

AUTHORIZATION FOR APPROVAL OF TAX INCREMENT  
REDEVELOPMENT PLAN FOR LINCOLN AVENUE  
REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, November 3, 1999.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration a substitute ordinance approving a tax increment redevelopment plan for Lincoln Avenue Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute 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 substitute 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, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

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

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1996 State Bar Edition), as amended (the "Act"), for a proposed redevelopment area to be known as the Lincoln Avenue Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-71.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council") (with the Mayor and the City Council being collectively defined herein as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on September 14, 1999; and

WHEREAS, The Plan (including the related eligibility study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act prior to the adoption by the Commission of Resolution 99-CDC-150 on July 27, 1999 fixing the time and place for the Hearing, at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on July 27, 1999, by publication in the *Chicago Sun-Times* on August 20, 1999 and August 24, 1999 and by certified mail to taxpayers within the Area on August 26, 1999; and

WHEREAS, A meeting of the joint review board (the "Board") established pursuant to Section 5/11-74.4-5(b) of the Act was convened upon the provision of due notice on July 30, 1999 at 10:00 A.M., concerning the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-171 attached hereto as Exhibit B, adopted on September 14, 1999, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, After the filing of the Plan and prior to the Hearing, certain minor changes were made to the Plan (which changes are reflected in the Plan attached hereto as Exhibit A); and

WHEREAS, After the Hearing, certain additional minor changes were made to the Plan (which changes are reflected in the Plan attached hereto as Exhibit A); and

WHEREAS, Pursuant to Section 5/11-74.4-5 (a) of the Act, notice of the changes noted in the two (2) preceding clauses was given by mail to each affected taxing district within the Area and by the publication in the *Chicago Sun-Times* or the *Chicago Tribune* not less than ten (10) days prior to the adoption of this ordinance; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility study attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporation Authorities hereby made the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the city as a whole;  
or

(ii) the Plan either (a) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission, or (b) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years.

SECTION 4. Approval Of The Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Powers Of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Council is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

SECTION 6. Invalidity Of Any Section. If any provisions 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 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "E" referred to in this ordinance printed  
on page 13311 of this Journal.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

*Exhibit "A".*  
(To Ordinance)

*Lincoln Avenue Tax Increment Finance Area  
Redevelopment Plan And Project.*

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as the Lincoln Avenue Redevelopment Project Area in Chicago, Illinois (hereafter referred to as the "Redevelopment Project Area"). The purpose of this study is to determine whether the 50 blocks of the Redevelopment Project Area qualify for designation as a "Conservation Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

The Redevelopment Project Area is located on the north side of the City, approximately seven miles north of the central business district and is comprised of approximately 181 acres and includes 50 (full and partial) blocks. The boundaries of the Redevelopment Project Area are Devon Avenue on the north, Foster Avenue on the south, the alley east of Lincoln Avenue, Kedzie and California Avenues on the east, and the alley west of Lincoln Avenue on the west. The boundaries are shown on Redevelopment Plan Map 1, Boundary Map.

Numerous deteriorated and obsolete commercial buildings and a general lack of maintenance of properties characterize the Redevelopment Project Area. Much of the Redevelopment Project Area consists of:

- deteriorated buildings and site improvements;
- obsolescence;
- excessive land coverage; and
- other blighting characteristics.

The purpose of the Lincoln Avenue Redevelopment Project Area is to establish a mechanism to allow for the planning, financing, and implementation of development of institutional (e.g. police department, fire department and library), commercial, and residential uses, rehabilitation of commercial uses, and public improvements including open space and streetscaping beautification projects.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider & Associates, Inc., The Lambert Group, and Macondo Corp., American Surveying Consultants, P.C. and First American Lenders Advantage. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the "Act". Louik/Schneider & Associates, Inc. has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

**TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

An analysis of conditions within this area indicates that it is appropriate for designation as a Redevelopment Project Area under the Act. The Redevelopment Project Area is characterized by conditions which warrant its designation as a "Conservation Area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the increase in tax revenues generated by public and private redevelopment. This increase in tax revenues is used to pay for upfront costs that are required to stimulate private investment in new development or rehabilitation or to reimburse private developers for eligible costs incurred in connection with any redevelopment or rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increment revenues that are generated within the tax increment financing district.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed value ("EAV") or the Certified Base EAV for all taxable real estate located within the Redevelopment Project Area and the current year EAV. The EAV is the assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

This Plan has been formulated in accordance with the provisions of the Act. The purpose of the Plan is to provide a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project."

This Plan also specifically describes the Redevelopment Project Area which meets the eligibility requirements of the Act (see Exhibit 5 – Lincoln Avenue Tax Increment Finance Program - Eligibility Study, July 1999). After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area.

The purpose of this Plan is to ensure that new private investment occurs:

1. On a coordinated rather than a piecemeal basis to ensure that the land use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards to the best ability of existing buildings;
2. On a reasonable, comprehensive and integrated basis to ensure that Conservation Area factors are eliminated; and
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government.

Regardless of when the Plan is adopted, it will include land uses that have already been approved by the Chicago Plan Commission.

The adoption of the Plan will make possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area that cannot reasonably be anticipated to be developed without the adoption of this Plan. Public investments will create the appropriate environment to attract the level of private investment required for redeveloping the Redevelopment Project Area.

Successful implementation of the Redevelopment Project requires that the City take advantage of the real estate tax increment revenues attributed to the Redevelopment Project Area as provided in accordance with the Act.

## **II. REDEVELOPMENT PROJECT AREA DESCRIPTION**

The Redevelopment Project Area is located on the north side of the City, approximately seven miles north of the central business district. The Redevelopment Project Area comprises approximately 181 acres and includes 50 (full and partial) blocks. The Redevelopment Project Area is located along Lincoln Avenue, generally bounded by Foster Avenue on the south and Devon Avenue on the north. The boundaries and individual Permanent Index Numbers ("PIN") are identified in - Map 1, Boundary Map and PIN Map 1A, 1B, and 1C. The existing land uses are identified on Redevelopment Plan - Map 2. The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to be substantially benefited by the Plan.

### **A. EXISTING CONDITIONS**

The Redevelopment Project Area is well suited to commercial and mixed-use development and its close proximity to good local and regional transportation networks makes the area accessible to shoppers and residents. Until the early 1960s, Lincoln Avenue and its intersecting east/west arterial streets were important transit corridors. Prior to the construction of the Kennedy Expressway (Interstate 90), and the Edens Expressway (Interstate 94), Lincoln Avenue (US Route 1) served as an important segment in the major north side route connecting Chicago to northern Illinois communities and to Wisconsin and beyond. Foster Avenue (US Route 12) and Peterson Avenue (US Route 14) were major access routes from Chicago to the northwest section of Illinois and states beyond.

The Redevelopment Project Area is also well served by public transportation, making the site easily accessible to the local work force. The Chicago Transit Authority ("CTA") bus lines that directly service the Redevelopment Project Area are the #210 Lincoln, #84 Peterson, #82 Kimball, #93 California, #49B Western, #92 Foster, #155 Devon and the #11 Lincoln with service to and from the Loop business district. The CTA Red Line (Howard-Dan Ryan) runs parallel to the Redevelopment Project Area on the eastern side while the Brown Line (Ravenswood) runs just south of the Redevelopment Project Area between Western and Kimball Avenues.

The commercial corridor along Lincoln Avenue, in addition to the Lincoln Village Shopping Center in the Redevelopment Project Area, cannot only be viewed as a business district serving the local community but rather as a commercial strip serving the City's northside and nearby suburban communities. The buildings and retail businesses in the Redevelopment Project Area have experienced changes similar to most older communities in the City. In many cases, original tenants in the storefront locations have moved to larger quarters in shopping centers or free standing facilities. Many older family-operated businesses serving the community have either closed or relocated. The following conditions also exist: vacancies have increased, land and buildings are underutilized, increased competition from shopping centers with modern facilities and ample parking, and a general deterioration of the retail stores. The numerous businesses in the Redevelopment Project Area, excluding those in the shopping center include the following: clothing/department stores, automotive supplies, electronics, music, travel agencies, beauty shops, motels, realtors, law offices, cleaners, and insurance brokers. The Redevelopment Project Area also includes a variety of restaurants, medical facilities, gas stations and motels.

The Lincoln Village Shopping Center and adjacent retail businesses were built over an extended period of time creating a center that has traffic congestion and insufficient parking. Originally, the Lincoln Village Shopping Center was designed to meet the needs of the local area and would contain a grocery store, a general department store along with other ancillary shops. Currently, this Center not only serves the nearby residents but is rather a strip center serving a generally larger area occupying a major retail clothing store, a movie theatre, anchored by a car wash, an office supply store, a salon, restaurants and small retail stores. In addition, the environment of some businesses along Lincoln Avenue, especially the motels, is characterized by transient, 24-hour traffic along alleys abutting residential uses, inefficient ingress and egress, and lack of upkeep. This environment discourages investment in nearby areas within the Redevelopment Project Area.

## **B AREA HISTORY**

The Redevelopment Project Area is located in three community areas of the City: Lincoln Square, West Ridge and North Park.

### **LINCOLN SQUARE1**

Lincoln Square was originally settled as a German neighborhood. The area's population has been growing modestly and included 45,951 persons as of 1995. The portion of the Redevelopment Project Area that is located in the Lincoln Square community is bounded by Bryn Mawr Avenue on the north, Foster Avenue on the south, the Northshore Channel of the Chicago River on the west, and Western Avenue on the east.



Today, Lincoln Square is a stable residential community despite some problems with areas of unattractive commercial/retail development. Per the 1990 census tract data, the average median home value in the area was \$135,849, or approximately 75% higher than the City's median home value (\$77,600). The housing stock is slightly younger than that of the City overall. The median household income is approximately the same as the City overall (\$26, 343).

**WEST RIDGE:**

West Ridge is a primarily residential community sometimes called North Town or West Rogers Park. The portion of the Redevelopment Project Area that is located in the West Ridge

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1 Local Community Fact Book Chicago Metropolitan Area 1990

community is bounded by Devon Avenue on the north, Bryn Mawr Avenue on the south, the Northshore Channel of the Chicago River on the west, and Western Avenue on the east. Bordered on two sides by suburbs, it consists mostly of single-family homes, two-flats and large apartment buildings. Many of the structures date from the end of World War II through 1960.

**NORTH PARK:**

Settlement of the North Park community began in the 1850s, when the area was part of the newly-organized Jefferson Township. A village was laid out in 1855, and about 50 frame houses were erected by farmers intent on growing cucumbers, onions and cabbages along the south bank of the Chicago River. The portion of the Redevelopment Project Area that is located in North Park is bounded by Devon Avenue on the north, Peterson Avenue on the south, Central Park Avenue on the west, and the Northshore Channel of the Chicago River on the east.

North Park became part of the City of Chicago in 1889, when Jefferson Township was annexed by election. It was mostly prairie and woodland. The name, North Park, was given to the area because of its location in northern Chicago and the abundance of wooded territory.

Today, the North Park community is predominately a residential area consisting of single-family homes with commercial shopping districts along the major arterials. North Park College and Northeastern Illinois University are located within the North Park Community. Many of the school's staff and students live in the area, which make it a stable community with a low turnover of homes.

### **C. LEGAL DESCRIPTION**

The legal description of the Redevelopment Project Area was prepared by American Surveying Consultants, P.C. and is attached to this Plan as Exhibit 1 - Legal Description.

### **D. ZONING CHARACTERISTICS**

The Redevelopment Project Area is primarily zoned business, some residential, and one parcel zoned manufacturing. Permitted zoning uses for the Redevelopment Project Area include business districts zoned B1-1, B2-1, B3-2, B4-2, B5-1, B5-2, restricted manufacturing zoned M1-1 and residential districts zoned R3, R4 and RPD No. 628.

There are six business zoned areas along Lincoln Avenue in the Redevelopment Project Area. Properties along Lincoln Avenue, from Foster Avenue to Devon Avenue, are zoned for business uses containing B1-1, B2-1, B3-2, B4-2, B5-1, and B5-2 zoning. The restricted manufacturing zone M1-1 is located in the Lincoln Village Shopping Center on McCormick Boulevard between Devon and Lincoln Avenues. The area zoned R3 is Mather High School and Park which is

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<sup>1</sup> Local Community Fact Book Chicago Metropolitan Area 1990

located at Lincoln and Francisco Avenues. The residential zone R4 is located between Foster and Berwyn Avenues, east of Lincoln Avenue. The Redevelopment Project Area also includes a Residential Planned Development (No. 628) on the corner of Lincoln and Maplewood Avenues.

## **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will be undertaken to facilitate the redevelopment of the Redevelopment Project Area. The revitalization of the Redevelopment Project Area will be achieved through rehabilitation of the existing commercial structures, new development where appropriate, and implementation of new public facilities and public improvements. Many of these goals can be achieved through the effective use of local, state and federal mechanisms.

The goals and objectives generally reflect existing City policies affecting all or portions of the Redevelopment Project Area as identified below:

**A. GENERAL GOALS AND REDEVELOPMENT OBJECTIVES**

In order to facilitate new private investment in the Redevelopment Project Area in a planned manner, the establishment of goals and objectives is necessary. The following goals listed below are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area. To achieve the general goals of this Plan, redevelopment objectives have been established and are listed below.

**GENERAL GOALS**

The following goals are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area. These goals are to:

- Promote a new vision for the Redevelopment Project Area that incorporates uses that are more compatible with and better serve the private and public needs of the surrounding community.
- Strengthen the economic well-being of the Redevelopment Project Area, the surrounding areas and the City by implementing commercial (office/retail), residential, institutional (e.g. public facilities), and open space revitalization projects.
- Create a suitable environment for new commercial (office/retail), and residential development that may bring new dollars into the community from surrounding locations.

**REDEVELOPMENT OBJECTIVES**

To achieve the general goals of this Plan, the following redevelopment objectives have been established:

- Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Conservation Area.
- Encourage private investment in new commercial (office/retail) and residential development where appropriate.
- Provide needed incentives to encourage a broad range of improvements for both new development and the rehabilitation of existing buildings.
- Provide public and private infrastructure and streetscape improvements and other relevant and available assistance necessary to promote commercial (office/retail), residential, and open space development in the Redevelopment Project Area.
- Provide sites for institutional public facilities needed to serve the area residents and the surrounding communities.
- Use City and private programs to market the Redevelopment Project Area to appropriate businesses or developers.

- Encourage the participation of minorities and women in the redevelopment of the Redevelopment Project Area.

## **B. DESIGN OBJECTIVES**

Although overall goals and redevelopment objectives are important in the redevelopment process, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in an attractive and functional environment. The following design objectives give a generalized approach to specific redevelopment projects:

- Encourage coordinated development of parcels and structures in order to achieve attractive building design and unified on and off-street parking.
- Allow cul-de-sacs on streets abutting Lincoln Avenue in order to increase the amount of land available for private investment and redevelopment.
- Achieve development which is integrated both functionally and aesthetically with adjacent and nearby existing development.
- Ensure safe and functional circulation patterns for pedestrians and vehicles.
- Encourage high standards of building and streetscape design to ensure the high quality appearance of buildings, rights-of-way and open spaces.
- Ensure public way improvements which encourage neighborhood usage of commercial and retail establishments, the enhancement of transit facilities, and a pedestrian environment.
- Encourage high standards of building rehabilitation, including facade restoration, storefront merchandising, provision of awnings and entryways, and streetscape design to ensure the high quality appearance of buildings, rights-of-way and open spaces.
- Encourage development which compliments existing street patterns, setbacks, heights, and architectural styles.
- Encourage a variety of streetscape amenities, which include such items as sidewalk/street planters, flower boxes, plazas, a variety of tree species and wrought-iron fences where appropriate.
- Encourage public improvements and development that orient the streetscape and redeveloped properties to the pedestrians.
- Ensure that environmental assessment surveys and environmental remediation activities (e.g. asbestos and lead-based paint abatement), if warranted, are performed on sites where demolition, rehabilitation, and/or new development is to take place.

#### **IV. CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA**

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park Conservation Area.

As set forth in the Act, a "Conservation Area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures are 35 years of age or older and the area exhibits the presence of three (3) or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning. A Conservation Area is not yet blighted, but because of age and the combination of three or more of the above-stated factors, is detrimental to public safety, health, morals, or welfare and may become a blighted area. All factors must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and will not be developed without action by the City.

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc., The Lambert Group and Macondo Corp., the Redevelopment Project Area qualifies as a Conservation Area as defined by the Act. A separate report, entitled "City of Chicago Lincoln Avenue Tax Increment Finance Program Eligibility Study" dated July 1999 (the "Eligibility Study"), is attached as Exhibit 5 to this Plan and describes in detail the surveys and analyses undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a Conservation Area.

The Redevelopment Project Area is characterized by the presence of nine Conservation Area eligibility factors in addition to age as listed in the Act. Summarized below are the findings of the Eligibility Report.

##### **A. SUMMARY OF ELIGIBILITY FACTORS**

The Redevelopment Project Area (also referred to as the "Study Area" in the Eligibility Study) consists of 50 (full and partial) blocks and 423 parcels. There are 214 buildings in the Redevelopment Project Area.

Throughout the Redevelopment Project Area, nine of the 14 Conservation Area eligibility criteria are present, six to a major extent and three to a minor extent. The nine Conservation Area eligibility factors that have been identified in the Redevelopment Project Area are as follows:

**Major extent**

1. Obsolescence
2. Deterioration
3. Excessive land coverage
4. Deleterious land use or layout
5. Depreciation of physical maintenance
6. Lack of community planning

**Minor extent**

1. Dilapidation
2. Structures below minimum code
3. Excessive vacancies

The eligibility findings are as follows:

**AGE**

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures that are at least 35 years old. In the Redevelopment Project Area, age is **present to a major extent**, being found in 164 of the 214 (76.6%) buildings and in all of the 50 blocks.

**MAJOR EXTENT**

**1. OBSOLESCENCE**

Obsolescence, both functional and economic, includes vacant and dilapidated structures that are difficult to reuse by today's standards. In the Redevelopment Project Area, obsolescence is **present to a major extent**, being found in 194 of the 214 (90.7%) buildings, in 396 (93.6%) of the 423 parcels and in 49 of the 50 blocks.

**2. DETERIORATION**

Deterioration is present in structures with physical deficiencies or site improvements requiring major treatment or repair. Deterioration is **present to a major extent** in the Redevelopment Project Area being found in 191 of the 214 (89.3%) buildings, in 372 of the 423 (88%) parcels and in all of the 50 blocks.

**3. EXCESSIVE LAND COVERAGE**

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. In the Redevelopment Project Area, excessive land coverage is **present to a major extent**, being found in 185 of the 214 (86.5%) buildings and in 368 of the 423 (87%) parcels and in 48 of the 50 blocks.

#### **4. DELETERIOUS LAND USE OR LAYOUT**

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable. In the Redevelopment Project Area, deleterious land use or layout is *present to a major extent*, being found in 367 of the 423 (87%) parcels and in 49 of the 50 blocks.

#### **5. DEPRECIATION OF PHYSICAL MAINTENANCE**

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures. In the Redevelopment Project Area, depreciation of physical maintenance is *present to a major extent*, being found in 195 of the 214 (91.1%) buildings, in 393 of the 423 (93%) parcels, and in all of the 50 blocks.

#### **6. LACK OF COMMUNITY PLANNING**

Lack of community planning is *present to a major extent*, being found in all of the 50 blocks in the Redevelopment Project Area. There are currently no plans available that specifically address the Redevelopment Project Area.

### **Minor Extent**

#### **1. DILAPIDATION**

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In the Redevelopment Project Area, dilapidation is *present to a minor extent*, being found in 33 of the 214 (15.4%) buildings and in 18 of the 50 blocks.

#### **2. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS**

Structures below minimum code standards are *present to a minor extent*, being found in 115 of the 214 (53.7%) buildings in the Redevelopment Project Area from January 1994 to April 1999. During the time from April 1998 to April 1999, 11 of the buildings in the Redevelopment Project Area had building code violations.

#### **3. EXCESSIVE VACANCIES**

Excessive vacancy refers to buildings or sites of which a large portion are unoccupied or underutilized and which exert an adverse influence on the area because of the frequency, duration or extent of vacancy. In the Redevelopment Project Area, excessive vacancies are *present to a minor extent*, being found in 33 of the 214 (15.4%) buildings and 22 of the 50 blocks.

## **B. ELIGIBILITY FINDINGS CONCLUSION**

The conclusion of the consultant team is that the number, degree, and distribution of Conservation Area eligibility factors as documented in this report warrant the designation of the Redevelopment Project Area as a Conservation Area as set forth in the Act. Specifically:

- The buildings in the Redevelopment Project Area meet the statutory criteria for age; 164 (76.7%) of the 214 buildings in the Redevelopment Project Area are at least 35 years old.
- Of the 14 eligibility factors for a Conservation Area set forth in the Act in addition to age, six are present to a major extent and three are present to a minor extent. In addition to age, only three are necessary for designation as a Conservation Area.
- The Conservation Area eligibility factors which are present are reasonably distributed throughout the Redevelopment Project Area.
- The Redevelopment Project Area is not yet a blighted area, but because of the factors described in this report, the Redevelopment Project Area may become a blighted area.

Additional research indicates that the Redevelopment Project Area on the whole (i) has not been subject to growth and development through investment by private enterprise and (ii) would not reasonably be anticipated to be developed without the adoption of the Plan. Specifically:

- Exhibit 2 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation representing new investment. From April 1994 to April 1999, permits for new construction or major renovation were issued for 24 of the 214 (11.2%) buildings totaling \$10,526,844, along with six demolition permits. Of the \$10,526,844, \$7,000,000 (66.5%) represents one permit for the new Retirement Center on Maplewood and Lincoln Avenues.
- The EAV for all property in the City increased from \$28,661,954,119 in 1993 to \$35,893,677,135 in 1997, a total of 25.23% or an average of 6.31% per year. Over the last four years, from 1993 to 1997, the Redevelopment Project Area has experienced an overall EAV increase of 17.61% from \$54,916,117 in 1993 to \$64,586,697 in 1997, an average increase of 4.40% per year. The Redevelopment Project Area is increasing at a 1.91% lower rate than the City's average.

The analysis above is based upon data assembled by Louik/Schneider & Associates, Inc., The Lambert Group, and Macondo Corp. Based upon the findings of the Eligibility Study for the Redevelopment Project Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan.



## V. LINCOLN AVENUE REDEVELOPMENT PROJECT

### A. GENERAL LAND USE PLAN

The proposed land uses for the Redevelopment Project Area reflect the goals and objectives previously identified. Redevelopment Plan Map 3 – Proposed Land Use, identifies the uses that will be in effect upon adoption of this Plan. The major land use categories for the Redevelopment Project Area include commercial, residential, mixed use (commercial/residential/institutional), institutional and open space. The proposed mixed use (commercial/residential/institutional) allows for a broad range of uses to be developed on parcels where the existing use is commercial. Therefore the opportunities for future development of the Redevelopment Project will not be limited to just commercial uses, but rather allow for a variety of uses to decrease commercial vacancy, provide more compatible uses with the surrounding residential uses, better service the private and public needs of the surrounding community, and increase existing commercial viability.

The Chicago Plan Commission will approve this Plan and the proposed land uses described herein prior to its adoption by the City Council. The proposed land uses and a discussion of the rationale supporting their determination are as follows:

#### **COMMERCIAL**

To service the needs of the existing community, a commercial land use is proposed for the majority of the existing commercial areas within the Redevelopment Project Area. Commercial uses within the Redevelopment Project Area, such as retail and office development, should reflect the needs of community residents as well as businesses and visitors.

#### **RESIDENTIAL**

The proposed residential land use pertains to the existing residential properties located at the south end of the Redevelopment Project Area, and allows for future residential development such as a townhouse, condominium, or apartment building in other appropriate locations.

