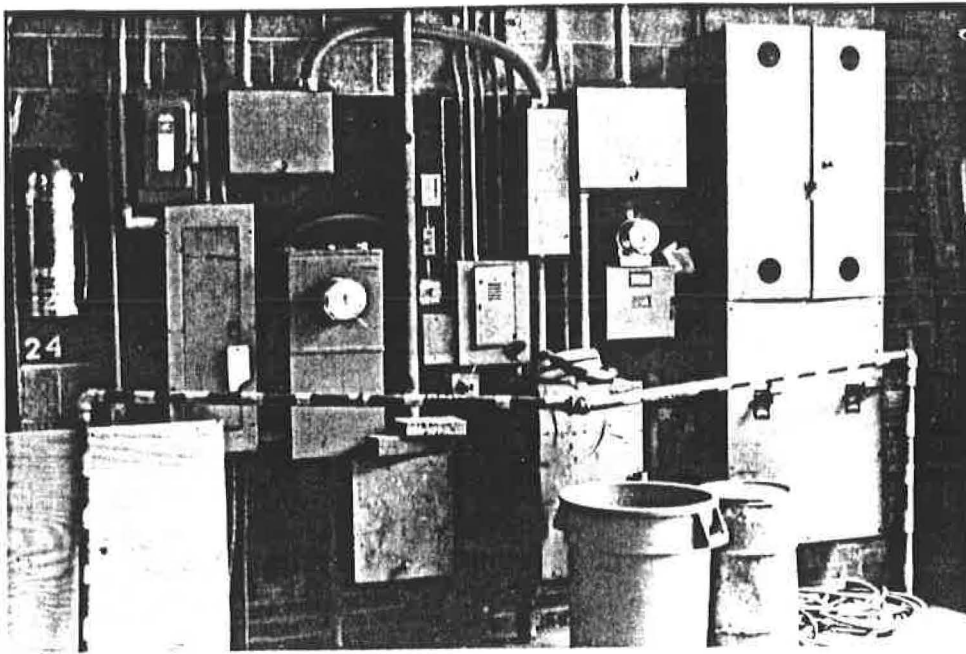


PHOTO E-2  
Rusted out  
electrical service  
distribution for  
the west building.

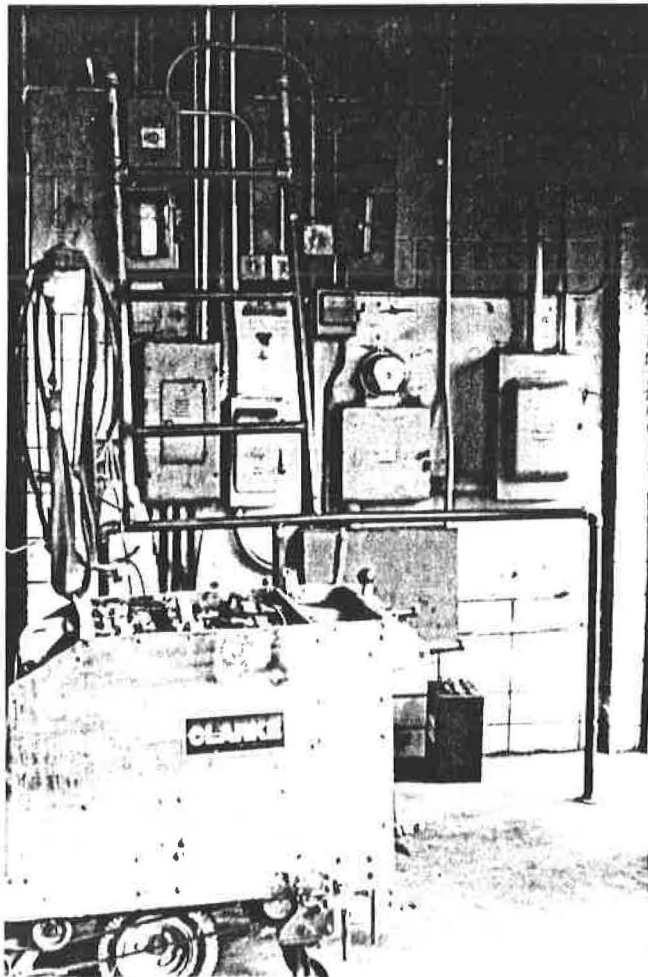


PHOTO E-3  
Rusted out  
electrical service  
distribution  
(Service #2) in  
Service building.



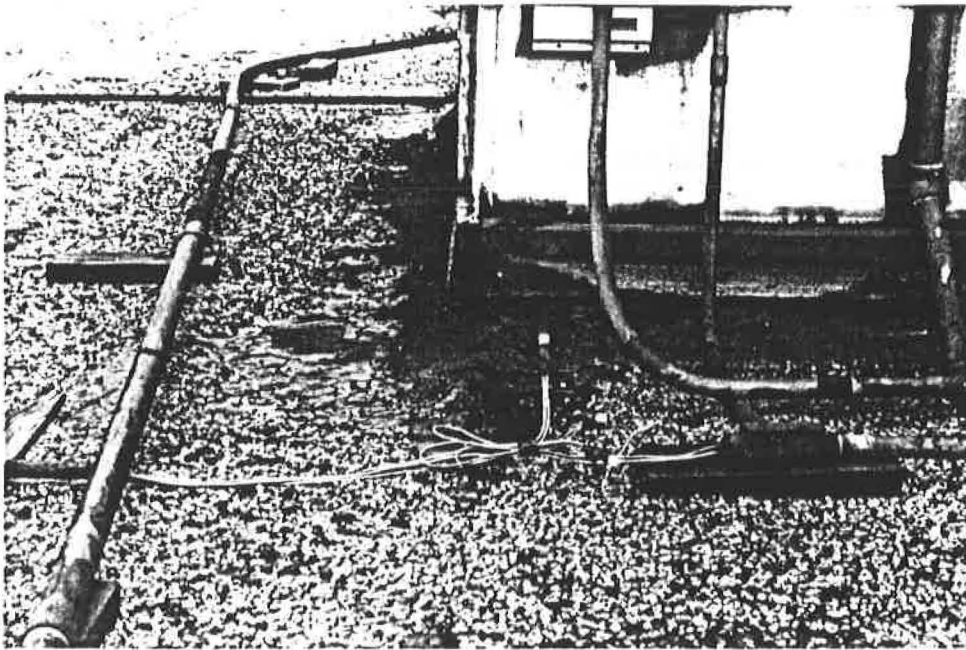


PHOTO E-4  
Eroded conduits  
and exposed wiring  
on the roof of  
west building.

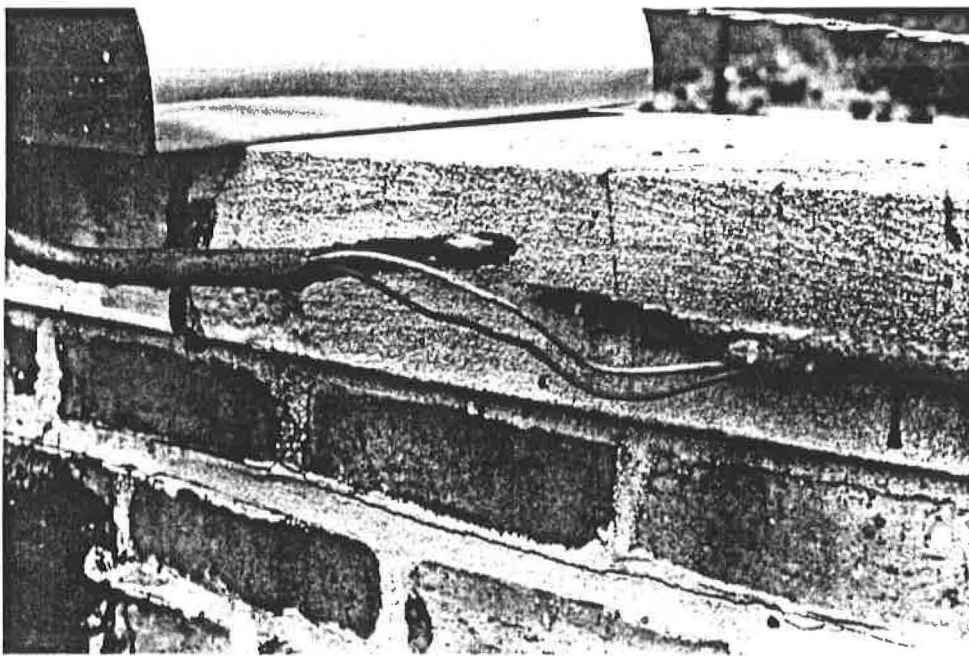


PHOTO E-5  
Eroded conduits  
and exposed wiring  
on roof of west  
building.