#### **INSTITUTIONAL**

Institutional land uses include property utilized by educational institutions, churches, and publicly owned facilities. The proposed institutional land uses include only existing institutions: Mather High School, Christian Source Reading Room, Joan Dacks Bais Yaakov Elementary, North Town Post Office, CTA turn-around and Bowmanville Baptist Church, and allows for future development of community services facilities such as a community health facility, senior center, library, police station, fire station and a child care center in other appropriate locations.

**MIXED-USE COMMERCIAL/RESIDENTIAL/INSTITUTIONAL**

The proposed mixed-use commercial/residential/institutional land use allows for either of the uses to be employed independently or in combination. This mixed land use category allows for a variety of future development opportunities to occur within a site.

**OPEN SPACE**

The proposed open space land use is for existing Mather Park and a proposed park at the intersection of Peterson, Lincoln and Virginia Avenues that would become a new gateway to Legion Park along the Northshore Channel of the Chicago River.

**B. REDEVELOPMENT PROJECT**

The purpose of this Plan is to create a planning and programming mechanism that also provides the financial vehicle to allow for the redevelopment of properties within the Redevelopment Project Area. The Plan contains specific redevelopment objectives addressing both private actions and public improvements, which are to assist in the overall redevelopment of the Redevelopment Project Area. Implementation of the Plan will be undertaken on a phased basis and will help to eliminate those existing conditions which make the Redevelopment Project Area susceptible to blight.

The Plan proposes the redevelopment to stimulate or stabilize not only the Redevelopment Project Area, but also the surrounding areas. The development of residential, commercial (office/retail) and institutional uses that are neighborhood oriented in new or rehabilitated structures will improve not only the Lincoln Avenue corridor but also the surrounding residential neighborhoods.

One of the Plan's strategies is to develop a public improvement program that reinforces and encourages further private investment. This public improvement program can basically be categorized as improving the Redevelopment Project Area's physical environment through infrastructure, traffic management and streetscape improvements.

To address private investment and public improvements, the following redevelopment strategies are recommended:

- Encourage reconfiguration and assemblage of individual sites so as to create sites with sufficient sizes for today's retail and residential uses.
- Create sites for new institutional uses to meet the needs of modern public facilities to better serve the community.
- Demolish vacant buildings and prepare sites for redevelopment of retail, residential, commercial and institutional projects.

- Reconfigure the street to make it more pedestrian friendly and encourage nearby residents to frequent the retail businesses on Lincoln Avenue. Improvements could include lessening the width of the street north of Catalpa Avenue to reduce high speed traffic and improve the condition of the sidewalks.
- Locate traffic lights and crosswalks along the street to allow for a pedestrian friendly environment.
- Facilitate the acquisition of sites through private and public means, that are discouraging investment into the Redevelopment Project Area.
- Provide adequate on and off-street parking for visitors, employees and customers.
- Provide buffering of adjacent residential areas from any new commercial uses with aesthetic screening.
- Provide visual continuity and a retail identity through a coordinated streetscape improvement program - trees, street planters, benches, banners and other street furniture.
- Provide marketing materials for the area to promote it to a wide range of brokers, developers and tenants as a vital retail location.
- Consider vacating street ends which intersect with Lincoln Avenue and combining the street ends with existing parcels to assemble larger sites.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize the Redevelopment Project Area through the planning and programming of public and private improvements. The underlying Plan strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. The City may enter into redevelopment agreements, which will generally provide for the City to provide funding for activities permitted by the Act. The funds for these improvements will come from the incremental increase in tax revenues generated from the Redevelopment Project Area, or the City's possible issuance of bonds to be repaid from the incremental taxes. A developer or user may undertake the responsibility for the required site improvements and may further be required to build any agreed-upon improvements required for the project. Under a redevelopment agreement, the developer may also be reimbursed from incremental tax revenues (to the extent permitted by the Act) for all or a portion of eligible costs.

#### **C. ESTIMATED REDEVELOPMENT PROJECT ACTIVITIES AND COSTS**

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking certain activities and incurring certain costs. Such activities may include some or all of those listed

below. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999.

1. **ANALYSIS, ADMINISTRATION, STUDIES, LEGAL, ETC.** Funds may be used by the City to provide for activities including the long-term management of the Redevelopment Project as well as the costs of establishing the program and designing its components. Funds may be used by the City to provide for costs of studies, surveys, development of plans and specifications, marketing sites within the area to prospective businesses, developers, and investors, implementation and administration of the plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, environmental or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
2. **ASSEMBLAGE OF SITES/SITE PREPARATION.** To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Redevelopment Project Area. 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 purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Map 4, the Acquisition Map indicates the parcels currently authorized to be acquired for clearance and redevelopment in the Redevelopment Project Area. Exhibit 3, "Acquisition by Block and Parcel Identification Number," identifies the acquisition properties in more detail.

For properties described on Map 4, the Acquisition Map, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures.

Property assembly costs, includes but is not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, environmental remediation, and the clearing and grading of land. Site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers are also included.

In connection with the City exercising its power to acquire real property not currently identified on the Acquisition Map, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of

having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

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

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded.
4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:
  - a. Provision for streets, public rights-of-way and public transit facilities
  - b. Provision of utilities necessary to serve the redevelopment
  - c. Public landscaping
  - d. Public landscape/buffer improvements, street lighting and general beautification improvements
  - e. Public facilities
  - f. Public schools
  - g. Public parks and open space
5. **JOB TRAINING AND RELATED EDUCATIONAL PROGRAMS.** Funds may be used by the City for programs to be created for Chicago residents so that they may take advantage of the employment opportunities in the Redevelopment Project Area.
6. **FINANCING COSTS.** Financing costs may be funded, 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 under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. **CAPITAL COSTS.** To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. This category may also include reimbursement of capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.

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

The costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

9. **PAYMENT IN LIEU OF TAXES ACCORDING TO THE ACT.**
10. **COSTS OF JOB TRAINING.** Funds may be provided for costs of job training, advanced vocational education, "welfare to work" programs implemented by businesses located within the redevelopment project area, 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 a) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by companies located in a redevelopment project area; and b) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code (as defined in the Act).
11. **INTEREST COSTS.** Funds may be provided to developers or redevelopers for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project may be funded provided that:
- a) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - b) Such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer or the redeveloper with regard to the redevelopment project during that year;
  - c) If there are not sufficient funds available in the special tax allocation fund to make the payment described in this paragraph, then the amounts due shall

accrue and be payable when sufficient funds are available in the special tax allocation fund; and

- d) The total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of costs paid or incurred by the developer or redeveloper for the redevelopment project plus redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.
- e) Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

12. **NEW CONSTRUCTION COSTS.** The Act currently provides that incremental property tax revenues may not be used by the City for the construction of new privately owned buildings.
13. **REDEVELOPMENT AND OTHER AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements. In addition, the City may enter into intergovernmental agreements with public entities to construct, rehabilitate, renovate or restore public improvements.
14. **AFFORDABLE HOUSING.** The City requires that developers who receive TIF assistance for market rate housing set aside at a minimum 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
15. **DAYCARE SERVICES.** The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
16. **SCHOOLS.** An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act.

17. **LOW-INCOME HOUSING.** Up to 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.

To undertake these activities, redevelopment project costs will be incurred. "Redevelopment Project Costs" mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act.

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.

The estimated Redevelopment Project Costs are shown in Table 1. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing), or (b) expand the scope or increase the amount of existing eligible redevelopment costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project cost as a line item in Table 1 (which sets forth the eligible costs for this Plan), or otherwise adjust the line items in Table 1 without amendment to this Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Plan.

Table 1 - (Estimated Redevelopment Project Costs) represents those eligible project costs pursuant to the Act. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the Redevelopment Project Area. These funds are subject to the number of projects and amount of incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis.



**TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS**

	<b>Program/ Action/Improvements</b>	<b>Estimated Costs*</b>
1.	<b>Assemblage of Sites</b>	\$4,500,000
2.	<b>Site Preparation</b>	\$5,000,000
3	<b>Construction of Public Works or Improvements (1):</b>	\$4,000,000
4.	<b>Relocation</b>	\$2,000,000
5.	<b>Rehabilitation costs of public or private buildings and fixtures</b>	\$2,500,000
6.	<b>Job Training</b>	\$1,000,000
7.	<b>Interest Costs</b>	\$500,000
8.	<b>Daycare Services</b>	\$250,000
9.	<b>Professional Services:</b> studies, surveys, plans & specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$250,000
	<b>Total Redevelopment Costs (2)(3)</b>	<b>\$20,000,000.00</b>

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

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.

(2) All costs are in 1999 dollars. In addition to the above stated costs, each issue of any bonds issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total 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.

(3) The estimated Total Redevelopment Project Costs amount does not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Redevelopment Project Area, but do not include project costs incurred in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right of way.

#### **D. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS**

Funds necessary to pay for Redevelopment Project Costs are to be derived principally from tax increment revenues and proceeds of municipal obligations that are secured principally by tax increment revenues created under the Act. There may be other sources of funds that the City may elect to use to pay for Redevelopment Project Costs or other obligations issued to pay for such costs. These sources include, but are not limited to, state and federal grants, developer

contributions and land disposition proceeds generated from the Redevelopment Project Area. The City may also incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. The tax increment revenue that may be used to secure municipal obligations or pay for eligible Redevelopment Project Costs shall be the incremental real property tax revenue. Incremental real property tax revenue is attributable to the increase in the current EAV of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the certified EAV base of each such property in the Redevelopment Project Area. Without the adoption of the Plan and the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be anticipated to be developed.

The Redevelopment Project Area may, in the future, be contiguous to, or be separated only by a public right of way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Redevelopment Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Redevelopment Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area, shall not at any time exceed the Total Redevelopment Project Costs described in the Plan. In addition, if the Redevelopment Project Area is contiguous to, or separated only by a public right-of-way from, one or more redevelopment project areas created under the Industrial Jobs Recovery Law (the "Law"), 65 ILCS 5/11-74.6-1, et seq. (1996 State Bar Edition), as amended (an "IJRL Project Area"), the City may utilize revenues received from such IJRL Project Area(s) to pay eligible redevelopment project costs or obligations issued to pay such costs in the Redevelopment Project Area, and vice versa. Such revenues may be transferred outright from or loaned by the IJRL Project Area to the Redevelopment Project Area, and vice versa. The amount of revenue from the Redevelopment Project Area made available to support any contiguous redevelopment project areas, or those redevelopment project areas separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the Redevelopment Project Area, shall not at any time exceed the Total Redevelopment Project Costs described in this Redevelopment Plan. This paragraph is intended to give the City the full benefit of the "portability" provisions set forth in the Act, 65 ILCS 5/11-74.4-4(q) and the Law, 65 ILCS 5/11-74.6-15(s).

#### **E. ISSUANCE OF OBLIGATIONS**

To finance Redevelopment Project Costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Redevelopment Project Area, or the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers to secure such obligations. In addition, the City may pledge toward payment of such obligations any part or any combination of the following: 1) net revenues of all or part of any redevelopment project; 2) taxes levied and

collected on any or all property in the City; 3) a mortgage on part or all of the Redevelopment Project Area.

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2023). One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Tax increment revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and Redevelopment Project Costs, and, to the extent that real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

#### **F. EQUALIZED ASSESSED VALUATIONS**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 1997 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$64,586,697. This total EAV amount, by PIN, is summarized in Table 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 1998 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 1997 EAV with the 1998 EAV without further City Council action.

#### **G. ANTICIPATED EQUALIZED ASSESSED VALUATION**

Although development in the Redevelopment Project Area may occur after 2004, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. By the year 2004, when it is estimated that the Redevelopment Project, based on currently known information, will be completed and fully assessed, the estimated EAV of real property within the Redevelopment Project Area is estimated to be between \$100,000,000 and \$105,000,000. These estimates are based on several key

assumptions, including: 1) all currently projected development will be completed by 2004; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project; 3) the most recent State Multiplier of 2.1489 as applied to 1997 assessed values will remain unchanged; 4) for the duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 1997 level; and 5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5% per year with a reassessment every three years. In addition, as described in Section N of the Plan, "Phasing and Scheduling of Redevelopment," public improvements and the expenditure of Redevelopment Project Costs may be necessary in furtherance of the Plan throughout the 23-year period that the Plan is in effect.

#### **H. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE**

As described in Section IV - Conservation Area Conditions, the Redevelopment Project Area as a whole is adversely impacted by the presence of numerous blighting or conservation area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise. Continued existence of the factors referenced above and the lack of new development projects initiated or completed within the Redevelopment Project Area evidence the lack of private investment.

The lack of growth and investment by the private sector is supported by the trend in the EAV of all the property in the Redevelopment Project Area. The EAV for all property in the City increased from \$28,661,954,119 in 1993 to \$35,893,677,135 in 1997, a total of 25.23% or an average of 6.31% per year. Over the last four years, from 1993 to 1997, the Redevelopment Project Area has experienced an overall EAV increase of 17.61% from \$54,916,117 in 1993 to \$64,586,697 in 1997, an average increase of 4.40% per year. The Redevelopment Project Area is increasing at a 1.91% lower rate than the City's average.

A summary of the building permit requests for new construction and major renovation in the Redevelopment Project Area is found in Exhibit 2 - Building Permit Requests. Building Permit Requests contains a summary of the building permit requests for new construction and major renovation submitted to the City. From April 1994 to April 1999 permits for new construction or major renovation were issued for 24 of the 214 (11.2%) buildings totaling \$10,526,844 along with six demolition permits. Of the \$10,526,844, \$7,000,000 (66.5%) represents one permit for the new Retirement Center on Maplewood and Lincoln Avenues.

It is clear from the study of this Redevelopment Project Area that private investment in revitalization and redevelopment has not occurred to overcome the Conservation Area conditions that currently exist. The Redevelopment Project Area is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of this Plan.

## **I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT**

Without the adoption of this Plan and tax increment financing, the Redevelopment Project Area is not reasonably expected to be redeveloped by private enterprise. Conservation Area conditions are likely to continue and spread, and the surrounding area will become less attractive for the maintenance and improvement of existing buildings and sites. The possible erosion of the assessed value of property, which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment, could lead to a reduction of real estate tax revenue to all taxing districts. Successful implementation of the Plan is expected to enhance the values of properties within and adjacent to the Redevelopment Project Area.

Subsections A, B, & C of Section V of this Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged with private investment taking place over a period of years. If the Redevelopment Project is successful, new private investment will be undertaken that will assist in alleviating the eligibility factors which caused the Redevelopment Project Area to qualify as a Conservation Area under the Act.

The Redevelopment Project is expected to have minor financial impacts on the taxing districts affected by the Plan. During the period when tax increment financing is utilized in furtherance of this Plan, real estate tax increment revenues (from the increases in EAV over and above the Certified Base EAV established at the time of adoption of this Plan) will be used to pay eligible redevelopment project costs for the Redevelopment Project Area. Incremental revenues will not be available to these taxing districts during this period. When the Redevelopment Project Area is no longer in place, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area.

## **J. DEMAND ON TAXING DISTRICT SERVICES**

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago; Chicago Board of Education District 299; Chicago School Finance Authority; Chicago Park District; Chicago Community College District 508; Metropolitan Water Reclamation District of Greater Chicago; County of Cook; and Cook County Forest Preserve District.

The proposed Redevelopment Plan and Project involves the rehabilitation of existing commercial buildings and possibly the construction of new commercial and residential developments. Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be moderate. In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Redevelopment Project Area. The City of Chicago Library Fund (formerly a separate taxing

district from the City) no longer extends taxing levies but continues to exist for the purpose of receiving delinquent taxes.

#### **IMPACT OF THE REDEVELOPMENT PROJECT**

The commercial rehabilitation or residential/commercial new development may increase the demand for services and/or capital improvements to be provided by the Chicago Board of Education, the Metropolitan Water Reclamation District, the Chicago Park District and the City. The estimated nature of these increased demands for services on these taxing districts is described below.

Chicago Board of Education. The replacement of existing commercial with new commercial, institutional or senior facilities should not increase the demand for the educational services and the number of schools provided by the Chicago Board of Education, since it is anticipated that future residential development in the Redevelopment Project Area would most likely be occupied by senior citizens and adults with no children. The only school located in the Redevelopment Project Area is Mather High School which is currently 135% occupied. Based on information provided by the Chicago Board of Education, Mather High School cannot accommodate any additional students. However, Mather High School's attendance boundaries extend beyond the boundaries of the Redevelopment Project Area which contains a very small amount of residential. The City will monitor residential development, with the cooperation of the Chicago Board of Education, to ensure that if any increase in demand for services or future improvements will be addressed (see Map 4).

Metropolitan Water Reclamation District of Greater Chicago. The replacement of existing commercial with new commercial, residential or institutional facilities should not increase the demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District since many existing commercial uses are heavy users of water which may be more than any replacement use.

Chicago Park District. The replacement of existing commercial with new commercial, residential, or institutional facilities should not increase the need for additional parks. The one existing park in the Redevelopment Project Area, Mather Park, is located along Peterson Avenue between California Avenue and Richmond Street. A new park is already proposed by the Chicago Park District at the intersection of Peterson, Virginia and Lincoln Avenues. This will be the new gateway to Legion Park along the Northshore Channel of the Chicago River. The City intends to monitor development with the cooperation of the Chicago Park District to ensure that any increase in the demand for services or future improvements will be adequately addressed (see Map 4).

City of Chicago. The City of Chicago is currently in the process of moving forward with developing a new police facility and library to be located within the TIF District which will provide service to the surrounding areas. Both of these public facilities are to be funded by various non-TIF revenues. In addition, there may be a potential fire station within the TIF District. The replacement of existing commercial with new commercial, residential, or

institutional facilities should not increase the demand for services and programs provided by the City. It is expected that any increase in demand for the City services and programs maintained and operated by the City can be adequately addressed by the appropriate City departments.

#### **K. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS**

As described in detail in prior sections of this Plan, the complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty and the demand for services provided by the affected taxing districts cannot be quantified. As a result, the City has not developed, at present, a specific plan to address the impact of the Redevelopment Project on taxing districts.

As indicated in Section V, subsection C and Table 1, Estimated Redevelopment Project Costs, the City may provide public improvements and facilities to service the Redevelopment Project Area. Potential public improvements and facilities provided by the City may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Project.

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 services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Redevelopment Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

#### **L. PROVISION FOR AMENDING ACTION PLAN**

The Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

#### **M. FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND PREVAILING WAGE AGREEMENT**

The City is committed to and will affirmatively implement the following principles with respect to the Redevelopment Project Area.

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.

2. Redevelopers must meet the City's standards for participation of 25% Minority Business Enterprises and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers must meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses and developers from items two and four above.

#### **N. PHASING AND SCHEDULING OF REDEVELOPMENT**

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that over the 23 years that this Plan is in effect, numerous public/private improvements and developments can be expected to take place. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2023).

[Map 1 of (Sub)Exhibit 4 referred to in this Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project constitutes Exhibit "E" to the ordinance and is printed on page 13311 of this Journal.]

[(Sub)Exhibit 1 referred to in this Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and is printed on pages 13303 through 13310 of this Journal.]

Table 2. (Sub)Exhibits 2 and 3. Maps 1A, 1B, 1C, 2, 2A, 2B, 2C, 3, 3A, 3B, 3C, 4 and 5 of (Sub)Exhibit 4 and (Sub)Exhibit 5 referred to in this Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project read as follows:



TABLE 2 - 1997 EQUALIZED ASSESSED VALUATION

1	13-01-122-028	\$129,134
2	13-01-122-034	\$363,009
3	13-01-123-002	\$15,298
4	13-01-123-003	\$35,682
5	13-01-123-004	\$30,274
6	13-01-123-005	\$97,906
7	13-01-123-006	\$211,765
8	13-01-123-009	Exempt
9	13-01-123-010	Exempt
10	13-01-123-011	Exempt
11	13-01-123-012	Exempt
12	13-01-123-013	Exempt
13	13-01-124-051	\$1,096,272
14	13-01-301-001	\$118,480
15	13-01-301-002	\$424,547
16	13-01-302-001	\$126,633
17	13-01-302-002	\$102,962
18	13-01-302-003	\$64,334
19	13-01-302-004	\$37,406
20	13-01-302-005	\$21,508
21	13-01-302-006	\$21,261
22	13-01-302-007	\$33,029
23	13-01-302-008	\$16,910
24	13-01-302-009	Exempt
25	13-01-302-012	Exempt
26	13-01-303-001	\$186,406
27	13-01-303-002	\$17,810
28	13-01-303-003	\$169,690
29	13-01-303-004	\$19,978
30	13-01-303-005	\$17,810
31	13-01-303-011	\$19,525
32	13-01-303-012	\$137,186
33	13-01-303-013	\$137,186
34	13-01-303-014	\$22,074
35	13-01-303-015	\$95,074
36	13-01-303-016	\$35,884
37	13-01-303-017	\$20,023
38	13-01-303-018	Exempt
39	13-01-303-019	Exempt
40	13-01-303-036	\$342,722
41	13-01-304-007	\$82,924
42	13-01-304-008	\$194,948
43	13-01-304-020	Exempt
44	13-01-304-025	\$94,721
45	13-01-304-026	\$27,835

46	13-01-304-027	\$19,957
47	13-01-304-028	\$33,862
48	13-01-304-030	\$176,377
49	13-01-304-031	\$561,432
50	13-01-304-032	\$64,772
51	13-01-304-033	\$322,726
52	13-01-305-001	Exempt
53	13-01-305-002	Exempt
54	13-01-305-003	\$146,877
55	13-01-305-004	\$128,072
56	13-01-305-005	\$123,850
57	13-01-305-006	\$21,728
58	13-01-305-007	\$21,728
59	13-01-305-008	\$84,920
60	13-01-305-034	\$203,112
61	13-01-305-035	\$166,664
62	13-01-305-036	\$117,240
63	13-01-305-037	\$97,663
64	13-01-305-045	\$48,920
65	13-01-305-046	\$87,783
66	13-01-305-049	\$168,757
67	13-01-305-050	\$267,691
68	13-01-306-037	Exempt
69	13-01-306-038	Exempt
70	13-01-306-039	Exempt
71	13-01-307-037	Exempt
72	13-01-307-038	Exempt
73	13-01-307-039	Exempt
74	13-01-308-008	Exempt
75	13-01-308-040	Exempt
76	13-01-308-041	Exempt
77	13-01-308-042	Exempt
78	13-01-311-010	\$38,753
79	13-01-311-011	\$38,753
80	13-01-311-012	\$38,753
81	13-01-311-013	\$175,567
82	13-01-311-048	\$522,610
83	13-01-312-001	\$228,561
84	13-01-312-002	\$108,767
85	13-01-312-003	\$20,062
86	13-01-312-004	\$97,990
87	13-01-312-005	\$92,289
88	13-01-312-006	\$92,951
89	13-01-312-007	\$92,951
90	13-01-312-008	\$198,958

91	13-01-312-009	\$198,958
92	13-01-312-010	\$69,461
93	13-01-312-011	\$102,017
94	13-01-312-012	\$51,423
95	13-01-312-013	\$94,360
96	13-01-313-020	Exempt
97	13-01-313-022	Exempt
98	13-01-314-023	Exempt
99	13-01-314-025	\$81,993
100	13-01-314-032	\$71,395
101	13-01-314-033	\$110,340
102	13-01-314-034	\$110,340
103	13-01-314-037	Exempt
104	13-01-314-038	Exempt
105	13-01-314-039	Exempt
106	13-01-314-041	\$57,098
107	13-01-314-042	\$154,091
108	13-01-314-043	\$129,211
109	13-01-314-044	\$105,285
110	13-01-314-045*	\$65,077
111	13-01-314-046*	\$62,419
112	13-01-315-013	Exempt
113	13-01-315-040	Exempt
114	13-01-315-041	Exempt
115	13-01-315-042	Exempt
116	13-01-319-001	\$94,803
117	13-01-319-002	\$172,447
118	13-01-319-003	\$62,395
119	13-01-319-004	\$40,406
120	13-01-319-005	\$19,549
121	13-01-319-006	Exempt
122	13-01-319-007	\$80,547
123	13-01-319-008	\$120,775
124	13-01-319-009	\$131,461
125	13-01-319-010	\$176,655
126	13-01-319-011	\$145,169
127	13-01-319-012	\$19,256
128	13-01-319-013	\$34,569
129	13-01-320-001	\$163,409
130	13-01-320-002	\$151,762
131	13-01-320-003	\$83,450
132	13-01-320-004	\$99,619
133	13-01-320-005	\$75,693
134	13-01-320-006	\$75,693
135	13-01-320-007	\$68,758
136	13-01-320-008	\$68,758
137	13-01-320-009	\$68,758
138	13-01-320-010	\$68,758

139	13-01-320-011	\$19,044
140	13-01-320-012	\$19,044
141	13-01-320-013	\$163,894
142	13-01-321-001	\$95,794
143	13-01-321-002	\$52,923
144	13-01-321-005	\$74,238
145	13-01-321-006	\$71,747
146	13-01-321-007	\$72,306
147	13-01-321-010	\$65,322
148	13-01-321-011	\$65,322
149	13-01-321-012	\$66,749
150	13-01-321-013	\$55,100
151	13-01-321-014	\$19,983
152	13-01-321-015	\$99,614
153	13-01-321-016	\$56,314
154	13-01-321-017	\$278,420
155	13-01-321-018	\$181,853
156	13-01-322-001	\$46,283
157	13-01-322-002	\$19,265
158	13-01-322-003	\$19,265
159	13-01-322-004	\$50,041
160	13-01-322-005	\$50,041
161	13-01-322-006	\$50,041
162	13-01-322-007	\$270,983
163	13-01-322-011	\$37,741
164	13-01-416-013	\$141,918
165	13-01-416-017	\$48,636
166	13-01-416-018	\$48,636
167	13-01-416-019	\$161,109
168	13-01-416-038	\$175,430
169	13-01-417-040	\$8,110
170	13-01-417-041	\$8,110
171	13-01-417-042	\$69,563
172	13-01-417-043	\$56,166
173	13-01-417-044	\$56,166
174	13-01-417-045	\$19,847
175	13-01-417-046	\$19,847
176	13-01-417-049	\$101,843
177	13-01-417-050	\$166,768
178	13-01-417-054	\$129,828
179	13-01-417-055	\$21,562
180	13-01-417-057	\$178,028
181	13-01-424-001	\$165,016
182	13-01-424-002	\$19,978
183	13-01-424-003	\$19,978
184	13-01-424-004	\$19,978
185	13-01-424-005	\$19,978
186	13-01-424-006	\$19,978

187	13-01-424-037	\$1,146,578
188	13-01-425-006	\$86,747
189	13-01-425-007	\$64,110
190	13-01-425-008	\$64,110
191	13-01-425-009	\$59,808
192	13-01-425-027	\$337,811
193	13-01-426-001	\$621,709
194	13-01-427-009	\$362,029
195	13-01-427-010	\$191,351
196	13-01-427-011	\$90,851
197	13-01-427-012	\$97,264
198	13-01-427-013	\$126,650
199	13-01-427-024	\$428,955
200	13-01-428-025	\$220,077
201	13-01-428-026	\$22,637
202	13-01-428-027	\$149,914
203	13-01-428-028	\$88,874
204	13-01-428-029	\$207,784
205	13-01-428-033	\$403,899
206	13-02-200-001	\$667,362
207	13-02-200-002	\$303,912
208	13-02-200-003	\$303,912
209	13-02-200-004	\$23,472
210	13-02-200-005	\$23,472
211	13-02-200-006	\$23,472
212	13-02-200-007	\$23,472
213	13-02-200-008	\$186,387
214	13-02-200-009	\$137,115
215	13-02-200-010	\$137,115
216	13-02-200-011	\$137,461
217	13-02-201-005	\$127,092
218	13-02-201-006	\$128,726
219	13-02-201-007	\$128,726
220	13-02-201-008	\$128,726
221	13-02-201-009	\$161,408
222	13-02-201-010	\$44,349
223	13-02-201-011	\$44,349
224	13-02-201-012	\$51,776
225	13-02-201-013	\$113,258
226	13-02-201-014	\$102,406
227	13-02-201-015	\$45,995
228	13-02-201-016	\$45,995
229	13-02-201-017	\$85,511
230	13-02-201-018	\$15,378
231	13-02-201-019	\$13,886
232	13-02-201-020	\$13,416
233	13-02-202-005	\$420,437
234	13-02-202-008	\$322,325

235	13-02-202-009	\$490,669
236	13-02-202-010	\$141,408
237	13-02-202-012	\$236,424
238	13-02-202-013	\$907
239	13-02-202-015	\$234,000
240	13-02-202-016	\$4,272,112
241	13-02-202-017	\$308,423
242	13-02-202-018	\$308,221
243	13-02-202-020	\$168,693
244	13-02-202-021	\$163,813
245	13-02-202-022	\$341,969
246	13-02-205-001	\$53,918
247	13-02-205-002	\$53,611
248	13-02-205-003	\$53,611
249	13-02-205-004	\$23,200
250	13-02-205-005	\$24,050
251	13-02-205-006	\$104,512
252	13-02-205-047	\$571,715
253	13-02-206-001	\$82,571
254	13-02-206-002	\$115,125
255	13-02-206-003	\$45,690
256	13-02-206-004	\$70,761
257	13-02-206-005	\$61,908
258	13-02-206-006	\$22,273
259	13-02-206-021	\$326,633
260	13-02-206-022	Exempt
261	13-02-211-001	\$68,103
262	13-02-211-002	\$22,495
263	13-02-211-003	\$22,495
264	13-02-211-004	\$22,430
265	13-02-211-005	\$22,462
266	13-02-211-006	\$22,462
267	13-02-211-007	\$87,748
268	13-02-211-008	\$85,174
269	13-02-211-009	\$67,873
270	13-02-211-010	\$72,680
271	13-02-211-011	\$87,271
272	13-02-211-012	\$87,271
273	13-02-211-013	\$67,957
274	13-02-211-014	\$66,156
275	13-02-212-001	\$49,571
276	13-02-212-002	\$64,880
277	13-02-212-003	\$51,114
278	13-02-212-006	\$107,585
279	13-02-212-007	\$87,811
280	13-02-212-008	\$12,777
281	13-02-212-009	\$52,199
282	13-02-212-018	\$413,648

283	13-02-212-019	\$55,734
284	13-02-212-020	\$215,262
285	13-02-212-034	\$73,619
286	13-02-219-001	\$139,070
287	13-02-219-002	\$114,465
288	13-02-219-003	\$228,553
289	13-02-219-004	\$128,173
290	13-02-219-005	\$128,173
291	13-02-219-006	\$128,173
292	13-02-220-009	Exempt
293	13-02-220-010	\$315,153
294	13-02-220-027	\$1,192,511
295	13-02-220-028	\$3,937,043
296	13-02-220-031	\$204,133
297	13-02-220-032	\$2,291,789
298	13-02-220-033-8001	Exempt
	13-02-220-033-8002	Exempt
299	13-02-220-034-8001	Exempt
	13-02-220-034-8002	\$34,505
300	13-02-220-035-8001	Exempt
	13-02-220-035-8002	\$59,490
301	13-02-220-052	\$210,139
302	13-02-220-053	\$4,048,401
303	13-12-201-011	\$17,653
304	13-12-201-012	\$17,462
305	13-12-201-017	\$19,856
306	13-12-201-018	\$19,688
307	13-12-201-042	\$416,465
308	13-12-201-047	\$122,088
309	13-12-201-048	\$160,725
310	13-12-202-001	\$8,982
311	13-12-203-002	\$74,539
312	13-12-203-003	\$73,286
313	13-12-203-004	\$73,286
314	13-12-203-009	\$58,624
315	13-12-203-015	\$352,763
316	13-12-206-005	\$37,515
317	13-12-206-006	\$60,032
318	13-12-206-007	\$59,767
319	13-12-206-008	\$19,310
320	13-12-206-009	\$70,142
321	13-12-206-010	\$128,934
322	13-12-206-011	\$57,202
323	13-12-206-012	\$57,202
324	13-12-206-020	\$392,888
325	13-12-206-021	\$115,589
326	13-12-207-011	\$36,750
327	13-12-207-012	\$25,084

328	13-12-207-013	\$23,460
329	13-12-207-014	\$173,296
330	13-12-207-015	\$25,589
331	13-12-207-016	\$24,087
332	13-12-207-017	\$75,386
333	13-12-207-018	\$80,648
334	13-12-207-019	\$67,770
335	13-12-207-020	\$78,057
336	13-12-207-021	\$69,470
337	13-12-207-022	\$27,231
338	13-12-212-013	\$120,285
339	13-12-212-014	\$94,966
340	13-12-212-015	\$94,966
341	13-12-212-016	\$94,966
342	13-12-212-017	\$94,966
343	13-12-212-018	\$96,569
344	13-12-212-019	\$22,155
345	13-12-212-020	\$23,705
346	13-12-212-021	\$22,155
347	13-12-212-022	\$29,345
348	13-12-215-023	\$958,641
349	13-12-215-024	\$296,555
350	13-12-216-001	\$96,926
351	13-12-216-002	\$94,440
352	13-12-216-003	\$94,440
353	13-12-216-004	\$53,338
354	13-12-216-005	\$25,619
355	13-12-216-006	\$25,619
356	13-12-216-007	\$216,287
357	13-12-216-008	\$9,702
358	13-12-216-009	\$106,609
359	13-12-216-010	\$106,364
360	13-12-216-011	\$153,651
361	13-12-216-012	\$153,651
362	13-12-216-013	\$68,524
363	13-12-216-014	\$28,939
364	13-12-216-015	\$88,621
365	13-12-216-016	\$88,477
366	13-12-216-017	\$68,275
367	13-12-216-018	\$68,522
368	13-12-216-037	\$220,666
369	13-12-221-012	\$111,109
370	13-12-221-013	\$71,926
371	13-12-221-014	\$122,487
372	13-12-221-015	\$122,487
373	13-12-221-016	\$78,598
374	13-12-221-017	\$78,598
375	13-12-221-018	\$33,847

376	13-12-221-019	\$33,847
377	13-12-221-020	\$44,944
378	13-12-221-021	\$50,628
379	13-12-224-022	\$22,101
380	13-12-224-023	\$22,101
381	13-12-224-024	\$219,134
382	13-12-224-031	\$767,581
383	13-12-225-001	\$445,332
384	13-12-225-002	\$425,972
385	13-12-225-003	\$312,820
386	13-12-225-004	\$172,112
387	13-12-225-005	\$16,259
388	13-12-225-006	\$124,516
389	13-12-225-007	\$239,531
390	13-12-225-008	\$127,503
391	13-12-225-009	Exempt
392	13-12-229-015	\$169,179
393	13-12-229-016	\$57,683
394	13-12-229-017	\$74,350
395	13-12-229-018	\$204,090
396	13-12-229-019	\$204,090
397	13-12-229-020	\$74,350
398	13-12-229-021	\$90,005
399	13-12-232-019	\$102,382
400	13-12-232-020	\$64,708
401	13-12-232-021	\$64,850
402	13-12-232-022	\$64,708
403	13-12-232-033	\$645,551
404	13-12-233-001	\$474,997

405	13-12-233-002	\$591,422
406	13-12-233-003	\$263,277
407	13-12-233-004	\$263,277
408	13-12-233-005	\$387,481
409	13-12-233-008	\$34,235
410	13-12-233-009	\$38,775
411	13-12-233-010	\$41,263
412	13-12-233-011	\$35,139
413	13-12-233-012	\$40,904
414	13-12-233-013	\$40,363
415	13-12-233-014	\$35,136
416	13-12-233-015	\$35,136
417	13-12-233-016	\$41,897
418	13-12-233-017	\$51,071
419	13-12-233-018	\$30,138
420	13-12-233-026	\$378,007
421	13-12-233-027	\$376,928
422	13-12-233-028	\$520,812
423	13-12-233-034-1001	\$17,785
	13-12-233-034-1002	\$17,187
	13-12-233-034-1003	\$15,376
	13-12-233-034-1004	\$24,785
	13-12-233-034-1005	\$17,187
	13-12-233-034-1006	\$17,876

**Total: \$64,586,697**

**EXHIBIT 2 - BUILDING PERMIT REQUESTS****NEW CONSTRUCTION/INVESTMENT PERMITS**

	Permit #	Date	Address	Investment
1.	784286	04/15/94	3511 W. Devon Avenue	\$130,000
2.	784055	04/12/94	5665 N. Lincoln Avenue	\$10,000
3.	784895	04/27/94	6261 N. McCormick Road	\$75,000
4.	788931	07/08/94	5347 N. Lincoln Avenue	\$80,000
5.	790567	08/15/94	6257 N. McCormick Road	\$40,000
6.	792977	09/22/94	3225 W. Devon Avenue	\$15,000
7.	800706	03/10/95	2965 W. Peterson Avenue	\$272,482
8.	96004385	05/01/96	5928 N. Richmond Street	\$7,222
9.	96009616	07/17/96	5627 N. Lincoln Avenue	\$97,000
10.	831766	09/18/96	5300 N. Lincoln Avenue (New Produce Market)	\$500,000
11.	835086	11/04/96	2454 W. Foster Avenue	\$8,100
12.	842860	03/20/97	5800 N. Lincoln Avenue (New Strip Mall)	\$400,000
13.	859253	10/09/97	5449 N. Lincoln Avenue	\$22,500
14.	864415	12/31/97	5588 N. Lincoln Avenue	\$65,000
15.	864496	01/05/98	3511 W. Devon Avenue	\$89,000
16.	866768	03/03/98	3511 W. Devon Avenue (New Retail Shopping Center)	\$900,000
17.	868919	04/08/98	3511 W. Devon Avenue	\$120,000
18.	880905	09/01/98	6160 N. Lincoln Avenue	\$86,040
19.	887805	11/25/98	5533 N. Maplewood Avenue	\$25,000
20.	891621	02/02/99	6211 N. Lincoln Avenue	\$184,000
21.	893360	03/09/99	5533 N. Maplewood Avenue	\$5,000
22.	893359	03/09/99	5533 N. Maplewood Avenue (New Retirement Center)	\$7,000,000
23.	894273	03/24/99	6211 N. Lincoln Avenue	\$286,000
24.	897140	04/30/99	5527 N. Maplewood Avenue	\$109,500
			<b>Total (24 permits)</b>	<b>\$10,526,844</b>

**DEMOLITION PERMITS**

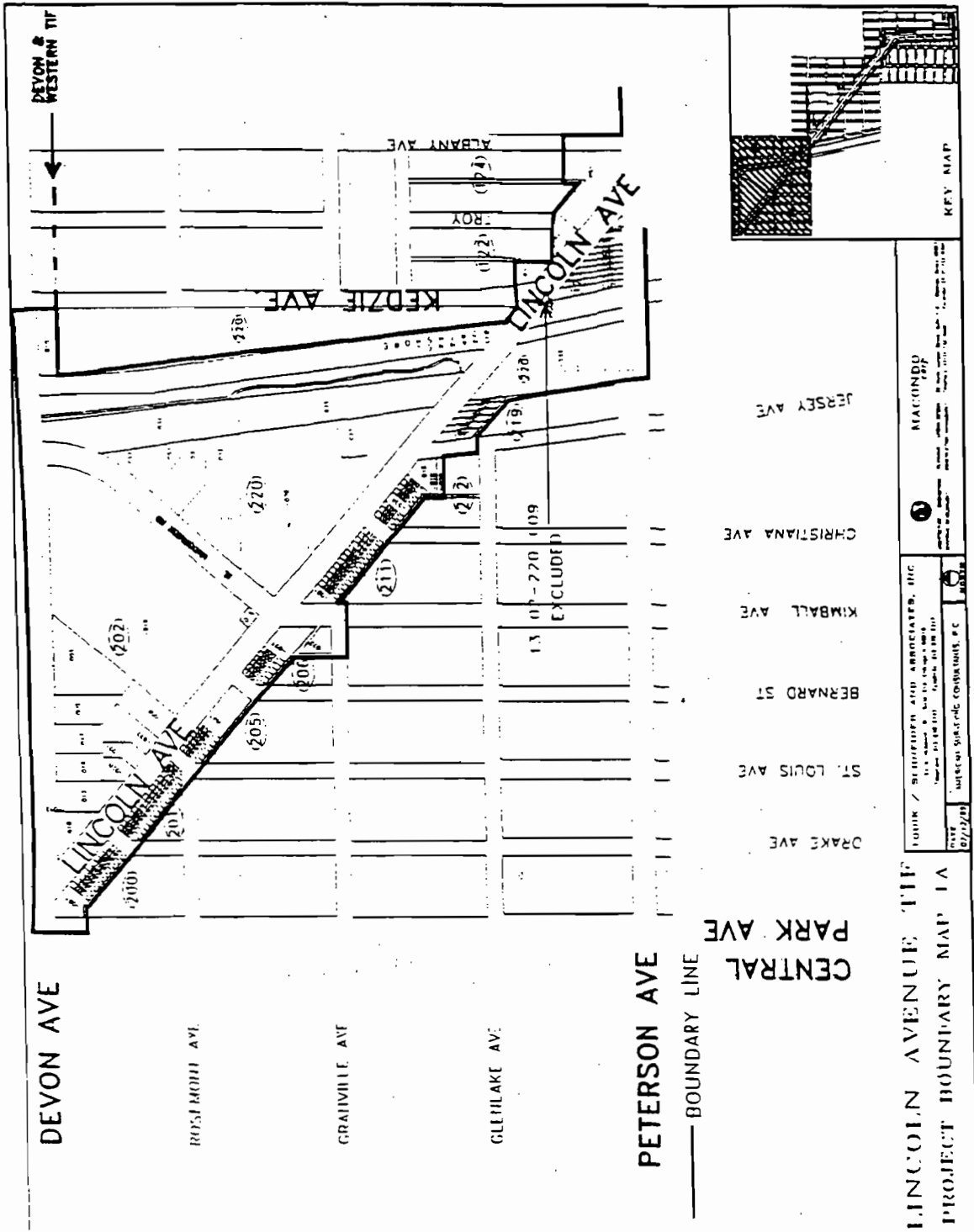
Permit #	Date	Address	Amount
784849	04/26/94	3511 W. Devon Avenue	\$0
851881	07/17/97	5300 N. Lincoln Avenue	\$12,000
862663	12/01/97	3509 W. Devon Avenue	\$42,000
862664	12/01/97	3535 W. Devon Avenue	\$42,000
889559	12/21/98	6211 N. Lincoln Avenue	\$75,000
897140	04/30/99	5527 N. Maplewood Avenue	\$0
		<b>Total (6 permits)</b>	<b>\$171,000</b>

**EXHIBIT 3 – ACQUISITION BY BLOCK AND PARCEL IDENTIFICATION NUMBER**

13 01 303 011	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 303 012	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 303 013	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 303 014	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 303 015	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 303 016	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 303 017	5952 N. Lincoln Avenue	Chicago, IL 60659
13 01 311 010	5900 N. Lincoln Avenue	Chicago, IL 60659
13 01 311 011	5900 N. Lincoln Avenue	Chicago, IL 60659
13 01 311 012	5900 N. Lincoln Avenue	Chicago, IL 60659
13 01 311 013	5900 N. Lincoln Avenue	Chicago, IL 60659
13 01 428 025	5611 N. Lincoln Avenue	Chicago, IL 60659
13 01 428 026	5611 N. Lincoln Avenue	Chicago, IL 60659
13 01 428 027	5611 N. Lincoln Avenue	Chicago, IL 60659
13 01 428 033	2600 W. Bryn Mawr	Chicago, IL 60659
13 02 205 047	6250 N. Lincoln Avenue	Chicago, IL 60659
13 02 212 008	6100 N. Lincoln Avenue	Chicago, IL 60659
13 02 212 009	6100 N. Lincoln Avenue	Chicago, IL 60659
13 02 212 018	6100 N. Lincoln Avenue	Chicago, IL 60659
13 02 212 019	6100 N. Lincoln Avenue	Chicago, IL 60659
13 02 212 020	6100 N. Lincoln Avenue	Chicago, IL 60659
13 02 219 001	6155 N. Jersey Avenue	Chicago, IL 60659
13 02 219 002	6155 N. Jersey Avenue	Chicago, IL 60659
13 02 219 003	6060 N. Lincoln Avenue	Chicago, IL 60659
13 02 219 004	6060 N. Lincoln Avenue	Chicago, IL 60659
13 02 219 005	6060 N. Lincoln Avenue	Chicago, IL 60659
13 02 219 006	6060 N. Lincoln Avenue	Chicago, IL 60659
13 12 203 015	5535 N. Lincoln Avenue	Chicago, IL 60625
13 12 224 031	5308 N. Lincoln Avenue	Chicago, IL 60625
13 12 229 016	5230 N. Lincoln Avenue	Chicago, IL 60625
13 12 229 017	5230 N. Lincoln Avenue	Chicago, IL 60625
13 12 229 018	5230 N. Lincoln Avenue	Chicago, IL 60625
13 12 229 019	5230 N. Lincoln Avenue	Chicago, IL 60625
13 12 229 020	5230 N. Lincoln Avenue	Chicago, IL 60625
13 12 229 021	5230 N. Lincoln Avenue	Chicago, IL 60625

(Sub)Exhibit 4 - Map 1A.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

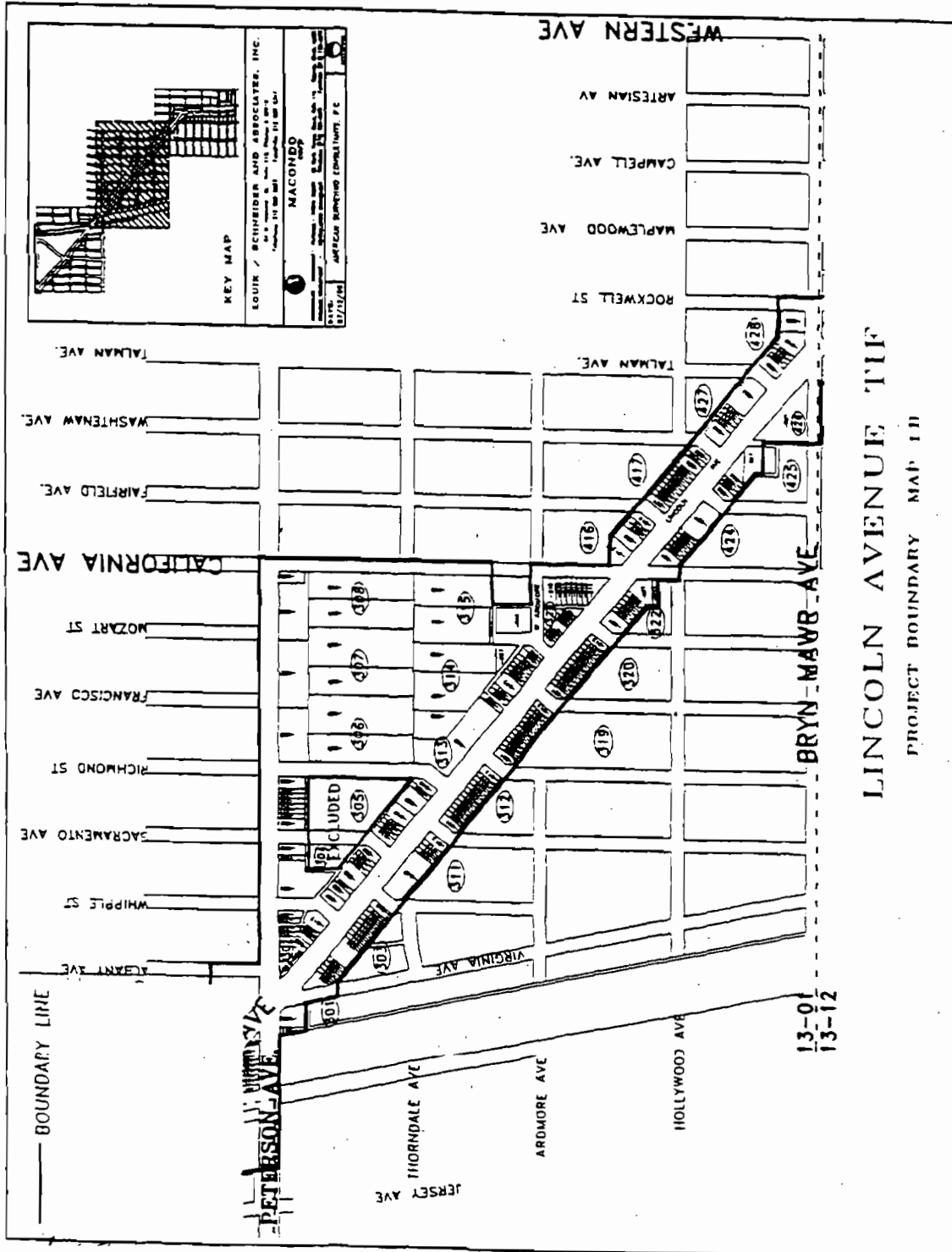
Project Boundary.