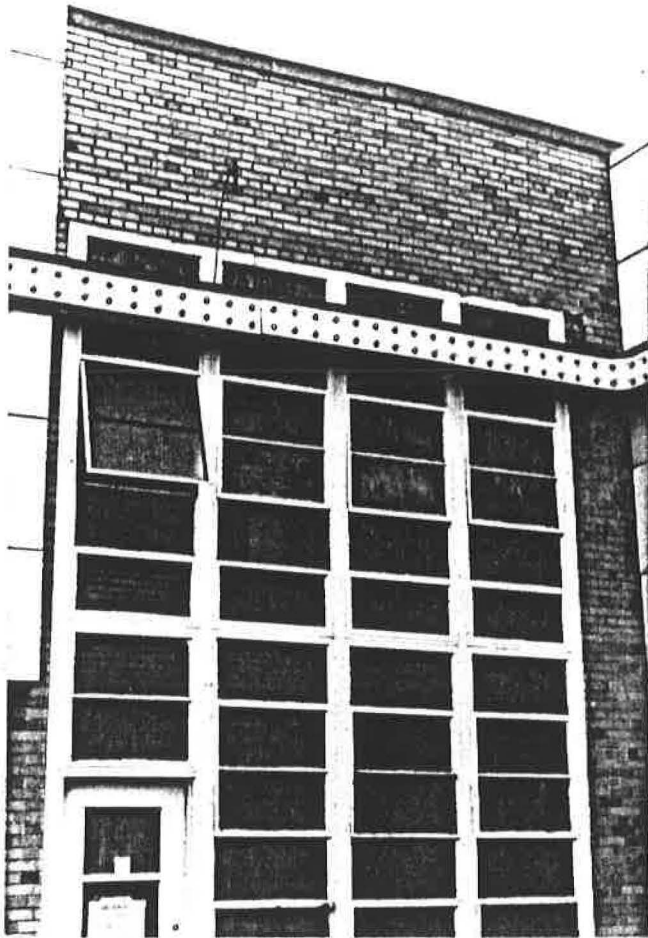


PHOTO S-1  
Diagonal cracking  
in masonry.

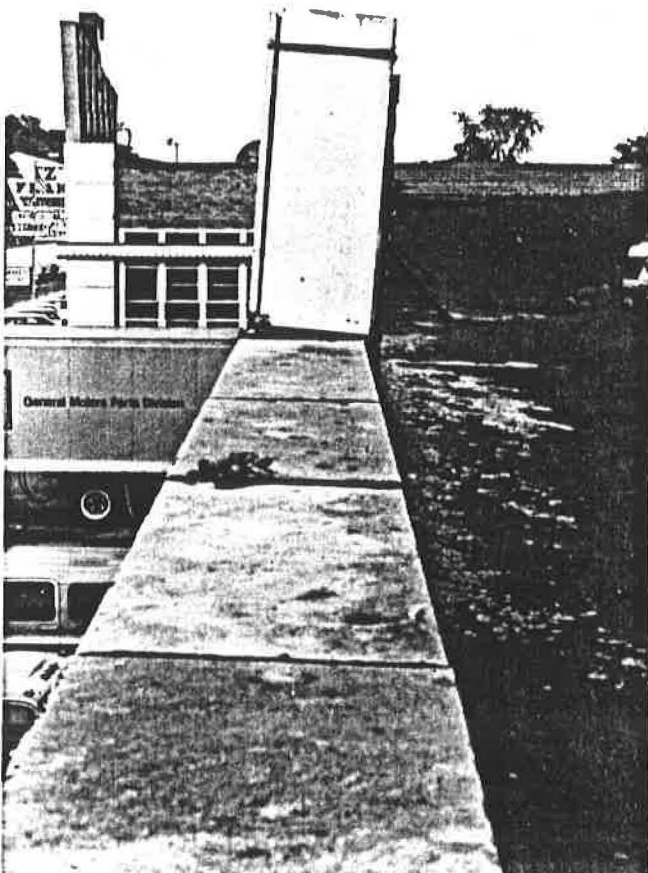


PHOTO S-2  
Parapet leaning  
north.



PHOTO S-3  
Exterior masonry  
and joints shown  
deterioration.