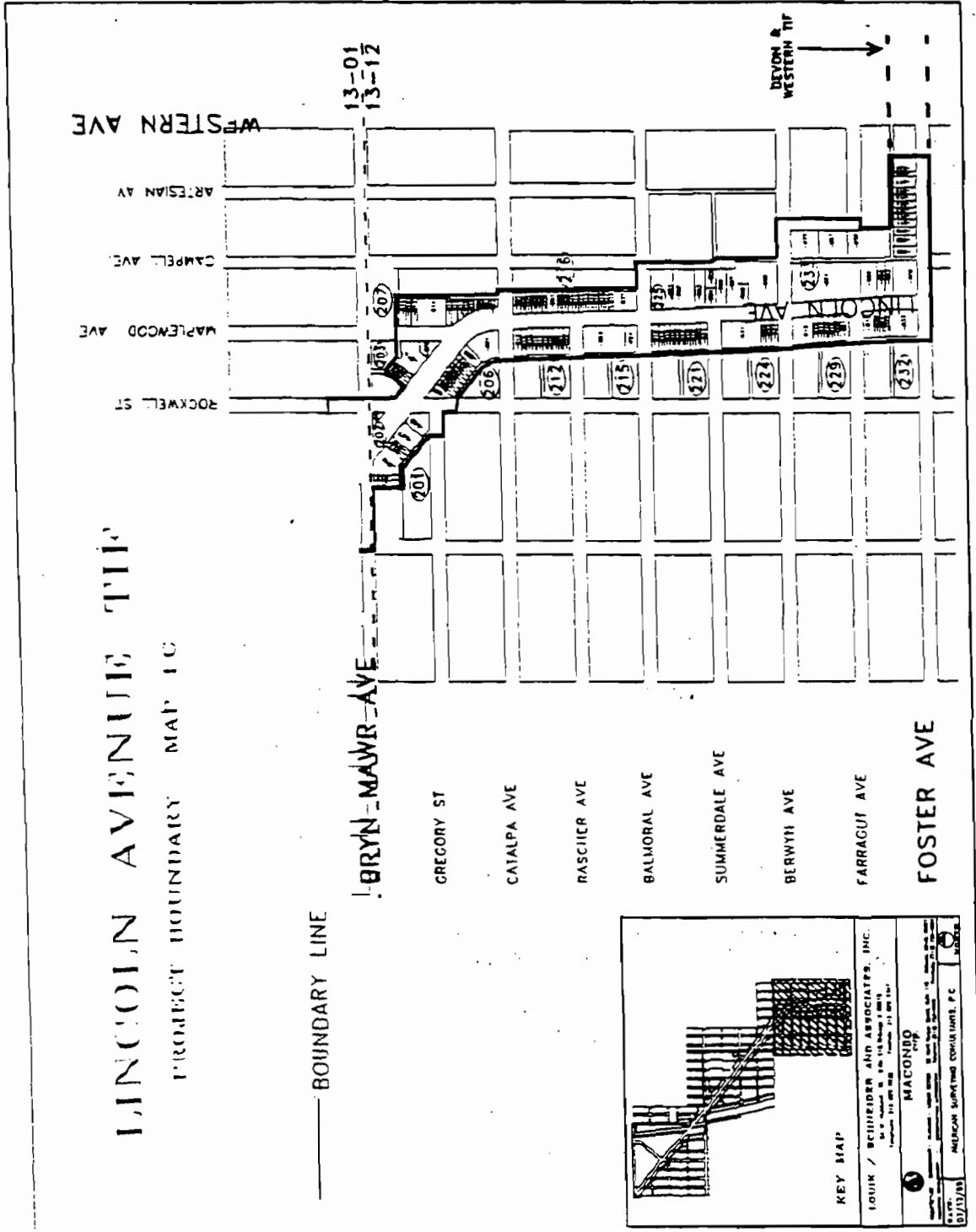
(Sub)Exhibit 4 - Map 1B.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

Project Boundary.



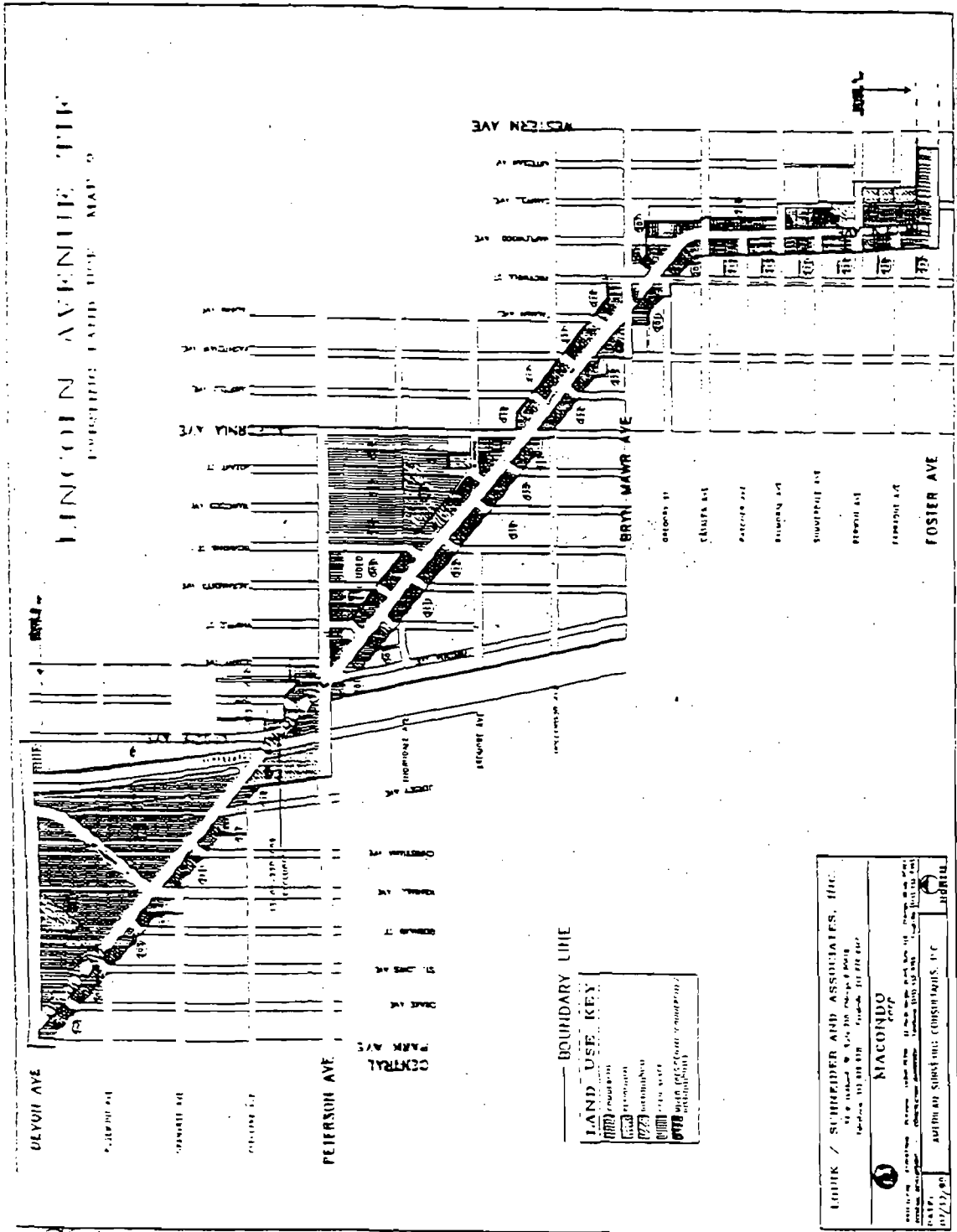
(Sub)Exhibit 4 -- Map 1C.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

Project Boundary.



(Sub)Exhibit 4 - Map 2.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

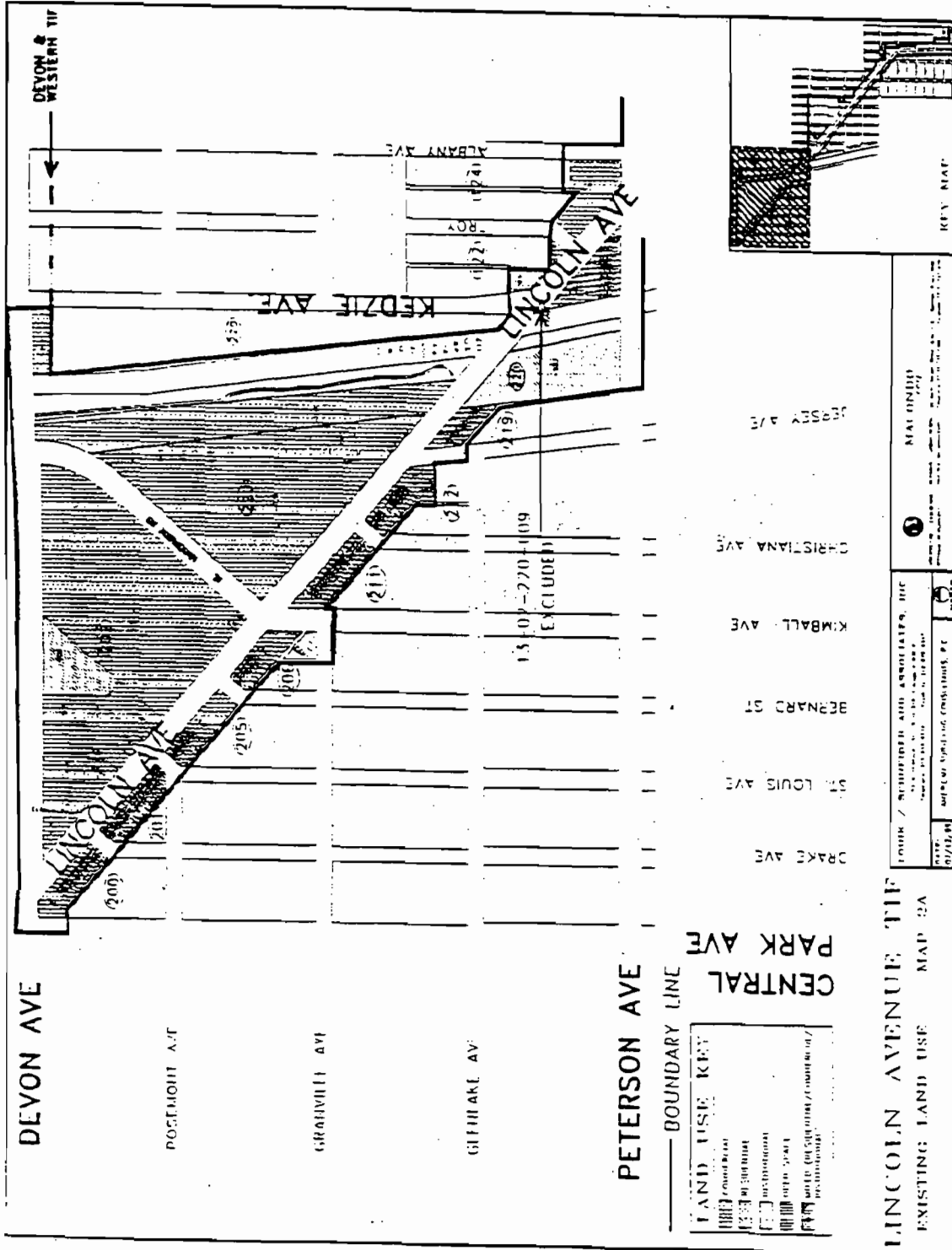
Existing Land-Use.



(Sub)Exhibit 4 - Map 2A.

(To Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan And Project)

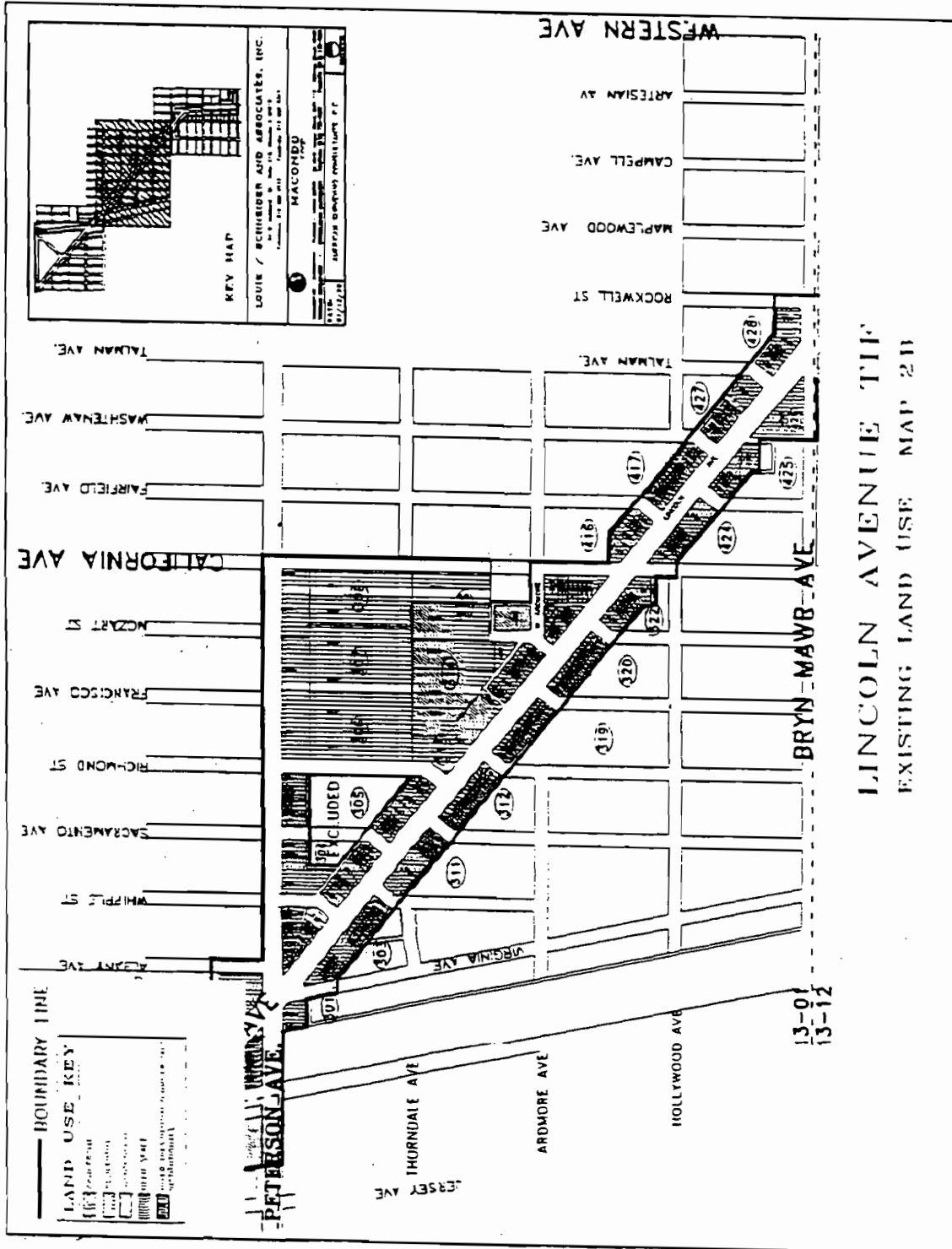
Existing Land-Use.



(Sub)Exhibit 4 -- Map 2B.

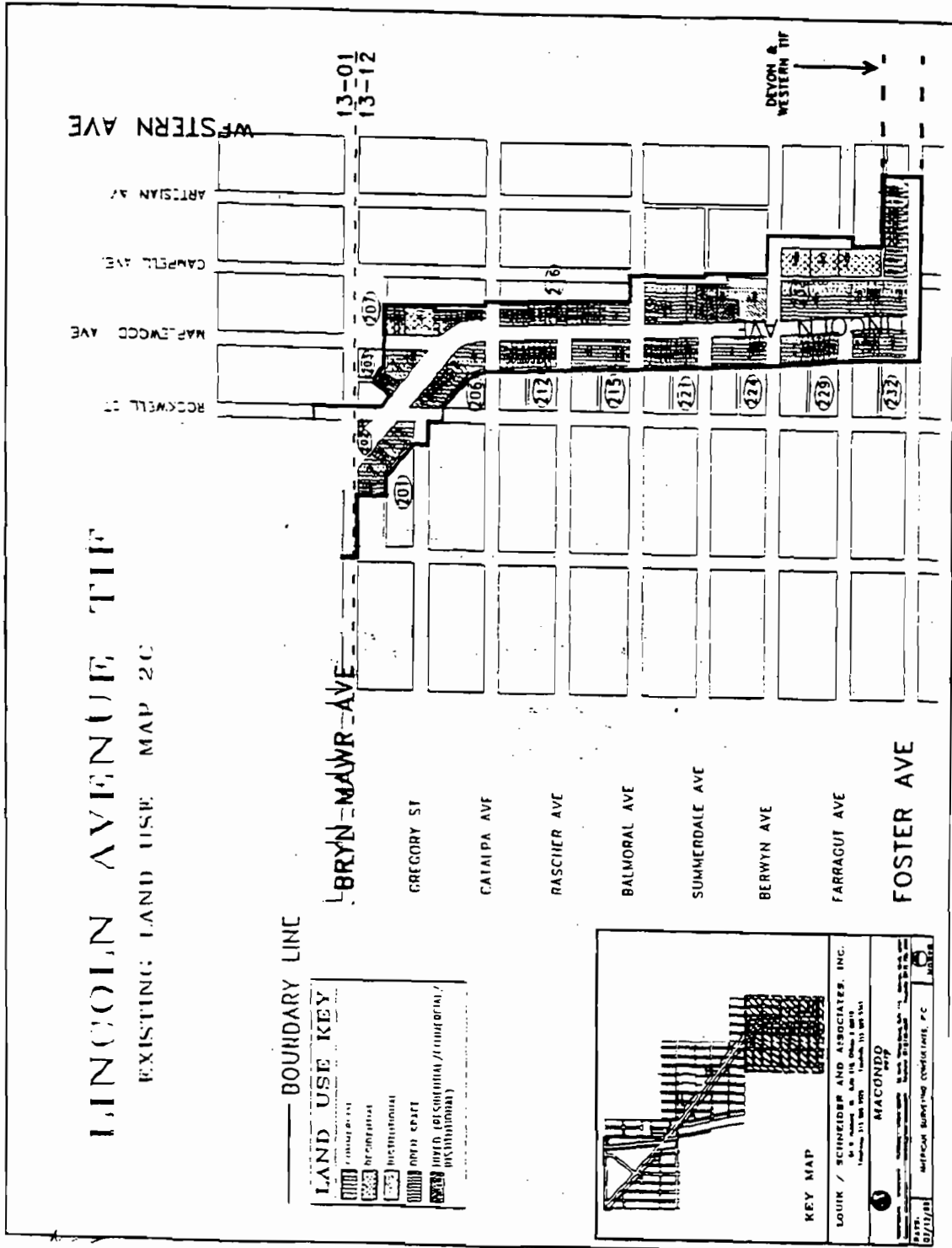
(To Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan And Project)

Existing Land-Use.



(Sub)Exhibit 4 - Map 2C.  
 (To Lincoln Avenue Redevelopment Project Area Tax Increment  
 Finance Program Redevelopment Plan And Project)

Existing Land-Use.



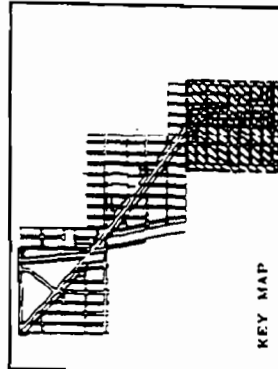
LINCOLN AVENUE TIF

EXISTING LAND USE MAP 2C

BOUNDARY LINE

LAND USE KEY

[Symbol]	Commercial
[Symbol]	Industrial
[Symbol]	Institutional
[Symbol]	Office
[Symbol]	Open Space
[Symbol]	Other (Residential/Commercial/Industrial)



LOUIE / SCHNEIDER AND ASSOCIATES, INC.  
 100 N. LAUREL ST. SUITE 1000  
 CHICAGO, IL 60610

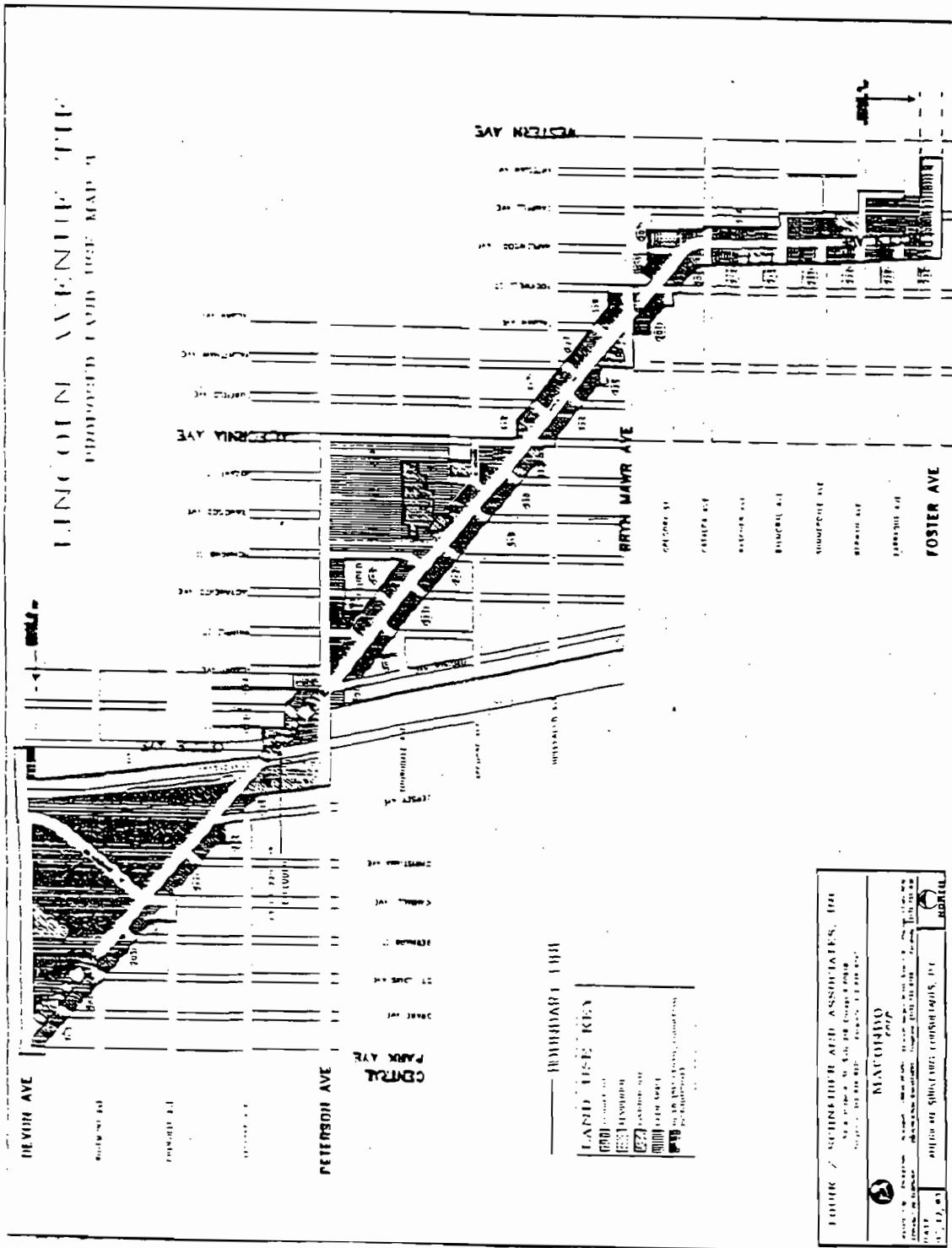
MACONDO  
 100 N. LAUREL ST. SUITE 1000  
 CHICAGO, IL 60610

DATE: 01/17/01

SCALE: 1" = 100'

(Sub)Exhibit 4 – Map 3.  
 (To Lincoln Avenue Redevelopment Project Area Tax Increment  
 Finance Program Redevelopment Plan And Project)

Proposed Land-Use.