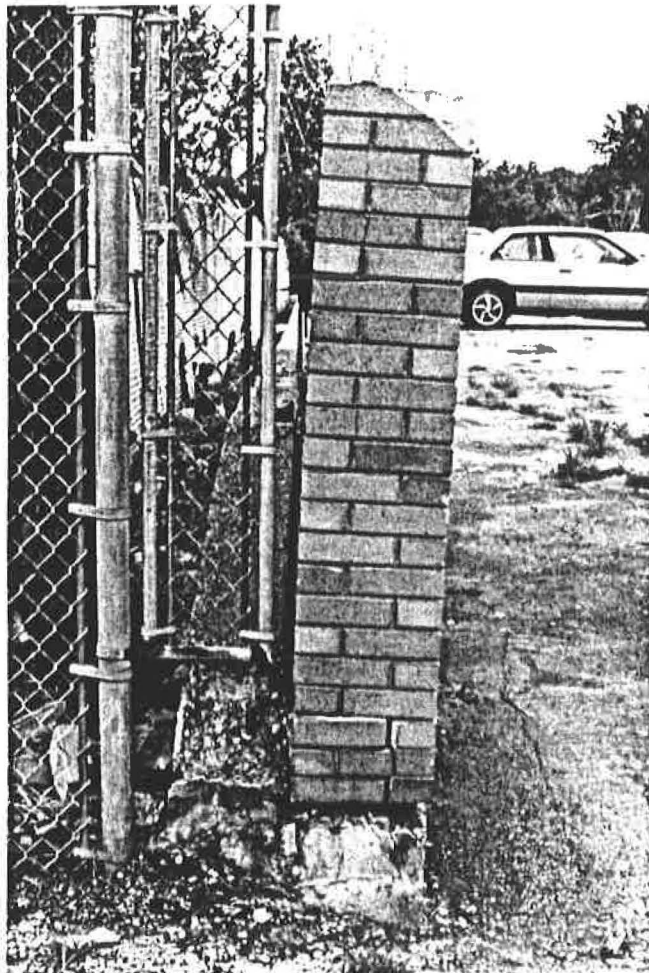


PHOTO S-4  
Deteriorated  
masonry screen  
wall.

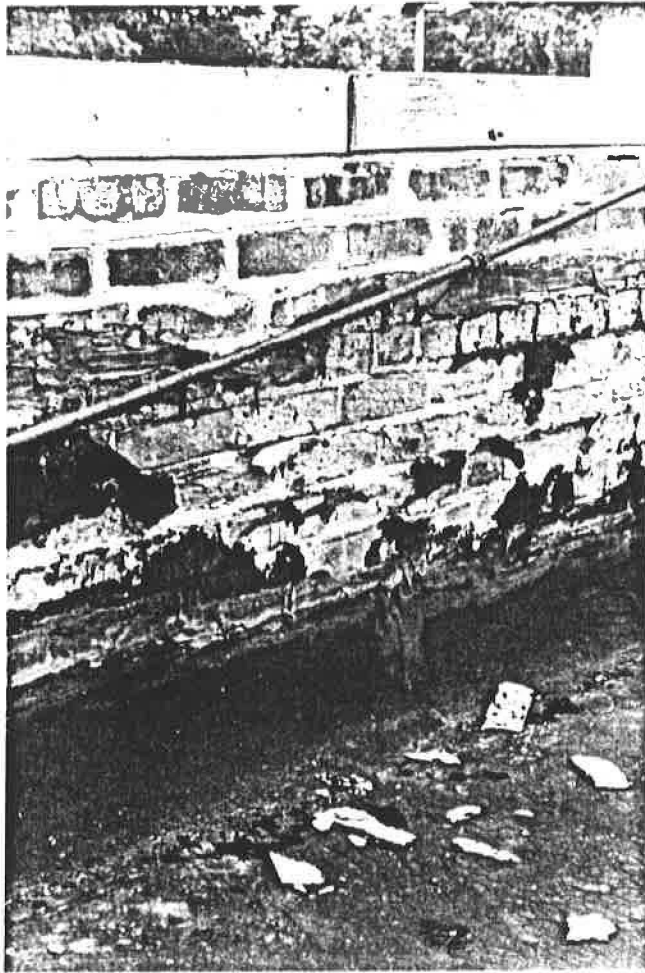


PHOTO S-5  
Spalling,  
deteriorated  
masonry at parapet.



PHOTO S-6  
Buckled lintel  
flanges (close-up).

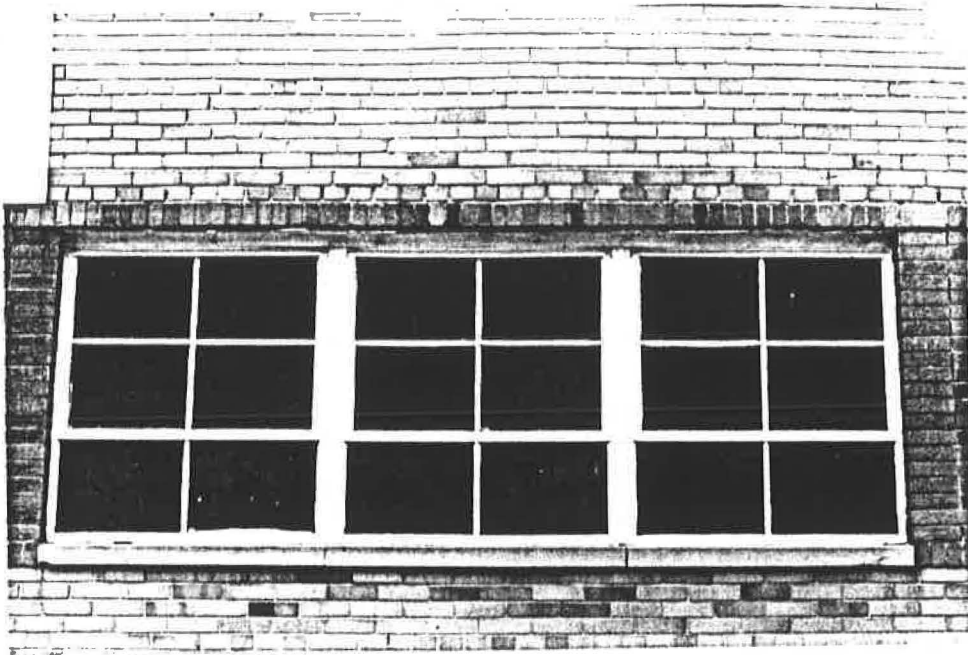


PHOTO S-7  
Buckled lintel.

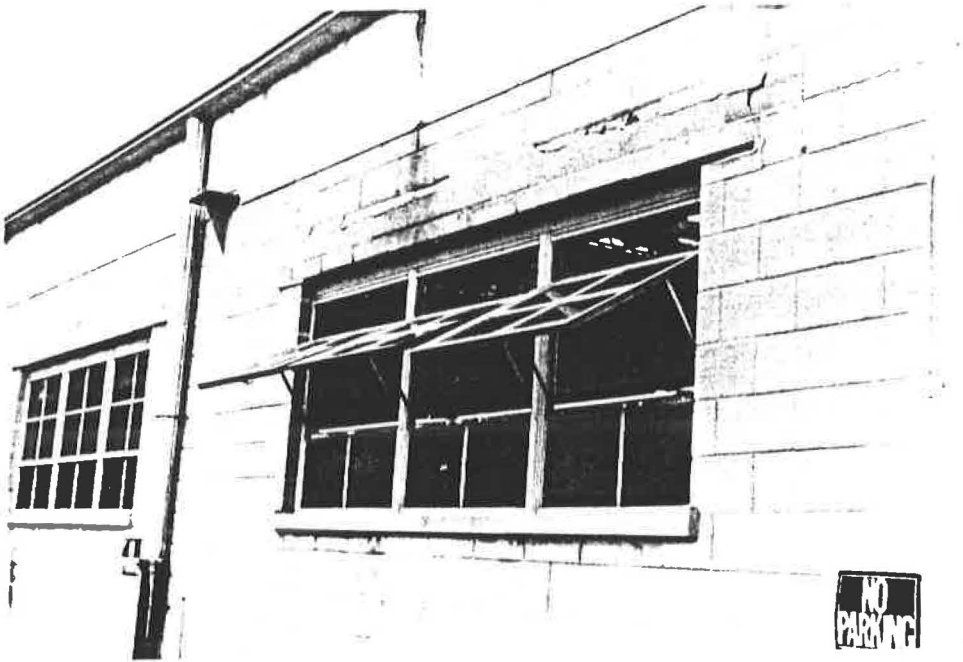


PHOTO S-8  
Buckled block at  
lintel.