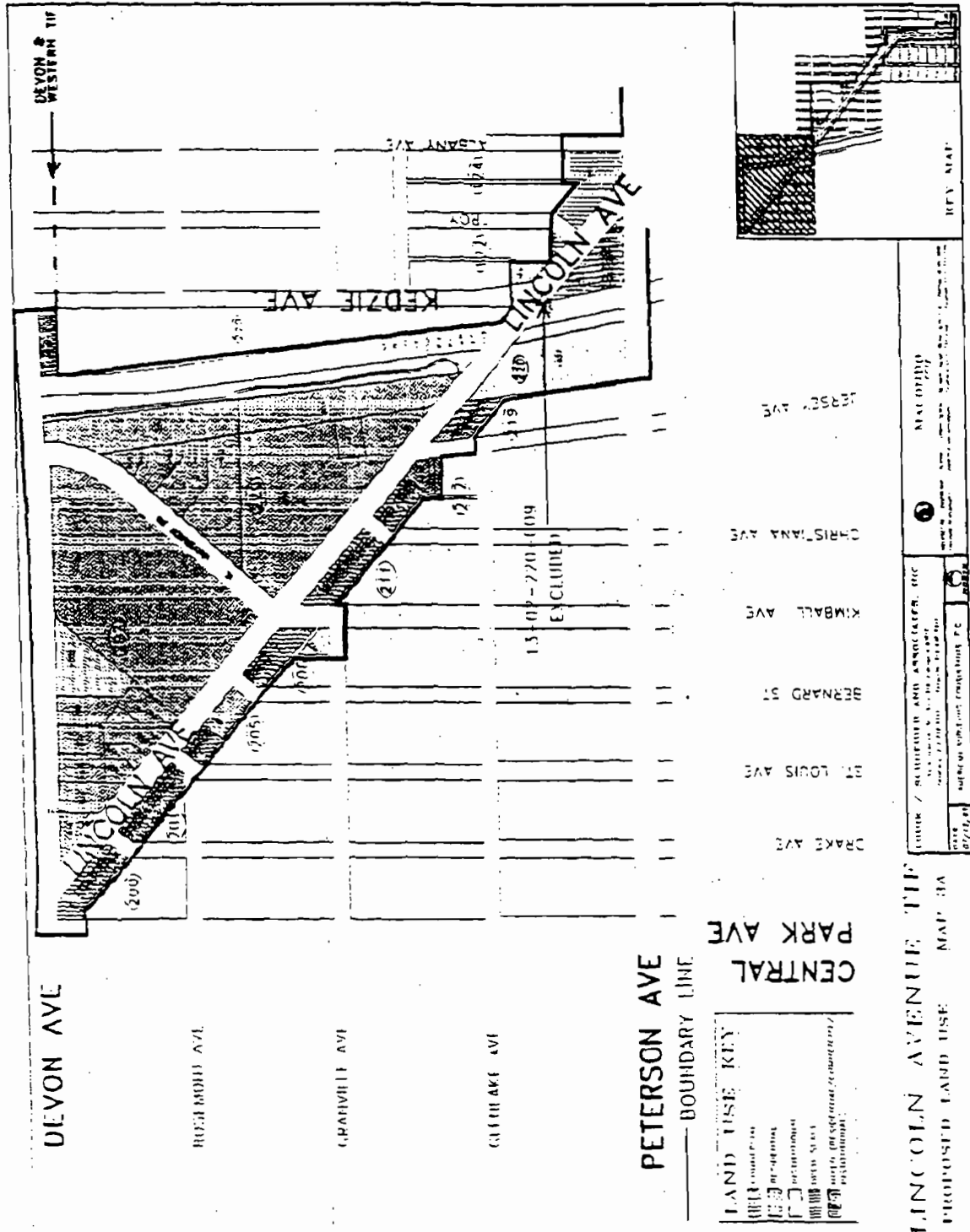
**FOUR / SCHNEIDER AND ASSOCIATES, INC.**  
 1000 W. 10th St. Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112

**MAUCOMO**  
 1000 W. 10th St. Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112

Division of Strategic Communications, Inc.  
 1000 W. 10th St. Suite 1000  
 Denver, CO 80202  
 Phone: 303.733.1111  
 Fax: 303.733.1112

(Sub)Exhibit 4 - Map 3A.  
 (To Lincoln Avenue Redevelopment Project Area Tax Increment  
 Finance Program Redevelopment Plan And Project)

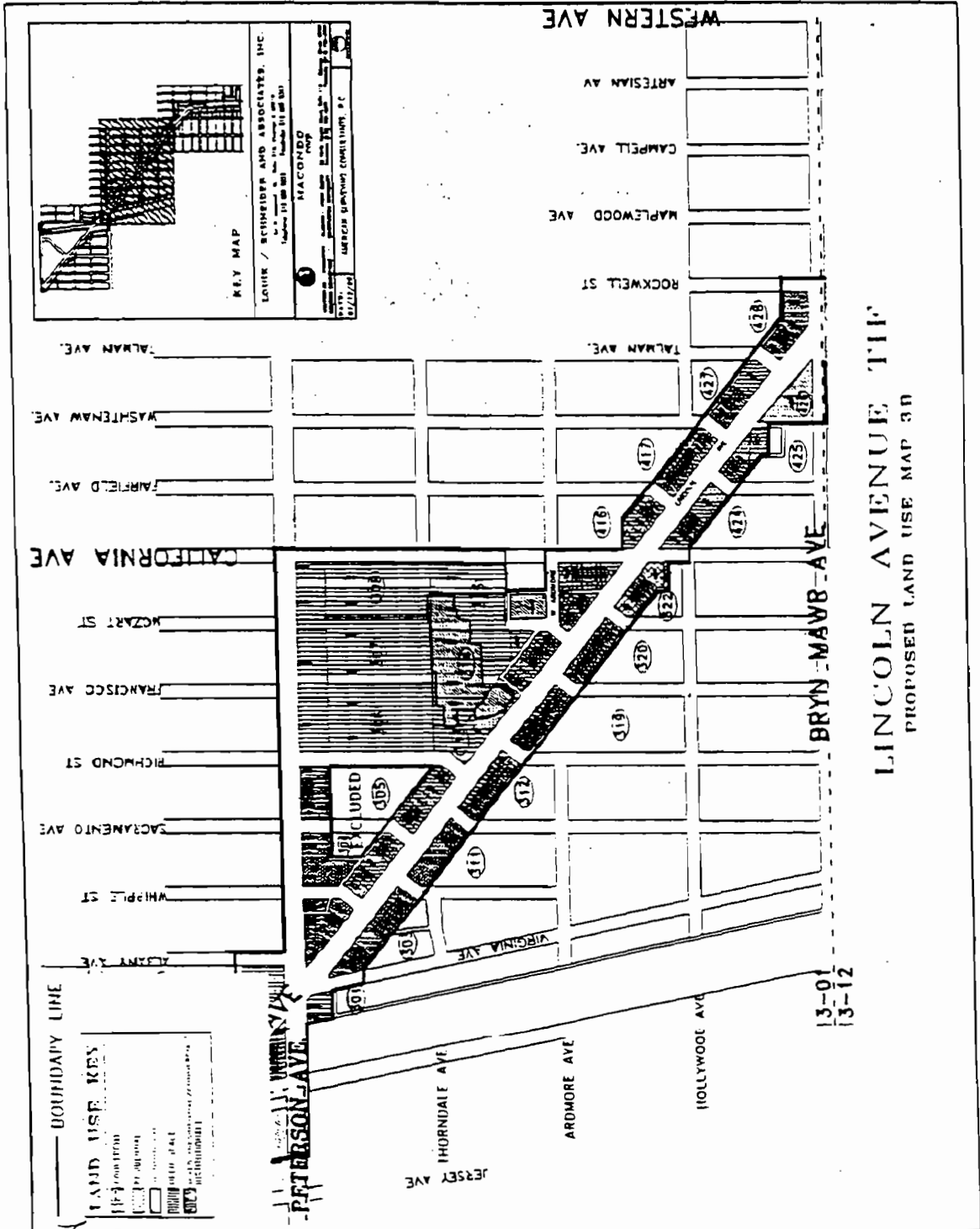
Proposed Land-Use.





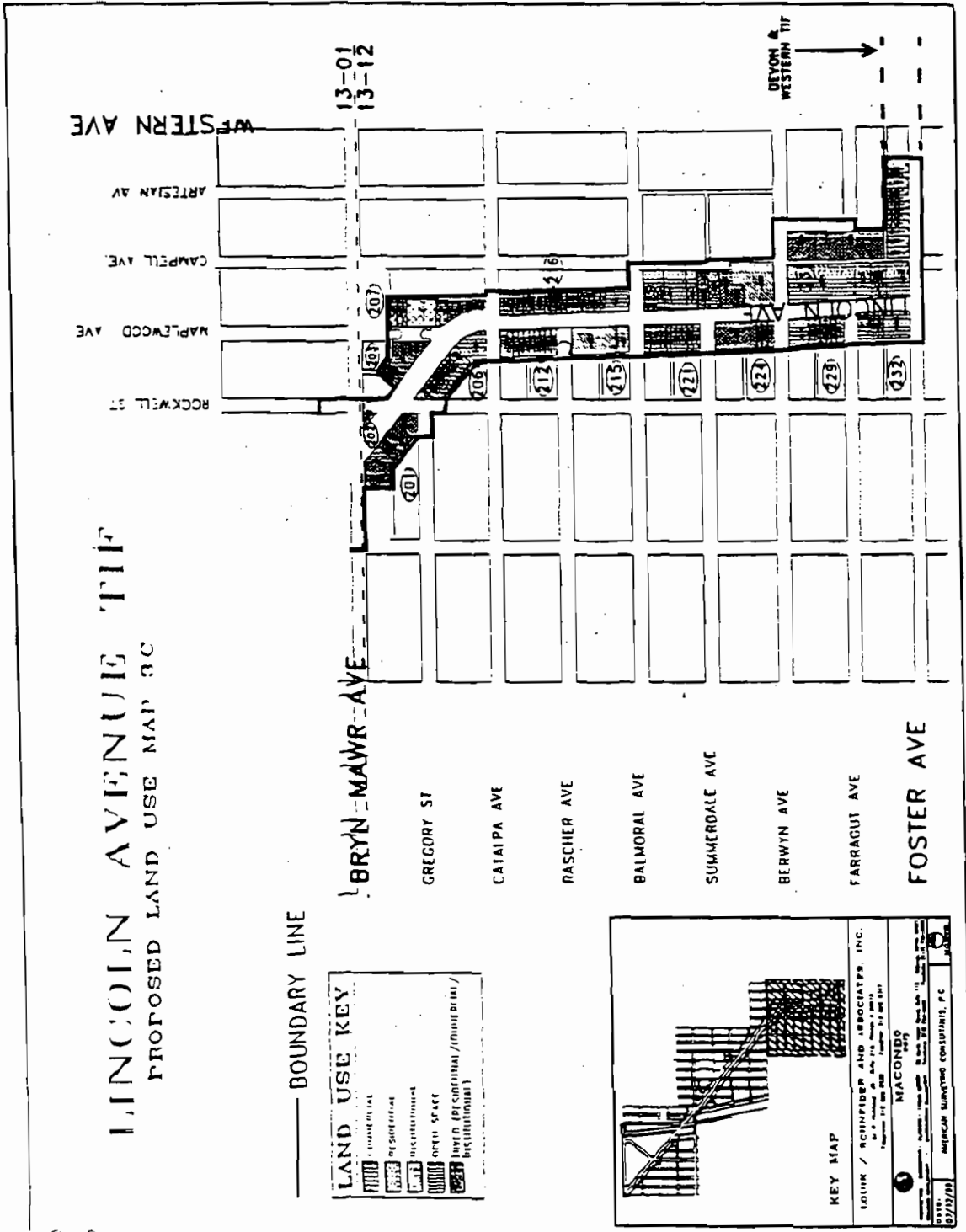
(Sub)Exhibit 4 - Map 3B.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

Proposed Land-Use.



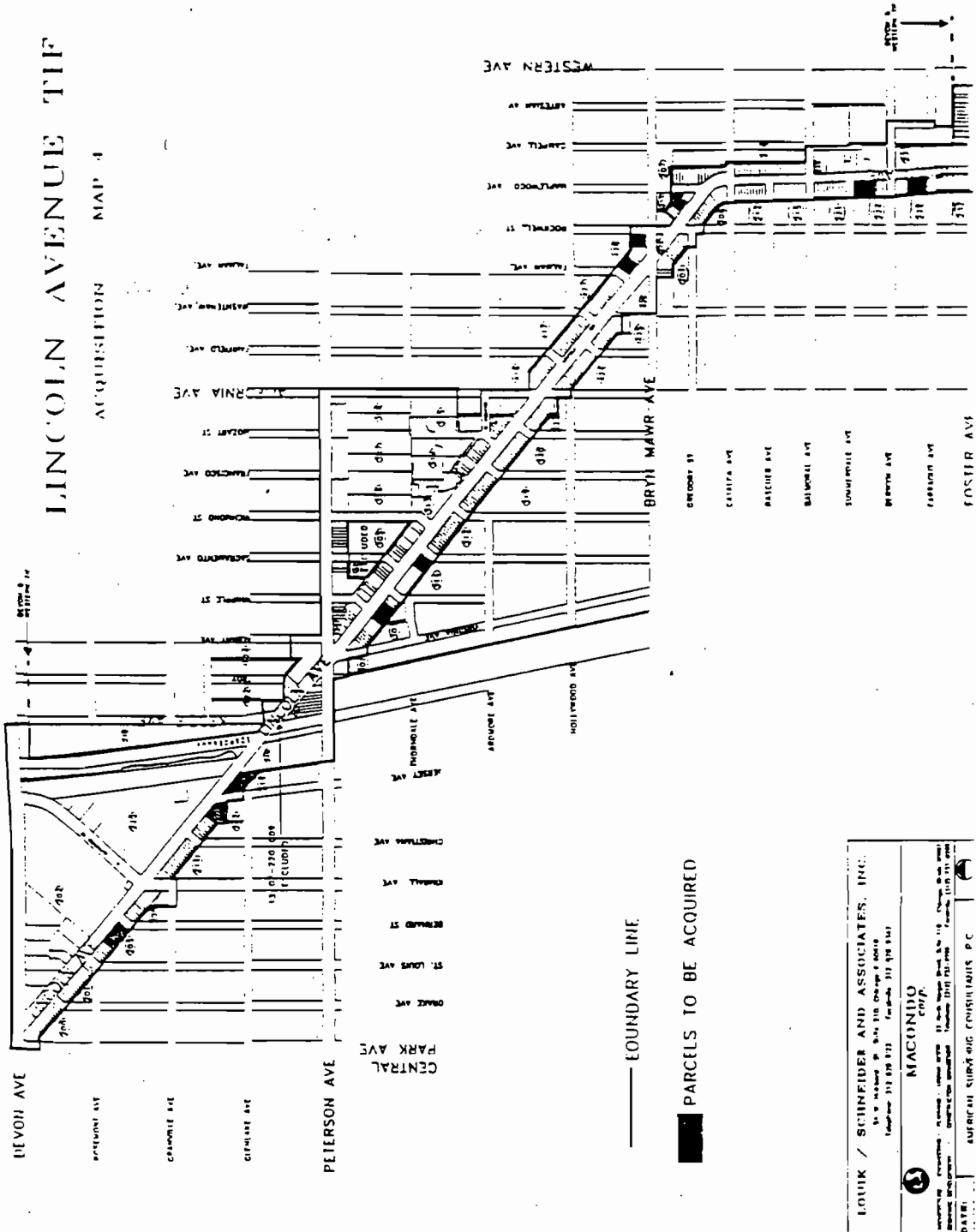
(Sub)Exhibit 4 - Map 3C.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

Proposed Land-Use.



(Sub)Exhibit 4 - Map 4.  
(To Lincoln Avenue Redevelopment Project Area Tax Increment  
Finance Program Redevelopment Plan And Project)

Acquisition.



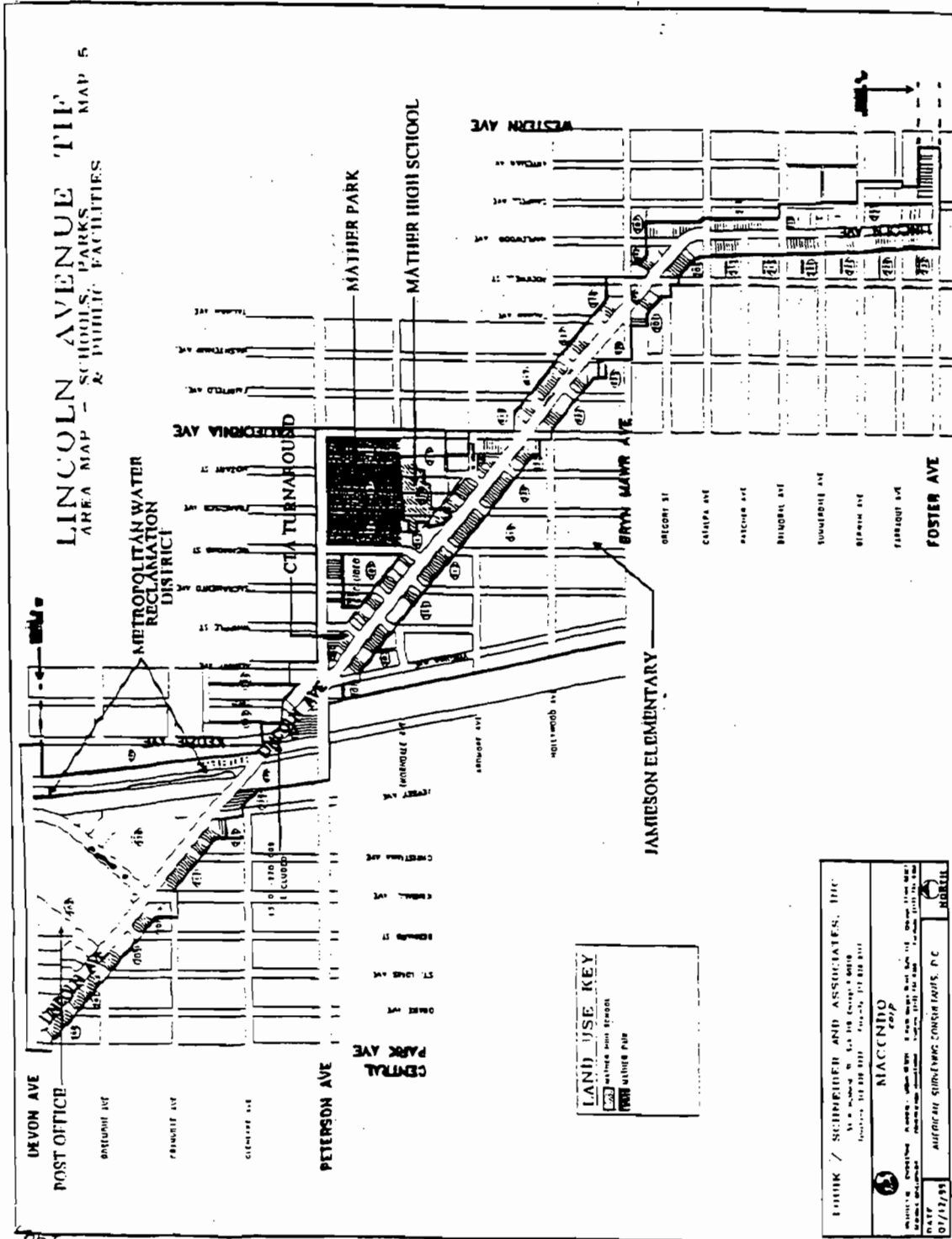
LOUIK / SCINFIDER AND ASSOCIATES, INC.  
 1400 W. 10th St., Suite 100, Lincoln, NE 68502  
 Telephone: 402.441.8111 Fax: 402.441.8112

MACONDO  
 CORP.

AURICAH SURV-002 CONSULTANTS P.C.

(Sub)Exhibit 4 - Map 5.  
 (To Lincoln Avenue Redevelopment Project Area Tax Increment  
 Finance Program Redevelopment Plan And Project)

Area Map - Schools, Parks And Public Facilities.



*(Sub)Exhibit 2.*

(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

*Building Code Violations.*

- |                              |                                |                               |
|------------------------------|--------------------------------|-------------------------------|
| 1. 2820 W. Ardmore Avenue    | 46. 5530 N. Lincoln Avenue     | 91. 6135 N. Lincoln Avenue    |
| 2. 2514 W. Berwyn Avenue     | 47. 5535 N. Lincoln Avenue     | 92. 6144 N. Lincoln Avenue    |
| 3. 2600 W. Bryn Mawr Avenue  | 48. 5540 N. Lincoln Avenue     | 93. 6155 N. Lincoln Avenue    |
| 4. 2625 W. Bryn Mawr Avenue  | 49. 5549 N. Lincoln Avenue     | 94. 6187 N. Lincoln Avenue    |
| 5. 5723 N. California Avenue | 50. 5555 N. Lincoln Avenue     | 95. 6191 N. Lincoln Avenue    |
| 6. 5746 N. California Avenue | 51. 5567 N. Lincoln Avenue     | 96. 6193 N. Lincoln Avenue    |
| 7. 5748 N. California Avenue | 52. 5588 N. Lincoln Avenue     | 97. 6200 N. Lincoln Avenue    |
| 8. 5758 N. California Avenue | 53. 5600 N. Lincoln Avenue (2) | 98. 6250 N. Lincoln Avenue    |
| 9. 5226 N. Campbell Avenue   | 54. 5601 N. Lincoln Avenue     | 99. 6252 N. Lincoln Avenue    |
| 10. 5238 N. Campbell Avenue  | 55. 5611 N. Lincoln Avenue     | 100. 6254 N. Lincoln Avenue   |
| 11. 5250 N. Campbell Avenue  | 56. 5637 N. Lincoln Avenue     | 101. 6265 N. Lincoln Avenue   |
| 12. 3201 W. Devon Avenue     | 57. 5664 N. Lincoln Avenue     | 102. 6316 N. Lincoln Avenue   |
| 13. 3343 W. Devon Avenue     | 58. 5681 N. Lincoln Avenue     | 103. 6321 N. Lincoln Avenue   |
| 14. 3509 W. Devon Avenue     | 59. 5695 N. Lincoln Avenue     | 104. 6352 N. Lincoln Avenue   |
| 15. 3511 W. Devon Avenue     | 60. 5700 N. Lincoln Avenue     | 105. 6374 N. Lincoln Avenue   |
| 16. 3535 W. Devon Avenue     | 61. 5721 N. Lincoln Avenue     | 106. 5527 N. Maplewood Avenue |
| 17. 2440 W. Foster Avenue    | 62. 5723 N. Lincoln Avenue     | 107. 6249 N. McCormick Road   |
| 18. 2454 W. Foster Avenue    | 63. 5724 N. Lincoln Avenue     | 108. 6257 N. McCormick Road   |
| 19. 5757 N. Francisco Avenue | 64. 5731 N. Lincoln Avenue     | 109. 2935 W. Peterson Avenue  |
| 20. 6201 N. Kimball Avenue   | 65. 5756 N. Lincoln Avenue     | 110. 2949 W. Peterson Avenue  |
| 21. 5200 N. Lincoln Avenue   | 66. 5767 N. Lincoln Avenue     | 111. 3100 W. Peterson Avenue  |
| 22. 5202 N. Lincoln Avenue   | 67. 5799 N. Lincoln Avenue     | 112. 3200 W. Peterson Avenue  |
| 23. 5228 N. Lincoln Avenue   | 68. 5800 N. Lincoln Avenue     | 113. 5612 N. Rockwell Street  |
| 24. 5233 N. Lincoln Avenue   | 69. 5816 N. Lincoln Avenue     | 114. 5643 N. Washtenaw Avenue |
| 25. 5246 N. Lincoln Avenue   | 70. 5835 N. Lincoln Avenue     | 115. 5652 N. Washtenaw Avenue |
| 26. 5258 N. Lincoln Avenue   | 71. 5854 N. Lincoln Avenue     |                               |
| 27. 5300 N. Lincoln Avenue   | 72. 5865 N. Lincoln Avenue     |                               |
| 28. 5308 N. Lincoln Avenue   | 73. 5868 N. Lincoln Avenue     |                               |
| 29. 5315 N. Lincoln Avenue   | 74. 5878 N. Lincoln Avenue     |                               |
| 30. 5329 N. Lincoln Avenue   | 75. 5900 N. Lincoln Avenue     |                               |
| 31. 5331 N. Lincoln Avenue   | 76. 5912 N. Lincoln Avenue     |                               |
| 32. 5335 N. Lincoln Avenue   | 77. 5933 N. Lincoln Avenue     |                               |
| 33. 5346 N. Lincoln Avenue   | 78. 5952 N. Lincoln Avenue     |                               |
| 34. 5400 N. Lincoln Avenue   | 79. 5962 N. Lincoln Avenue     |                               |
| 35. 5401 N. Lincoln Avenue   | 80. 5978 N. Lincoln Avenue     |                               |
| 36. 5414 N. Lincoln Avenue   | 81. 5984 N. Lincoln Avenue     |                               |
| 37. 5415 N. Lincoln Avenue   | 82. 6001 N. Lincoln Avenue     |                               |
| 38. 5429 N. Lincoln Avenue   | 83. 6037 N. Lincoln Avenue     |                               |
| 39. 5441 N. Lincoln Avenue   | 84. 6045 N. Lincoln Avenue     |                               |
| 40. 5445 N. Lincoln Avenue   | 85. 6060 N. Lincoln Avenue     |                               |
| 41. 5455 N. Lincoln Avenue   | 86. 6076 N. Lincoln Avenue     |                               |
| 42. 5507 N. Lincoln Avenue   | 87. 6100 N. Lincoln Avenue     |                               |
| 43. 5520 N. Lincoln Avenue   | 88. 6101 N. Lincoln Avenue     |                               |
| 44. 5524 N. Lincoln Avenue   | 89. 6112 N. Lincoln Avenue     |                               |
| 45. 5528 N. Lincoln Avenue   | 90. 6127 N. Lincoln Avenue     |                               |

(Sub)Exhibit 3.  
 (To Lincoln Avenue Tax Increment Finance  
 Program Eligibility Study)

*Distribution Of Criteria Matrix.*  
 (Page 1 of 2)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	13 01 122	P		X	P				P	X			X	X	X	X
2.	13 01 123			X	X								X	X	X	X
3.	13 01 124				X								X	X	X	X
4.	13 01 301	X		X	X								X	X	X	X
5.	13 01 302	P		X	X				P				X	X	X	X
6.	13 01 303	X		X	X				P				X	X	X	X
7.	13 01 304	X	P	X	X					P	P		X	X	X	X
8.	13 01 305	X	P	X	X					P			X	X	X	X
9.	13 01 306			X	X										X	X
10.	13 01 307	P		X	X								P	P	X	X
11.	13 01 308	P		X	X								P	P	X	X
12.	13 01 311	X	X	X	X								X	X	X	X
13.	13 01 312	X	P	X	X				P				X	X	X	X
14.	13 01 313	X		X	X								X	X	X	X
15.	13 01 314	X		X	X				P	P			X	X	X	X
16.	13 01 315	X		X	X								X	P	X	X
17.	13 01 319	X	X	X	X						P		X	X	X	X
18.	13 01 320	X	P	X	X				P				X	X	X	X
19.	13 01 321	X		X	X				P	P	P		X	X	X	X
20.	13 01 322	X	X	X	X						X		X	X	X	X
21.	13 01 416	X		X	X					P			X	X	X	X
22.	13 01 421	X		X	X				P	X			X	X	X	X
23.	13 01 424	P		X	P								X	X	X	X
24.	13 01 425	X		X	X								X	X	X	X
25.	13 01 426	X		X	X					P			X	X	X	X
26.	13 01 427	X		X	X				X	P			X	X	X	X

**Key**

X Present to a Major Extent  
 P Present  
 Not Present

**Criteria****AGE**

1 DILAPIDATION  
 2 OBSOLESCENCE  
 3 DETERIORATION  
 4 ILLEGAL USE OF INDIVIDUAL STRUCTURES  
 5 PRESENCE OF STRUCTURES BELOW  
 MINIMUM CODE  
 6 ABANDONMENT  
 7 EXCESSIVE VACANCIES

**8 OVERCROWDING**

9 LACK OF VENTILATION, LIGHT OR SANITARY  
 FACILITIES  
 10 INADEQUATE UTILITIES  
 11 EXCESSIVE LAND COVERAGE  
 12 DELETERIOUS LAND USE OR LAYOUT  
 13 DEPRECIATION OF PHYSICAL MAINTENANCE  
 14 LACK OF COMMUNITY PLANNING

(Sub)Exhibit 3.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

Distribution Of Criteria Matrix.  
(Page 2 of 2)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
27	13 01 428	X		X	X								X	X	X	X
28	13 02 200	P		X	X								X	X	X	X
39	13 02 201	P		X	X				P	P	P		X	X	X	X
30	13 02 202	P		X	X				P		P		P	P	X	X
31	13 02 205	X		X	X								X	X	X	X
32	13 02 206	X		X	X				P	P			X	X	X	X
33	13 02 211	X	P	X	X				X	P	P		X	X	X	X
34	13 02 212	X		X	X						P		X	X	X	X
35	13 02 219	X		X	X								X	X	X	X
36	13 02 220	P	P	X	X				P	P	P		X	P	X	X
37	13 12 201	X	P	X	X					P			X	X	X	X
38	13 12 202			X	X									X	X	X
39	13 12 203	P		X	X				P				X	X	X	X
40	13 12 206	X	P	X	X								X	X	X	X
41	13 12 207	X		X	X				P	P			X	X	X	X
42	13 12 212	X	X	X	X				X				X	X	X	X
43	13 12 215	X	X	X	X								X	X	X	X
44	13 12 216	X		X	X				P	P	P		X	X	X	X
45	13 12 221	X	P	X	X					X			X	X	X	X
46	13 12 224	P	P	X	X				X				X	X	X	X
47	13 12 225	X	X	X	X				X		P		X	X	X	X
48	13 12 229	X	P	X	X				P				X	X	X	X
49	13 12 232	X		X	X				X				X	X	X	X
50	13 12 233	X	P	X	X								X	X	X	X

**Key**

X Present to a Major Extent  
P Present  
Not Present

**Criteria****AGE**

1 DILAPIDATION  
2 OBSOLESCENCE  
3 DETERIORATION  
4 ILLEGAL USE OF INDIVIDUAL STRUCTURES  
5 PRESENCE OF STRUCTURES BELOW  
MINIMUM CODE  
6 ABANDONMENT  
7 EXCESSIVE VACANCIES

**8 OVERCROWDING**

9 LACK OF VENTILATION, LIGHT OR SANITARY  
FACILITIES

**10 INADEQUATE UTILITIES**

11 EXCESSIVE LAND COVERAGE

12 DELETERIOUS LAND USE OR LAYOUT

13 DEPRECIATION OF PHYSICAL MAINTENANCE

14 LACK OF COMMUNITY PLANNING

*(Sub)Exhibit 4.*  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

*Matrix Of Conservation Factors.*  
(Page 1 of 7)

A. Block Number	13 01 122	13 01 123	13 01 124	13 01 301	13 01 302	13 01 303	13 01 304	13 01 305
B. Number of Buildings	3	1	1	1	2	6	7	9
C. Number of Parcels	2	10	1	2	10	15	11	16
1. Number of buildings 35 years or older	1	0	0	1	2	6	5	8
2. A. Number of buildings showing decline of physical maintenance	2	1	1	1	2	6	5	7
2. B. Number of parcels exhibiting decline of physical maintenance	2	9	1	2	10	15	7	13
3. A. Number of deteriorated buildings	1	1	1	1	1	6	5	7
3. B. Number of parcels that are deteriorated	1	9	1	2	9	15	7	11
4. Number of dilapidated buildings	0	0	0	0	0	0	1	1
5. A. Number of obsolete buildings	3	1	0	1	2	6	7	9
5. B. Number of obsolete parcels	2	10	0	2	10	15	11	16
6. Number of buildings below minimum code	2	0	2	0	0	4	1	3
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	2	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	1	0	0	0	1	1	0	0
10. Total number of eligibility factors represented in block	9	6	5	7	8	8	10	9



*(Sub)Exhibit 4.*  
 (To Lincoln Avenue Tax Increment Finance  
 Program Eligibility Study)

*Matrix Of Conservation Factors.*  
 (Page 2 of 7)

<b>A. Block Number</b>	<b>13 01 306</b>	<b>13 01 307</b>	<b>13 01 308</b>	<b>13 01 311</b>	<b>13 01 312</b>	<b>13 01 313</b>	<b>13 01 314</b>	<b>13 01 315</b>	<b>13 01 319</b>
<b>B. Number of Buildings</b>	0	0	0	2	9	0	8	2	9
<b>C. Number of Parcels</b>	3	3	4	5	13	2	14	4	13
1. Number of buildings 35 years or older	0	0	0	2	9	0	6	1	9
2. A. Number of buildings showing decline of physical maintenance	0	0	0	2	9	0	8	2	9
2. B. Number of parcels exhibiting decline of physical maintenance	3	3	4	5	13	2	14	5	13
3. A. Number of deteriorated buildings	0	0	0	2	9	0	6	2	9
3. B. Number of parcels that are deteriorated	3	3	4	5	13	2	11	4	13
4. Number of dilapidated buildings	0	0	0	1	5	0	0	0	5
5. A. Number of obsolete buildings	0	0	0	2	9	0	8	2	9
5. B. Number of parcels that are obsolete	3	3	4	5	13	2	14	4	13
6. Number of buildings below minimum code	0	0	0	2	3	1	1	1	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0	2
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	1	0	1	0	0
10. Total number of eligibility factors represented in the block	4	7	7	8	9	7	9	7	9

*(Sub)Exhibit 4.*  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

*Matrix Of Conservation Factors.*  
(Page 3 of 7)

A. Block Number	13 01 320	13 01 321	13 01 322	13 01 416	13 01 417	13 01 424	13 01 425	13 01 426
B. Number of Buildings	6	6	1	4	4	2	3	3
C. Number of Parcels	13	14	8	5	12	7	5	1
1. Number of buildings 35 years or older	5	6	1	4	4	1	2	2
2. A. Number of buildings showing decline of physical maintenance	6	5	1	4	4	1	2	3
2. B. Number of parcels exhibiting decline of physical maintenance	13	12	8	5	10	6	3	1
3. A. Number of deteriorated buildings	6	6	1	4	4	2	2	3
3. B. Number of parcels that are deteriorated	13	12	8	5	7	2	3	1
4. Number of dilapidated buildings	1	0	1	0	0	0	0	0
5. A. Number of obsolete buildings	6	6	1	4	4	1	3	1
5. B. Number of parcels that are obsolete	13	14	8	5	12	6	5	1
6. Number of buildings below minimum code	2	5	2	2	3	1	1	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	1	1	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	1	0	0	1	0	0	0
10. Total number of eligibility factors represented in the block	9	10	9	8	9	7	7	8

*(Sub)Exhibit 4.*  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

*Matrix Of Conservation Factors.*  
(Page 4 of 7)

<b>A. Block Number</b>	<b>13 01 427</b>	<b>13 01 428</b>	<b>13 02 200</b>	<b>13 02 201</b>	<b>13 02 202</b>	<b>13 02 205</b>	<b>13 02 206</b>
<b>B. Number of Buildings</b>	4	3	3	7	12	3	4
<b>C. Number of Parcels</b>	6	6	11	16	13	7	8
1. Number of buildings 35 years or older	4	3	2	2	3	3	3
2. A. Number of buildings showing decline of physical maintenance	4	3	3	6	10	3	4
2. B. Number of parcels exhibiting decline of physical maintenance	5	6	11	14	9	7	8
3. A. Number of deteriorated buildings	3	3	3	6	9	3	4
3. B. Number of parcels that are deteriorated	4	6	11	13	8	7	8
4. Number of dilapidated buildings	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	3	3	3	7	9	3	4
5. B. Number of parcels that are obsolete	5	6	11	16	8	7	8
6. Number of buildings below minimum code	2	4	2	1	6	3	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	1	1	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	3	0	0	1	2	0	1
10. Total number of eligibility factors represented in the block	9	7	7	10	9	7	9

*(Sub)Exhibit 4.*  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

*Matrix Of Conservation Factors.*  
(Page 5 of 7)

A. Block Number	13 02 211	13 02 212	13 02 219	13 02 220	13 12 201	13 12 202	13 12 203	13 12 206
B. Number of Buildings	6	5	2	11	4	0	3	5
C. Number of Parcels	14	11	6	11	7	1	5	10
1. Number of buildings 35 years or older	5	5	2	2	4	0	2	4
2. A. Number of buildings showing decline of physical maintenance	5	5	2	10	4	0	2	5
2. B. Number of parcels exhibiting decline of physical maintenance	12	11	6	9	7	1	3	10
3. A. Number of deteriorated buildings	5	5	2	9	4	0	3	5
3. B. Number of parcels that are deteriorated	12	11	6	7	7	1	4	8
4. Number of dilapidated buildings	2	0	0	1	3	0	0	2
5. A. Number of obsolete buildings	6	5	2	7	4	0	3	5
5. B. Number of parcels that are obsolete	14	11	6	7	7	1	4	9
6. Number of buildings below minimum code	0	3	2	12	5	0	3	3
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	2	0	1	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	3	0	0	3	0	0	1	0
10. Total number of eligibility factors represented in block	11	8	7	11	9	5	8	8

(Sub)Exhibit 4.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

*Matrix Of Conservation Factors.*  
(Page 6 of 7)

A. Block Number	13 12 207	13 12 212	13 12 215	13 12 216	13 12 221	13 12 224	13 12 225	13 12 229
B. Number of Buildings	6	1	1	12	5	2	5	2
C. Number of Parcels	12	10	2	19	10	4	9	7
1. Number of buildings 35 years or older	5	1	1	9	5	1	5	2
2. A. Number of buildings showing decline of physical maintenance	5	1	1	9	5	2	5	2
2. B. Number of parcels exhibiting decline of physical maintenance	6	10	2	15	10	4	9	7
3. A. Number of deteriorated buildings	5	1	1	10	5	2	5	2
3. B. Number of parcels that are deteriorated	6	10	2	16	10	4	9	7
4. Number of dilapidated buildings	0	1	1	0	2	1	3	1
5. A. Number of obsolete buildings	5	1	1	11	5	2	3	2
5. B. Number of parcels that are obsolete	6	10	2	18	10	4	6	7
6. Number of buildings below minimum code	2	0	2	6	2	2	4	3
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	1	0	0	1	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	2	1	0	2	0	2	3	1
10. Total number of eligibility factors represented in block	9	9	8	10	9	9	10	9

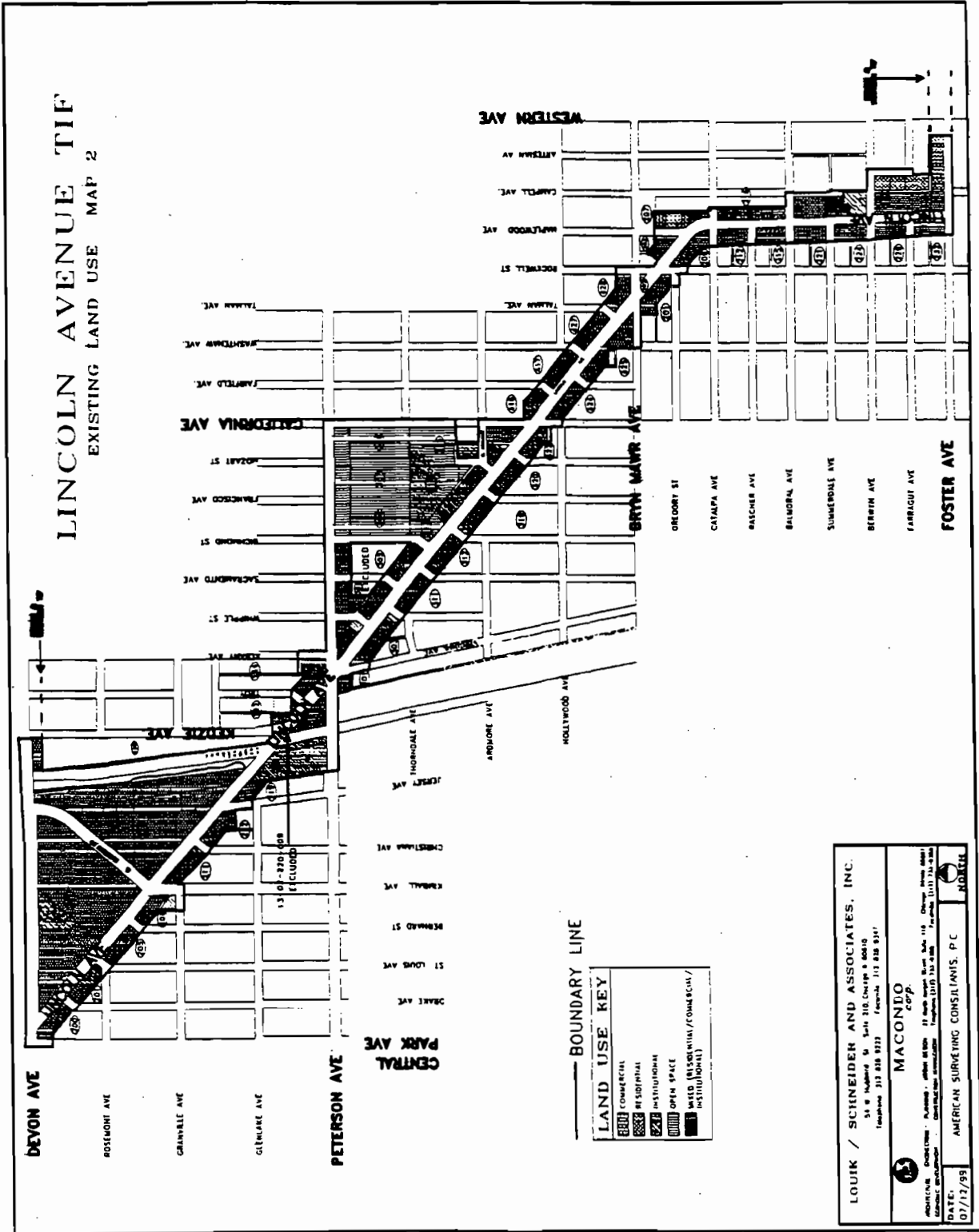
*(Sub)Exhibit 4.*  
 (To Lincoln Avenue Tax Increment Finance  
 Program Eligibility Study)

*Matrix Of Conservation Factors.*  
 (Page 7 of 7)

A. Block Number	13 12 232	13 12 233
B. Number of Buildings	2	17
C. Number of Parcels	5	20
1. Number of buildings 35 years or older	1	15
2. A. Number of buildings showing decline of physical maintenance	2	16
2. B. Number of parcels exhibiting decline of physical maintenance	5	19
3. A. Number of deteriorated buildings	2	15
3. B. Number of parcels that are deteriorated	5	18
4. Number of dilapidated buildings	0	1
5. A. Number of obsolete buildings	1	12
5. B. Number of parcels that are obsolete	4	12
6. Number of buildings below minimum code	2	6
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0
8. Number of buildings with illegal uses	0	0
9. Number of buildings with excessive vacancies	1	0
10. Total number of eligibility factors represented in block	8	8

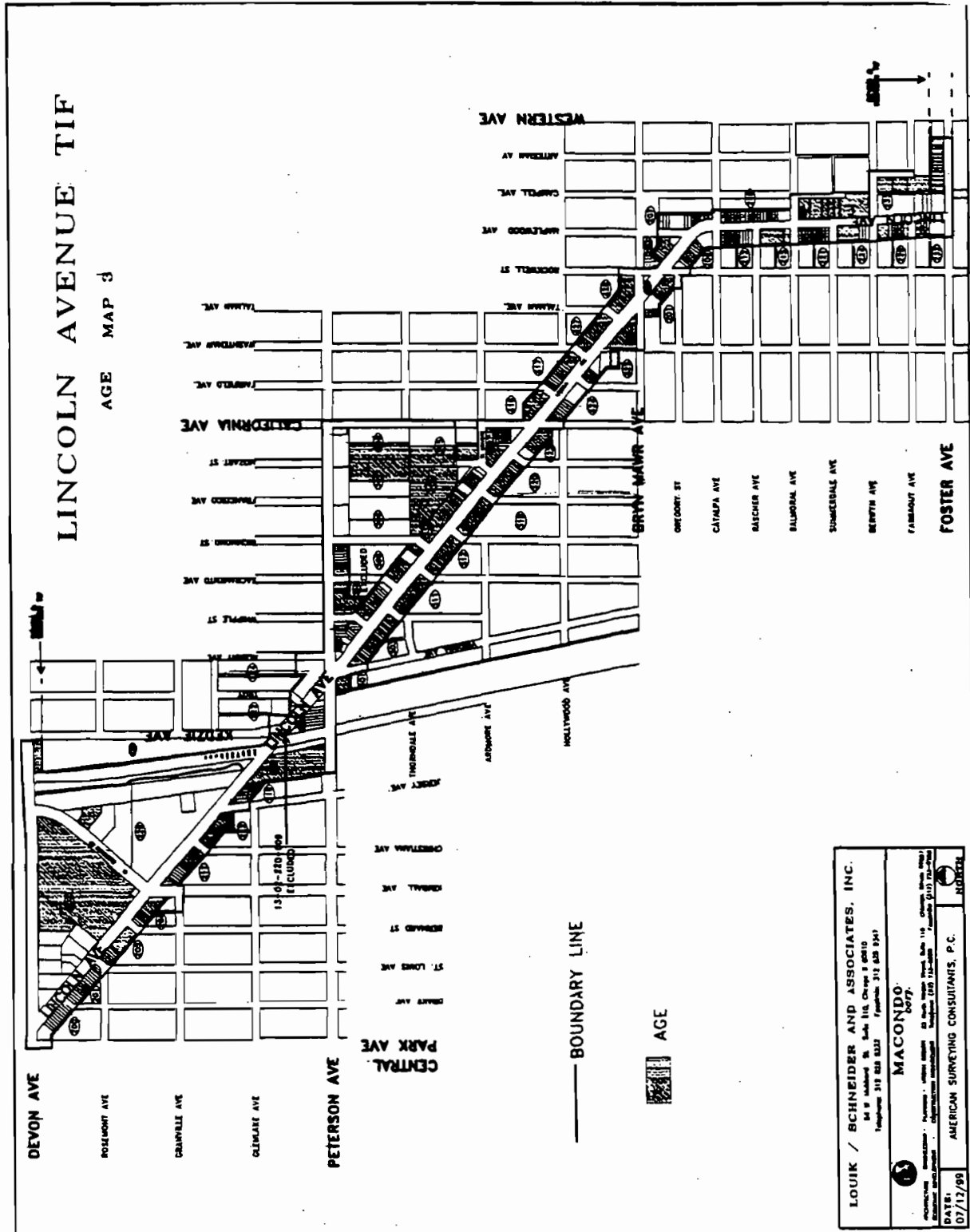
(Sub)Exhibit 5 - Map 2.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

Existing Land-Use Map.