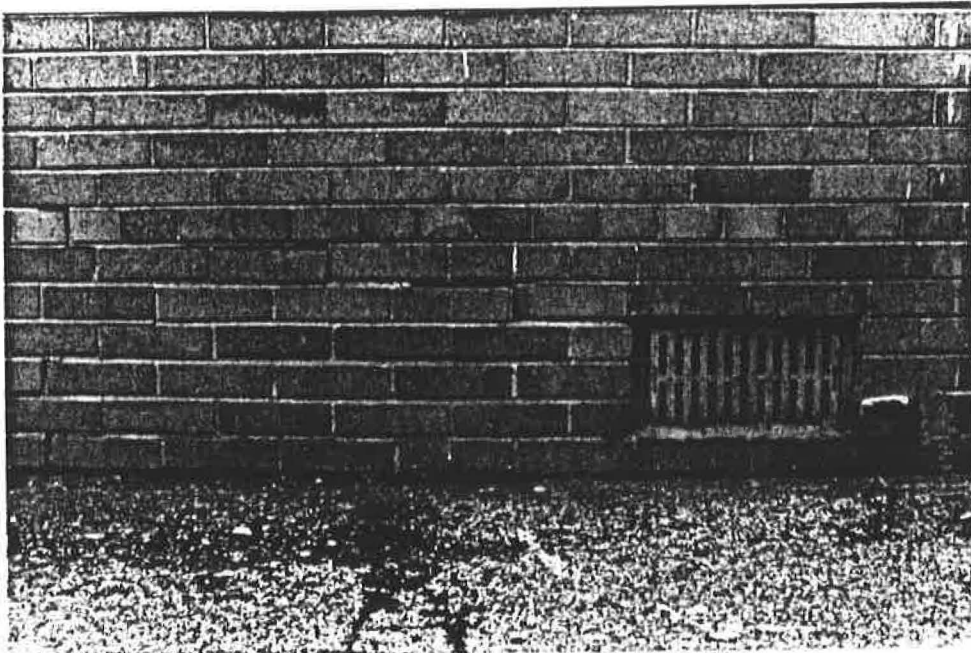


PHOTO S-9  
Diagonal masonry  
cracking at  
settled foundation.

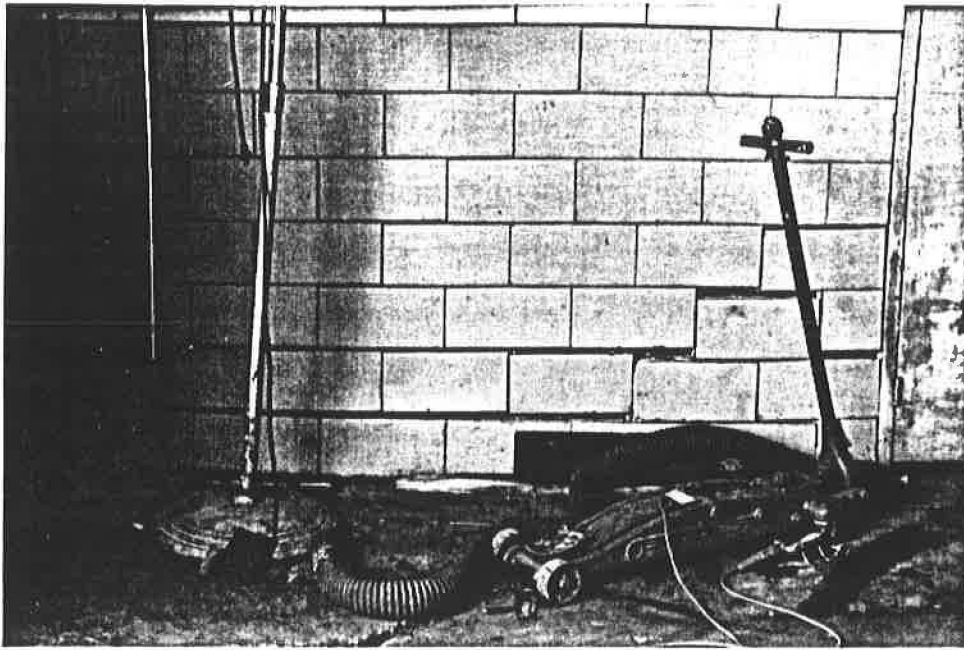


PHOTO S-10  
Diagonal masonry  
cracking at  
settled foundation  
- interior.



PHOTO S-11  
Shear cracking at  
second floor parts  
storage girder.