(Sub)Exhibit 5 - Map 3.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

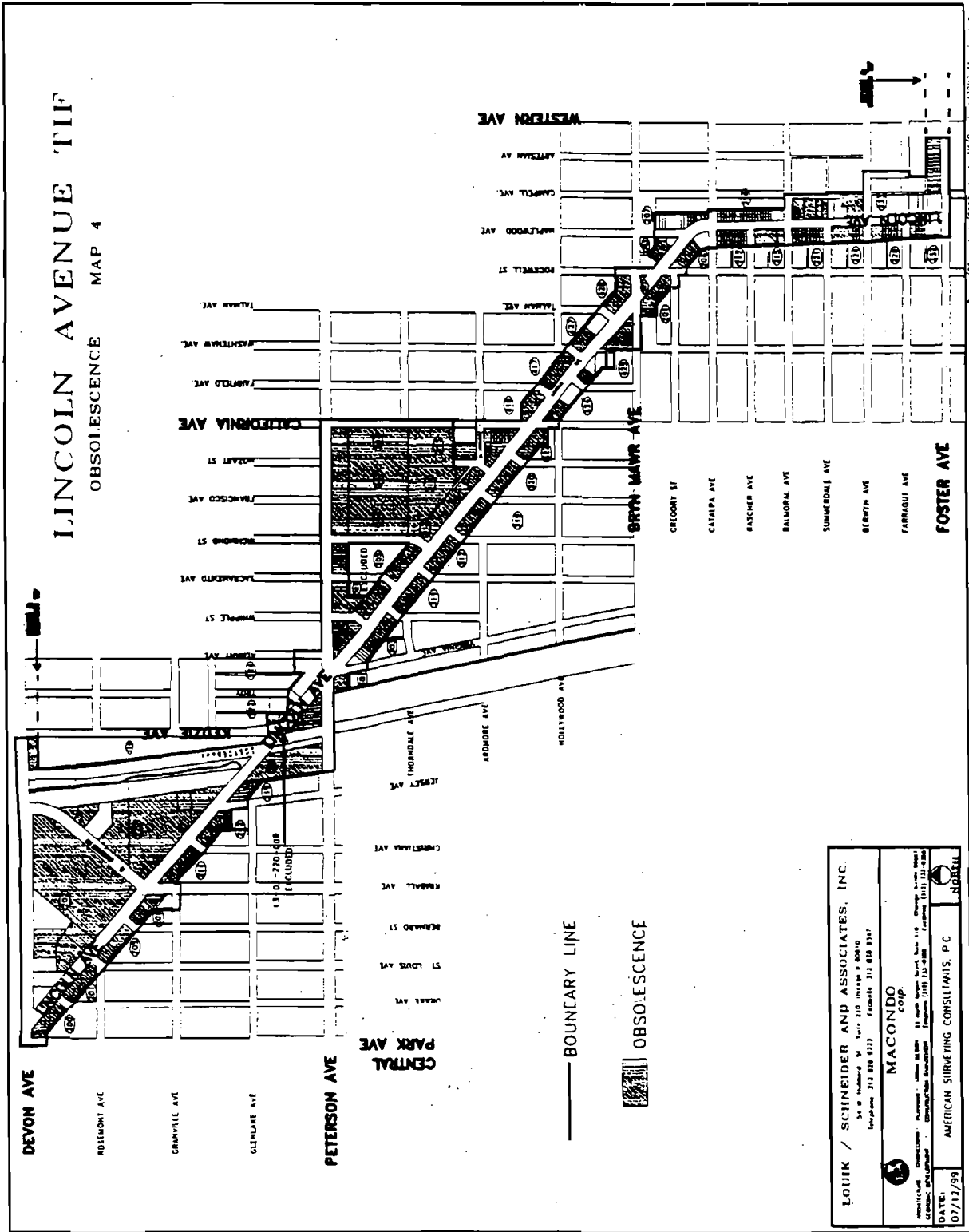
Age.





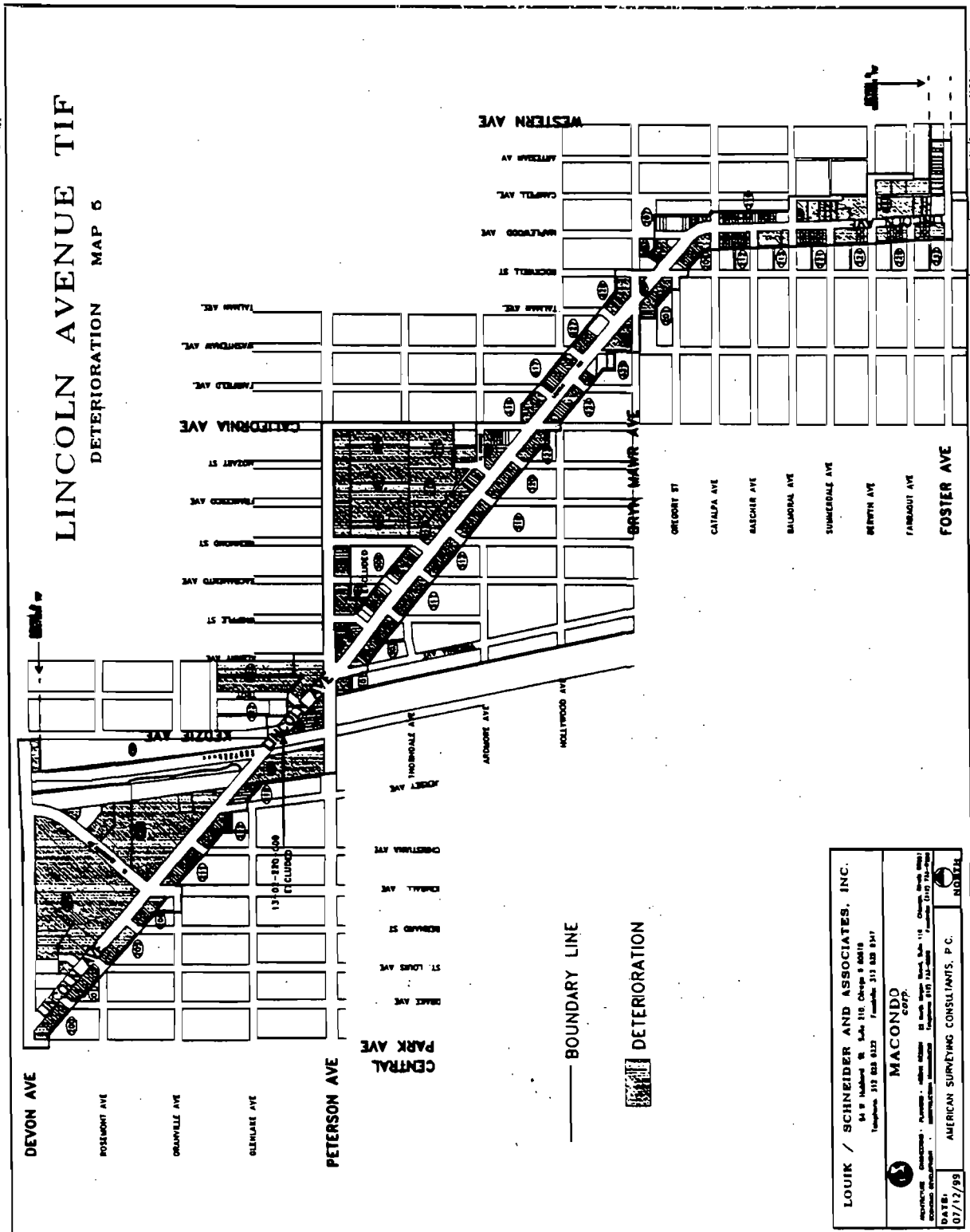
(Sub)Exhibit 5 - Map 4.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

Obsolescence.



(Sub)Exhibit 5 -- Map 5.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

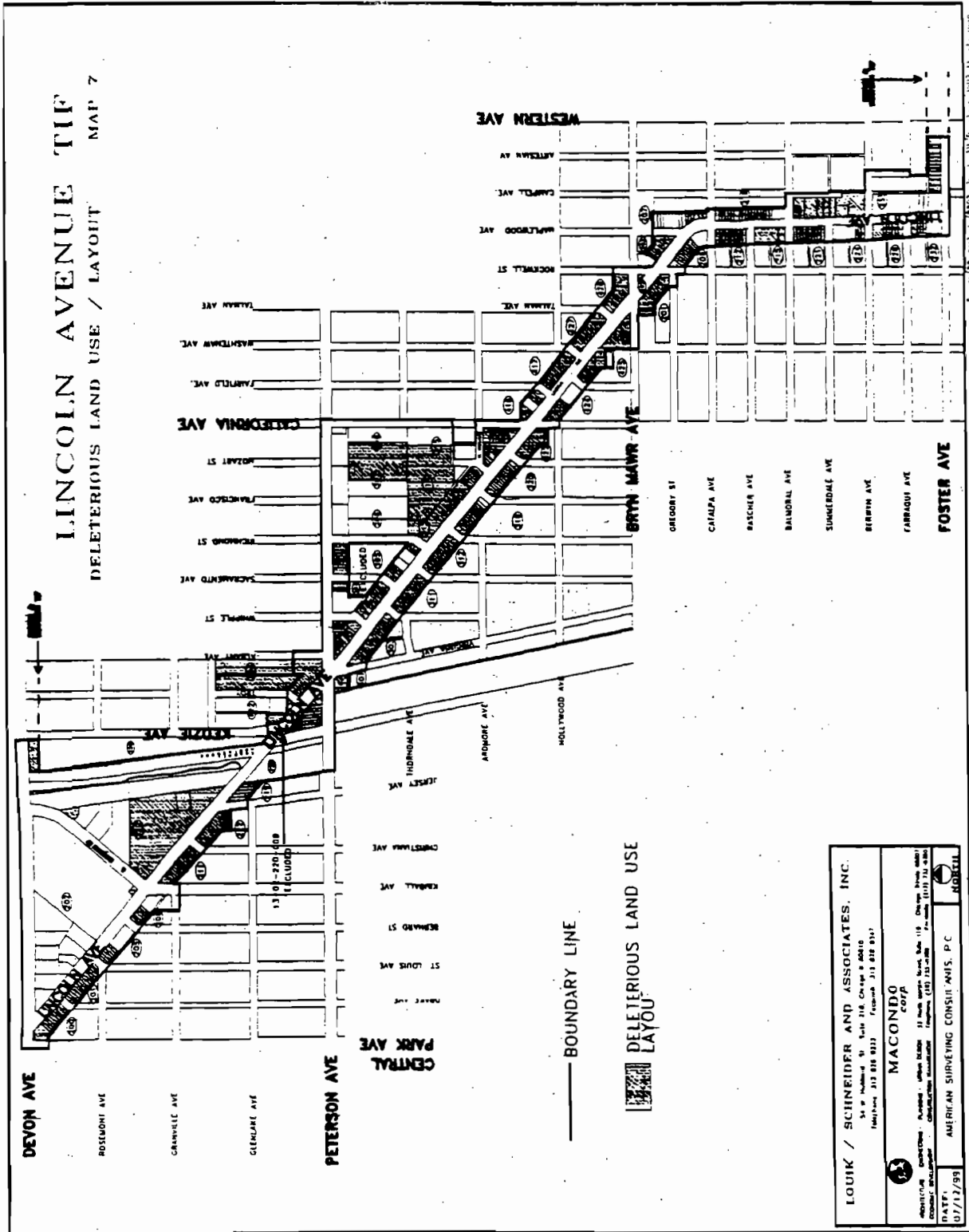
Deterioration.





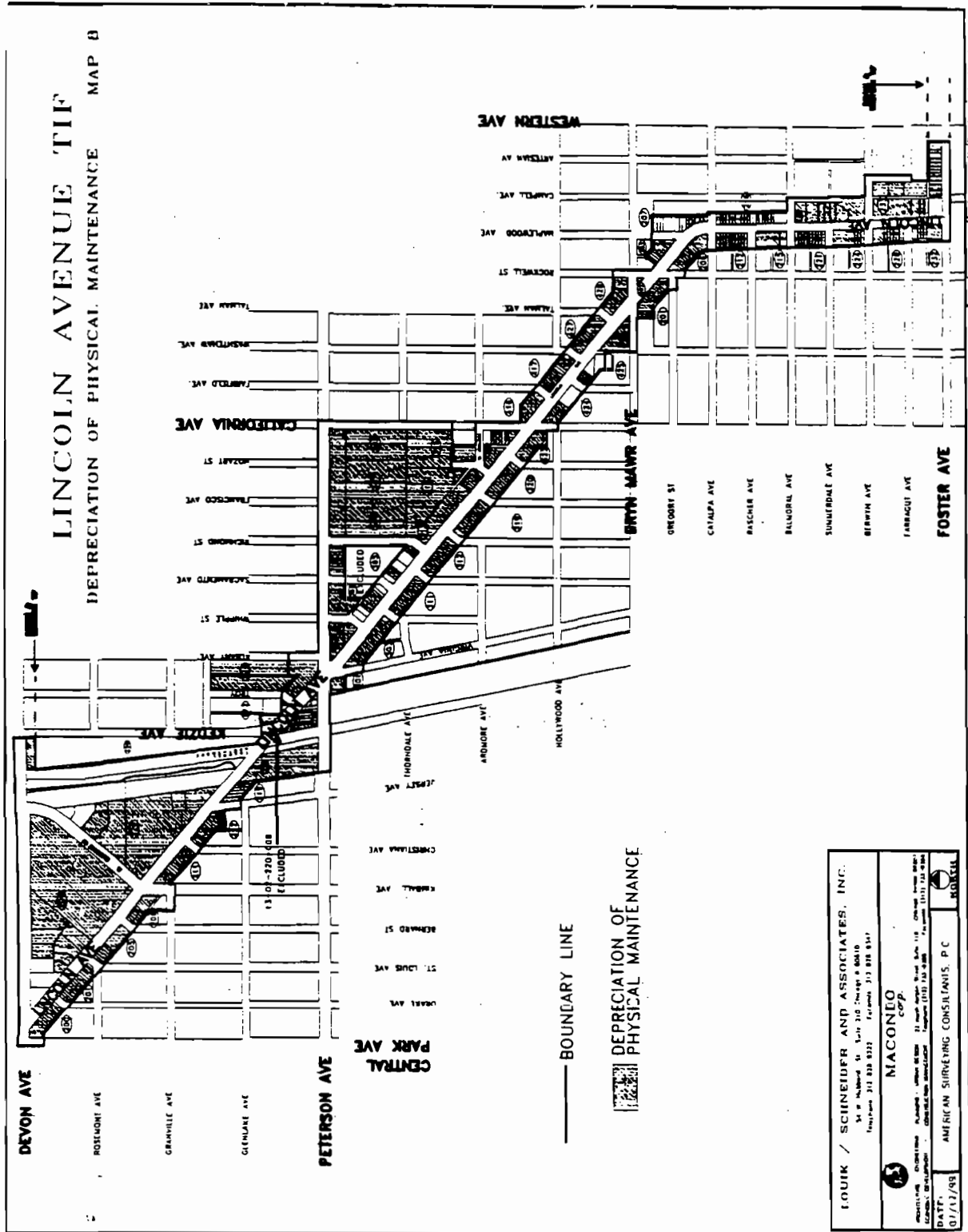
(Sub)Exhibit 5 - Map 7.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

Deleterious Land-Use/Layout.



(Sub)Exhibit 5 - Map 8.  
(To Lincoln Avenue Tax Increment Finance  
Program Eligibility Study)

Depreciation Of Physical Maintenance.



*Exhibit "B".*  
(To Ordinance)

State of Illinois )  
                          ) SS.  
County of Cook )

*Certificate.*

I, Raymond Redell, the duly authorized, qualified and Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 14<sup>th</sup> Day of September, 1999, with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said resolution.

Dated this 14<sup>th</sup> day of September, 1999.

(Signed) \_\_\_\_\_  
                          Raymond Redell  
                          Assistant Secretary

Resolution 99-CDC-171 referred to in this Certificate reads as follows:

*Community Development Commission  
Of The  
City Of Chicago*

*Resolution 99-CDC-141*

*Recommending To The City Council Of  
The City Of Chicago  
For The Proposed*

*Lincoln Avenue  
Redevelopment Project Area:*

*Approval Of  
A Redevelopment Plan,*

*Designation Of A  
Redevelopment Project Area*

*And*

*Adoption Of Tax Increment Allocation Financing.*

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1 et seq.)(1993) (the "Act"); and

Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations, studies and surveys of the Lincoln Avenue area, the street boundaries of which are described on (Sub)Exhibit A hereto (the "Area") to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented to the Commission for its review the Lincoln Avenue Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Plan") (which has as an exhibit the Lincoln Avenue Tax Increment Finance Program Eligibility Study (the "Report")); and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan (with the Report attached thereto) was made available for public inspection and review prior to the adoption by the Commission of Resolution 99-CDC-150 on July 27, 1999 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing by publication was given at least twice, the first (1<sup>st</sup>) publication being on August 20, 1999, a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second (2<sup>nd</sup>) publication being on August 24, 1999, both in the *Chicago Sun-Times*, being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on August 26, 1999, being a date not less than ten days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on July 27, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing, and an additional notice of the Hearing was given to the designated representatives of the Board (that attend the Board meeting) via messenger services on July 29, 1999; and

Whereas, Notice of the Hearing and copies of the Plan (with the Report attached thereto) were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on July 27, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice was sent to all taxpayers of record for properties proposed to be acquired by certified mail and regular mail on June 28, 1999 and August 24, 1999, these dates being at least fourteen (14) days prior to the C.D.C. meeting at which the Plan will be considered. The notice included the names of two (2) D.P.D. contact personnel and stated that a "service desk" will be available one (1) hour prior to the time of the meeting at the entrance of City Council Chambers, 2<sup>nd</sup> Floor, 121 North LaSalle Street; and



Whereas, The Hearing was held on September 14, 1999 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Board meeting was convened on July 30, 1999 at 10:00 A.M. (being a date no more than fourteen (14) days following the mailing of the notice to all taxing districts on July 27, 1998) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Commission has reviewed the Plan (with the Report attached thereto), considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

- a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. the Plan:
  - (i) conforms to the comprehensive plan for the development of the City as a whole; or
  - (ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

- c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years; and
- d. the Area would not reasonably be expected to be developed without the use of incremental revenues pursuant to the Act, and such incremental revenues will be exclusively utilized for the development of the Area; and
- e. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and
- f. as required pursuant to Section 5/11-74.4-3(p) of the Act:
  - (i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and
  - (ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution 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 resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

Adopted: September 14, 1999.

[(Sub)Exhibit "A" referred to in this Resolution 99-CDC-171  
unavailable at time of printing.]