PHOTO S-12  
Deteriorated  
retaining wall  
near service  
addition.

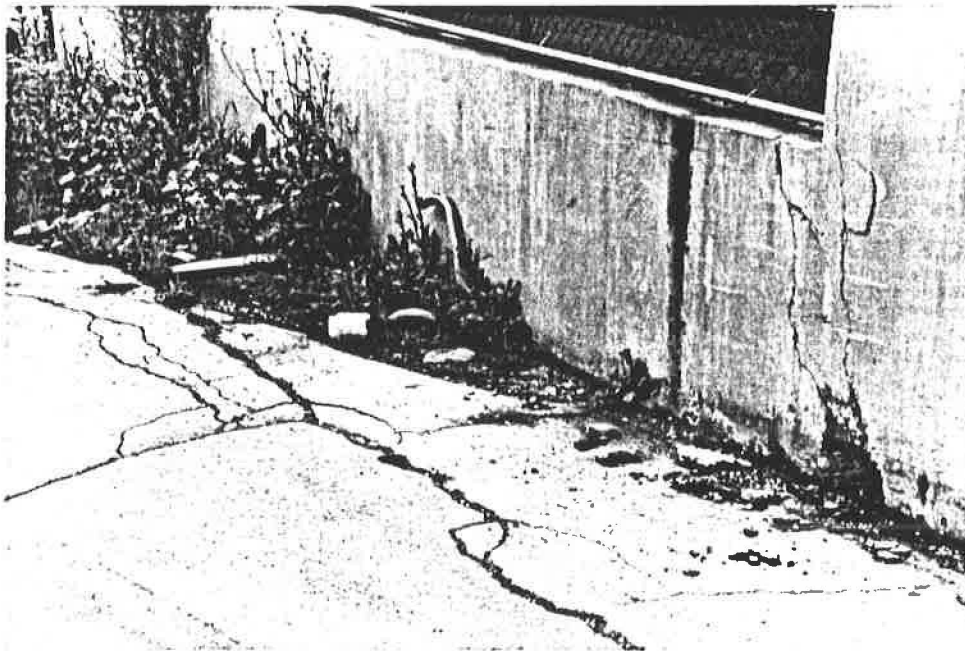


PHOTO S-13  
Exterior of  
retaining wall.

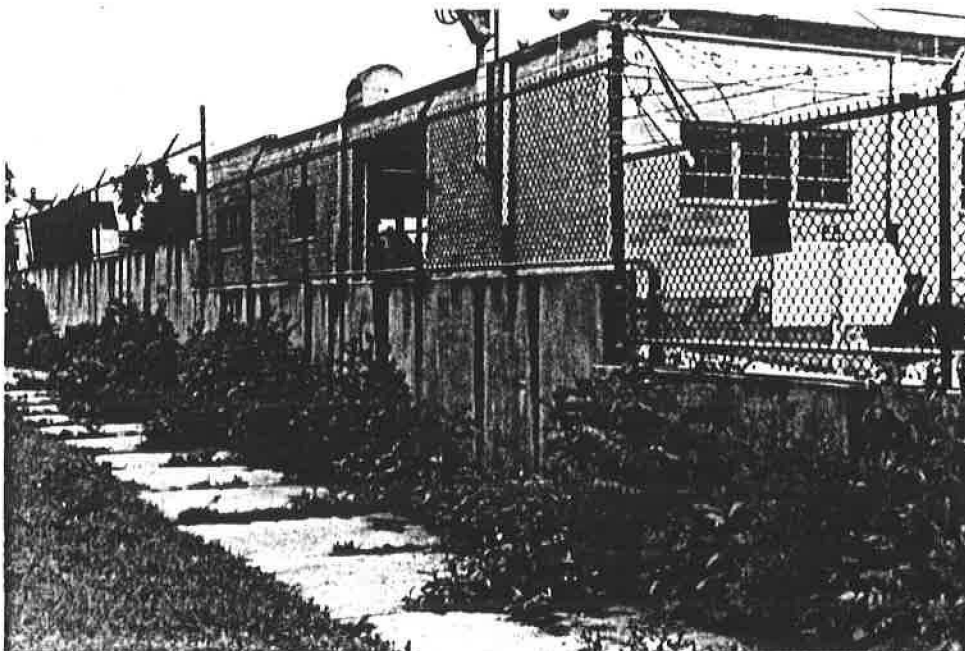


PHOTO S-14  
Exterior retaining  
wall.