*Exhibit "C".*  
(To Ordinance)

*Lincoln Avenue Redevelopment Plan.*

*Legal Description.*

That part of Sections 1, 2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, all located in Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Central Park Avenue and the centerline of West Devon Avenue, said centerline of West Devon Avenue also being the north limits of the City of Chicago and the north line of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said centerline of West Devon Avenue to the west line of North Kedzie Avenue; thence south 126 feet along said west line of North Kedzie Avenue; thence west along a line south and parallel from the centerline of West Devon Avenue to the east bank of the North Shore Channel; thence southerly along said east bank of the North Shore Channel to the northeast line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to the west line of North Kedzie Avenue; thence northeasterly to the northwest corner of Lot 14 of Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater being a subdivision in the west half of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231545; thence east along the north line of said Lot 14 of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater to the east line of Lots 1 through 13 inclusive of said Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater; thence south 105.51 feet, more or less, along the southerly extension of the east line of said Lots 1 through 13 inclusive of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to North

Edgewater to the north face of a concrete deck; thence east 4.48 feet, more or less, along said northerly face of a concrete deck to the northeast corner of said concrete deck; thence south 38.53 feet, more or less, along the east face of said concrete deck to the southeast corner of said concrete deck; thence west 3.83 feet, more or less, along the south face of said concrete deck to its intersection with the east line extended south of Lots 1 through 13 inclusive with the east line extended south of Lots 1 through 13 inclusive of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to Edgewater; thence south along said southerly extension of the east line of said Lots 1 through 13 inclusive to the northeasterly line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to its intersection with the north line of Block 8 of Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater in the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6133092; thence east along said north line of Block 8 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater to the west line of Lot 10 in Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, said west line of Lot 10 in Block 7 being also the east line of North Troy Street; thence south along said east line of North Troy Street to the southwesterly line of said Lot 10 in Block 7 aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the east line of said Lot 10 of Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, being also the west line of the alley east of North Troy Street; thence north along said west line of the alley east of North Troy Street to the westerly extension of the north line of Lot 2 in Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater; thence east along said north line of Lot 2 in Block 7 and its easterly extension to the east line of North Albany Avenue; thence south along said east line of North Albany Avenue to the north line of West Peterson Avenue; thence east along said north line of West Peterson Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 272 of Krenn and Dato's Polo Grounds Addition to North Edgewater in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8719542; thence west along said north line of Lot 272 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater to the west line of said Lot 272, said west line of Lot 272 being also the east line of the alley west of North California Avenue; thence south along said east line of the alley west of North California Avenue to the north line of West Ardmore Avenue; thence east along said north line of West Ardmore Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the north line of Lot 17 in Block 28 of W.F. Kaiser and Company's

First Addition to Arcadia Terrace being a subdivision in the southwest quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5450347; thence east along said north line of Lot 17 in Block 28 of aforesaid W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision and its easterly extension to the west line of Lot 10 in Block 28 of said W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision, said west line of Lot 10 in Block 28 being also the east line of the alley east of North California Avenue; thence south along said east line of the alley east of North California Avenue to the southwesterly line of said Lot 10 in Block 28 of aforesaid W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision, said southwesterly line of Lot 10 in Block 28 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the southeast corner of Lot 23 in Block 34 of W.F. Kaiser and Company's Second Addition to Arcadia Terrace being a subdivision in the southwest quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5520267; thence continuing southeasterly to the southwest corner of Lot 14 in Block 34 of aforesaid W.F. Kaiser and Company's Second Addition to Arcadia Terrace Subdivision, the south line of said Lot 14 in Block 34 being also the north line of the alley north of West Bryn Mawr Avenue; thence east along said north line of the alley north of West Bryn Mawr Avenue to the east line of North Rockwell Street; thence south along said east line of North Rockwell Street to the northeasterly line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to the southeasterly line of Lot 6 in Block 1 of Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, being a subdivision of the northeast quarter of the northeast quarter of the northeast quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of West Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being Document Number 7879542; thence northeasterly along said southeasterly line of Lot 6 in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision to the southeast corner of said Lot 6 in Block 1; thence northeasterly to the southwest corner of Lot 5 in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, the southwesterly line of said Lot 5 in Block 1 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the south line of Lots 1 through 4 inclusive in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said south line of Lots 1 through 4 inclusive in Block 1 being also the north line of the alley north of West Catalpa Avenue; thence east along said north line of the alley north of West

Catalpa Avenue to the northerly extension of the west line of Lot 39 in Block 2 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said west line of Lot 39 in Block 2 being also the east line of the alley east of North Maplewood Avenue; thence south along said east line of the alley east of North Maplewood Avenue to the north line of West Catalpa Avenue; thence east along said north line of West Catalpa Avenue to the northerly extension of the west line of Lot 38 in Block 3 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said west line of Lot 38 in Block 3 being also the east line of the alley east of North Lincoln Avenue; thence south along said east line of the alley east of North Lincoln Avenue to the north line of West Balmoral Avenue; thence east along said north line of West Balmoral Avenue to the northerly extension of the west line of Lot 44 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both inclusive in Assessors Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 15659960, said west line of Lot 44 being also the east line of North Campbell Avenue south of West Balmoral Avenue; thence south along said east line of North Campbell Avenue to the southwest corner of Lot 40 of aforesaid Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition; thence southeasterly to the northwest corner of Lot 39 of aforesaid Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, the west line of said Lot 39 being also the east line of the alley east of North Lincoln Avenue; thence south along said east line of the alley east of North Lincoln Avenue to the north line of West Berwyn Avenue; thence east along said north line of West Berwyn Avenue to the northerly extension of the east line of North Campbell Avenue; thence south along said east line of North Campbell Avenue and its southerly extension to the south line of West Farragut Avenue; thence west along said south line of West Farragut Avenue to the west line of Lot 11 of Greenhoff's Resubdivision of Berwyn/Western Subdivision, a subdivision of part of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 14367459; thence south along said west line of Lot 11 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the south line of said Lot 11, said south line of Lot 11 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the east line of Lot 7 of Budlong's Subdivision of the south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 2066417; thence south along said east line of Lot 7 of aforesaid Budlong's Subdivision and its southerly extension to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly

extension of the east line of Lot 84 in Oliver Salinger and Company's Lincoln Avenue Subdivision being a subdivision of that part of the south half of the west half of the east half of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian lying west of North Lincoln Avenue, being Document Number 9119046, said east line of Lot 84 being also the west line of the alley west of North Lincoln Avenue; thence north along said west line of the alley west of North Lincoln Avenue to the south line of West Catalpa Avenue; thence northerly to the southeast corner of Lot 801 of Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 being a subdivision of the northwest quarter of the northeast quarter (except that part lying northeasterly of North Lincoln Avenue and except part taken for streets) in Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, also that part of the north half of the west half of the east half of the northeast quarter lying west of North Lincoln Avenue in said Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 9382599; thence northwesterly along the northeasterly line of Lots 801 through 804 inclusive of said Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 to the east line of North Rockwell Street; thence west along a line perpendicular to said east line of North Rockwell Street to the west line of said North Rockwell Street; thence north along said west line of North Rockwell Street to the south line of West Gregory Street; thence west along said south line of West Gregory Street to a line perpendicular to said south line of West Gregory Street and passing through the southeast corner of Lot 709 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3; thence north to the southeast corner of said Lot 709 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3, the northeasterly line of said Lot 709 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to north line of Lots 697 through 708 inclusive of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3, said north line of Lots 697 through 708 inclusive being also the south line of the alley south of West Bryn Mawr Avenue; thence west along said south line of the alley south of West Bryn Mawr Avenue to the southerly extension of the west line of Lot 643 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3; thence north along said west line of Lot 643 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 to the south line of West Bryn Mawr Avenue; thence west along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of the vacated street by ordinance on Document Number 16879237; thence north along said east line of the vacated street to the easterly extension of the north line of Lot 5 in Block 1 of Fred W. Brummel and Company's Subdivision being a subdivision of the south half of the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian being Document Number 7773505; thence west along said north line of Lot 5 in Block 1 to the southerly extension of the east line of

Lots 3 and 4 inclusive of said Block 1; thence north along said east line of Lots 3 to 4 inclusive in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision to the north line of said Lot 3 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision; thence west along said north line of Lot 3 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, and its westerly extension to the east line of Lots 16 and 17 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, said east line of Lots 16 and 17 in Block 1 being also the west line of the alley east of North Fairfield Avenue; thence north along said west line of the alley east of North Fairfield Avenue to northeasterly line of Lots 17 and 18 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, said northeasterly line of Lots 17 and 18 in Block 1, being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North California Avenue; thence west to the intersection of the west line of North California Avenue and the south line of west Hollywood Avenue; thence west along the south line of West Hollywood Avenue to the southerly extension of the east line of Lot 10 in Block 46 of W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5557707, said east line of Lot 10 in Block 46 being also the west line of the alley west of North California Avenue; thence north along said west line of the alley west of North California Avenue to the northeasterly line of Lot 12 in Block 46 of aforesaid W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, said northeasterly line of Lot 12 in Block 46 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Virginia Avenue; thence westerly along a line perpendicular to said east line of North Virginia Avenue to the west line of said North Virginia Avenue; thence northerly along said west line of North Virginia Avenue to the south line of Lot 1 in Block 39 of aforesaid W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, said south line of Lot 1 in Block 39 being also the north line of the alley south of West Peterson Avenue; thence west along said north line of the alley south of West Peterson Avenue to the east line of the right-of-way of the Sanitary District of Chicago; thence north along said east line of the right-of-way of the Sanitary District of Chicago to the south line of West Peterson Avenue; thence west along said south line of West Peterson Avenue to the west line of the right-of-way of the Sanitary District of Chicago; thence north along said west line of the right-of-way of the Sanitary District of Chicago to the southeasterly extension of the northeasterly line of Lot 7 in Block 3 of Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater being a subdivision in the northeast fractional quarter south of the Indian Boundary Line of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8463190, said northeasterly line



of Lot 7 in Block 3 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Jersey Avenue; thence westerly along a line perpendicular to said east line of North Jersey Avenue to the west line of said North Jersey Avenue; thence north along said west line of North Jersey Avenue to the south line of Lot 12 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater; thence west along said south line of Lot 12 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater and its westerly extension to the east line of Lots 21 through 25 inclusive in said Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said east line of Lots 21 through 25 inclusive in Block 1 being also the west line of the alley west of North Jersey Avenue; thence north along said west line of the alley west of North Jersey Avenue to the northeasterly line of Lot 25 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said northeasterly line of Lot 25 in Block 1 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Kimball Avenue; thence south along said east line of North Kimball Avenue to the easterly extension of the south line of West Granville Avenue; thence west along said line and its easterly extension of the south line of West Granville Avenue to southerly extension of the east line of Lot 13 in Block 4 of Oliver Salinger and Company's 6<sup>th</sup> Kimball Boulevard Addition to North Edgewater, being a subdivision in the northeast fractional quarter south of the Indian Boundary Line in Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8393618 said east line of Lot 13 in Block 4 being also the west line of the alley west of North Kimball Avenue; thence north along said west line of the alley west of North Kimball Avenue to the northeasterly line of Lot 18 in said Block 4 of Oliver Salinger and Company's 6<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said northeasterly line of Lot 18 in Block 4 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the north line of Lot 33 in Block 2 of Oliver Salinger and Company's 4<sup>th</sup> Kimball Boulevard Addition to North Edgewater, a subdivision in fractional northeast quarter of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8300153, said north line of Lot 33 in Block 2 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line of North Central Park Avenue; thence north along said west line of North Central Park Avenue to the point of beginning. excepting therefrom that part described as follows:

beginning at the northeast corner of Lot 107 of Krenn and Dato's Polo Grounds

Addition to North Edgewater in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8719542, the east line of said Lot 107 being also the west line of North Richmond Street; thence south along said west line of North Richmond Street to the southwesterly line of Lot 93 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said southwesterly line of Lot 93 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence northwesterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the west line of Lot 65 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said west line of Lot 65 being also the east line of the alley west of North Sacramento Avenue; thence north along said east line of the alley west of North Sacramento Avenue to the north line of Lot 69 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said north line of Lot 69 being also the south line of the alley south of West Peterson Avenue; thence east along said south line of the alley south of West Peterson Avenue to the point of beginning. Also except that part of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian described as follows:

commencing at the southwest corner of said northwest quarter of Section 1; thence northerly along the west line of said northwest quarter of Section 1 to the north line of the south 5.27 chains of said northwest quarter to the point of beginning; thence continuing north along said east line of the northwest quarter to the centerline of North Lincoln Avenue; thence southeasterly along the centerline of North Lincoln Avenue to the north line of the south 5.27 chains of the northwest quarter of said Section 1; thence west along said north line of the south 5.27 chains of the northwest quarter of Section 1 to the point of beginning.

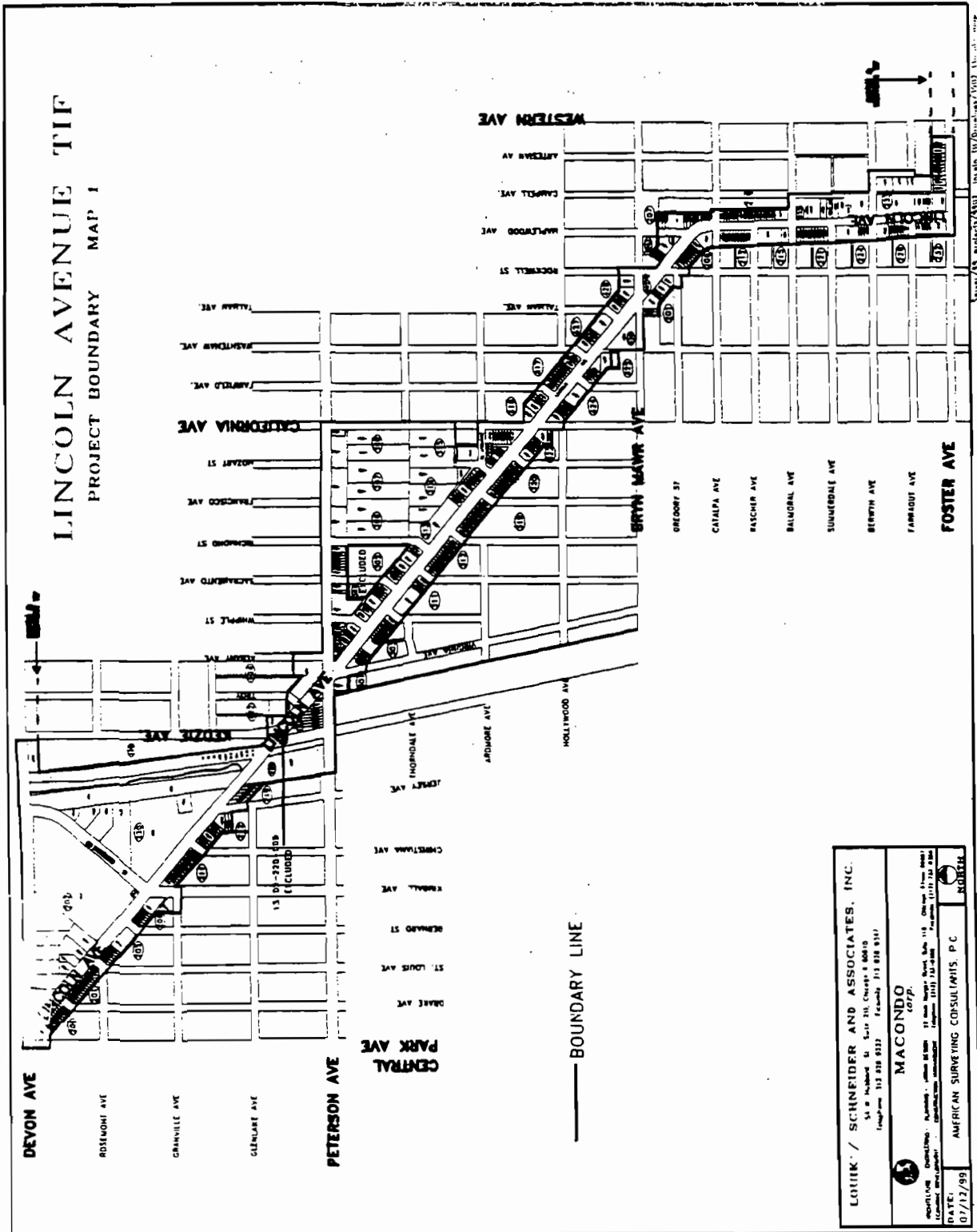
*Exhibit "D".*  
(To Ordinance)

*Street Boundary Description Of The Area.*

The Area is generally bounded by West Devon Avenue on the north, West Foster Avenue on the south, North Kedzie Avenue and North California Avenue and the alley east of North Lincoln Avenue on the east, and the alley west of North Lincoln Avenue on the west.

Exhibit "E".  
(To Ordinance)

Project Boundary Map.



**LOUIK / SCHNEIDER AND ASSOCIATES, INC.**  
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**MACONDO**  
 Corp.  
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DATE: 07/12/99

AMERICAN SURVEYING CONSULTANTS, P.C.

**NOVTECH**

DESIGNATION OF LINCOLN AVENUE REDEVELOPMENT PROJECT  
AREA AS TAX INCREMENT FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, November 3, 1999.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance designating the Lincoln Avenue Redevelopment Project Area as a redevelopment project 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, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

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

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1996 Bar Edition), as amended (the "Act"), for a proposed redevelopment area to be known as the Lincoln Avenue Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-71.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council") (with the Mayor and the City Council being collectively defined herein as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area on September 14, 1999; and

WHEREAS, The Plan (including the related eligibility study attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-171, recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility study for the Area attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein and are generally informed of the conditions existing in the Area; and

WHEREAS, The City Council has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois Approving A Redevelopment Plan For The Lincoln Avenue Redevelopment Project Area; now, therefore,

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a

part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practical) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. 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 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed  
on page 13311 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*  
(To Ordinance)

*Lincoln Avenue Redevelopment Plan.*

*Legal Description.*

That part of Sections 1, 2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, all located in Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Central Park Avenue and the centerline of West Devon Avenue, said centerline of West Devon Avenue also being the north limits of the City of Chicago and the north line of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said centerline of West Devon Avenue to the west line of North Kedzie Avenue; thence south 126 feet along said west line of North Kedzie Avenue; thence west along a line south and parallel from the centerline of West Devon Avenue to the east bank of the North Shore Channel; thence southerly along said east bank of the North Shore Channel to the northeast line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to the west line of North Kedzie Avenue; thence northeasterly to the northwest corner of Lot 14 of Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater being a subdivision in the west half of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231545; thence east along the north line of said Lot 14 of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater to the east line of Lots 1 through 13 inclusive of said Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater; thence south 105.51 feet, more or less, along the southerly extension of the east line of said Lots 1 through 13 inclusive of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater to the north face of a concrete deck; thence east 4.48 feet, more or less, along said northerly face of a concrete deck to the northeast corner of said concrete deck; thence south 38.53 feet, more or less, along the east face of said concrete deck to the southeast corner of said concrete deck; thence west 3.83 feet, more or less, along the south face of said concrete deck to its intersection with the east line extended south of Lots 1 through 13 inclusive with the east line extended south of Lots 1 through 13 inclusive of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to Edgewater; thence south along said southerly extension of the east line of said Lots 1 through 13 inclusive to the northeasterly line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to its intersection with the north line of Block 8 of Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater in the

northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6133092; thence east along said north line of Block 8 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater to the west line of Lot 10 in Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, said west line of Lot 10 in Block 7 being also the east line of North Troy Street; thence south along said east line of North Troy Street to the southwesterly line of said Lot 10 in Block 7 aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the east line of said Lot 10 of Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, being also the west line of the alley east of North Troy Street; thence north along said west line of the alley east of North Troy Street to the westerly extension of the north line of Lot 2 in Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater; thence east along said north line of Lot 2 in Block 7 and its easterly extension to the east line of North Albany Avenue; thence south along said east line of North Albany Avenue to the north line of West Peterson Avenue; thence east along said north line of West Peterson Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 272 of Krenn and Dato's Polo Grounds Addition to North Edgewater in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8719542; thence west along said north line of Lot 272 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater to the west line of said Lot 272, said west line of Lot 272 being also the east line of the alley west of North California Avenue; thence south along said east line of the alley west of North California Avenue to the north line of West Ardmore Avenue; thence east along said north line of West Ardmore Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the north line of Lot 17 in Block 28 of W.F. Kaiser and Company's First Addition to Arcadia Terrace being a subdivision in the southwest quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5450347; thence east along said north line of Lot 17 in Block 28 of aforesaid W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision and its easterly extension to the west line of Lot 10 in Block 28 of said W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision, said west line of Lot 10 in Block 28 being also the east line of the alley east of North California Avenue; thence south along said east line of the alley east of North California Avenue to the southwesterly line of said Lot 10 in Block 28 of aforesaid W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision, said southwesterly line of Lot 10 in Block 28 being also the northeasterly line of the alley northeast of North Lincoln Avenue;



thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the southeast corner of Lot 23 in Block 34 of W.F. Kaiser and Company's Second Addition to Arcadia Terrace being a subdivision in the southwest quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5520267; thence continuing southeasterly to the southwest corner of Lot 14 in Block 34 of aforesaid W.F. Kaiser and Company's Second Addition to Arcadia Terrace Subdivision, the south line of said Lot 14 in Block 34 being also the north line of the alley north of West Bryn Mawr Avenue; thence east along said north line of the alley north of North Bryn Mawr Avenue to the east line of North Rockwell Street; thence south along said east line of North Rockwell Street to the northeasterly line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to the southeasterly line of Lot 6 in Block 1 of Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, being a subdivision of the northeast quarter of the northeast quarter of the northeast quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being Document Number 7879542; thence northeasterly along said southeasterly line of Lot 6 in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision to the southeast corner of said Lot 6 in Block 1; thence northeasterly to the southwest corner of Lot 5 in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, the southwesterly line of said Lot 5 in Block 1 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the south line of Lots 1 through 4 inclusive in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said south line of Lots 1 through 4 inclusive in Block 1 being also the north line of the alley north of West Catalpa Avenue; thence east along said north line of the alley north of West Catalpa Avenue to the northerly extension of the west line of Lot 39 in Block 2 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision, said west line of Lot 39 in Block 2 being also the east line of the alley east of North Maplewood Avenue; thence south along said east line of the alley east of North Maplewood Avenue to the north line of West Catalpa Avenue; thence east along said north line of West Catalpa Avenue to the northerly extension of the west line of Lot 38 in Block 3 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said west line of Lot 38 in Block 3 being also the east line of the alley east of North Lincoln Avenue; thence south along said east line of the alley east of North Lincoln Avenue to the north line of West Balmoral Avenue; thence east along said north line of West Balmoral Avenue to the northerly extension of the west line of Lot 44 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both inclusive in Assessors Division of the southeast quarter of the northeast quarter of

the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 15659960, said west line of Lot 44 being also the east line of North Campbell Avenue south of West Balmoral Avenue; thence south along said east line of North Campbell Avenue to the southwest corner of Lot 40 of aforesaid Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition; thence southeasterly to the northwest corner of Lot 39 of aforesaid Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, the west line of said Lot 39 being also the east line of the alley east of North Lincoln Avenue; thence south along said east line of the alley east of North Lincoln Avenue to the north line of West Berwyn Avenue; thence east along said north line of West Berwyn Avenue to the northerly extension of the east line of North Campbell Avenue; thence south along said east line of North Campbell Avenue and its southerly extension to the south line of West Farragut Avenue; thence west along said south line of West Farragut Avenue to the west line of Lot 11 of Greenhoff's Resubdivision of Berwyn/Western Subdivision, a subdivision of part of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 14367459; thence south along said west line of Lot 11 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision to the south line of said Lot 11, said south line of Lot 11 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the east line of Lot 7 of Budlong's Subdivision of the south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 2066417; thence south along said east line of Lot 7 of aforesaid Budlong's Subdivision and its southerly extension to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly extension of the east line of Lot 84 in Oliver Salinger and Company's Lincoln Avenue Subdivision being a subdivision of that part of the south half of the west half of the east half of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian lying west of Lincoln Avenue, being Document Number 9119046, said east line of Lot 84 being also the west line of the alley west of North Lincoln Avenue; thence north along said west line of the alley west of North Lincoln Avenue to the south line of West Catalpa Avenue; thence northerly to the southeast corner of Lot 801 of Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 being a subdivision of the northwest quarter of the northeast quarter (except that part lying northeasterly of Lincoln Avenue and except part taken for streets) in Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, also that part of the north half of the west half of the east half of the northeast quarter lying west of Lincoln Avenue in said Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 9382599; thence northwesterly along the northeasterly line of Lots 801 through 804 inclusive of said Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 to

the east line of North Rockwell Street; thence west along a line perpendicular to said east line of North Rockwell Street to the west line of said North Rockwell Street; thence north along said west line of North Rockwell Street to the south line of West Gregory Street; thence west along said south line of West Gregory Street to a line perpendicular to said south line of West Gregory Street and passing through the southeast corner of Lot 709 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3; thence north to the southeast corner of said Lot 709 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3, the northeasterly line of said Lot 709 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to north line of Lots 697 through 708 inclusive of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3, said north line of Lots 697 through 708 inclusive being also the south line of the alley south of West Bryn Mawr Avenue; thence west along said south line of the alley south of West Bryn Mawr Avenue to the southerly extension of the west line of Lot 643 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3; thence north along said west line of Lot 643 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 to the south line of West Bryn Mawr Avenue; thence west along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of the vacated street by ordinance on Document Number 16879237; thence north along said east line of the vacated street to the easterly extension of the north line of Lot 5 in Block 1 of Fred W. Brummel and Company's Subdivision being a subdivision of the south half of the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian being Document Number 7773505; thence west along said north line of Lot 5 in Block 1 to the southerly extension of the east line of Lots 3 and 4 inclusive of said Block 1; thence north along said east line of Lots 3 to 4 inclusive in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision to the north line of said Lot 3 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision; thence west along said north line of Lot 3 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, and its westerly extension to the east line of Lots 16 and 17 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, said east line of Lots 16 and 17 in Block 1 being also the west line of the alley east of North Fairfield Avenue; thence north along said west line of the alley east of North Fairfield Avenue to northeasterly line of Lots 17 and 18 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, said northeasterly line of Lots 17 and 18 in Block 1, being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North California Avenue; thence west to the intersection of the west line of North California Avenue and the south line of West Hollywood Avenue; thence west along the south line of West Hollywood Avenue to the southerly extension of the east line of Lot 10 in Block 46 of W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document

Number 5557707, said east line of Lot 10 in Block 46 being also the west line of the alley west of North California Avenue; thence north along said west line of the alley west of North California Avenue to the northeasterly line of Lot 12 in Block 46 of aforesaid W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, said northeasterly line of Lot 12 in Block 46 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Virginia Avenue; thence westerly along a line perpendicular to said east line of North Virginia Avenue to the west line of said North Virginia Avenue; thence northerly along said west line of North Virginia Avenue to the south line of Lot 1 in Block 39 of aforesaid W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, said south line of Lot 1 in Block 39 being also the north line of the alley south of West Peterson Avenue; thence west along said north line of the alley south of West Peterson Avenue to the east line of the right-of-way of the Sanitary District of Chicago; thence north along said east line of the right-of-way of the Sanitary District of Chicago to the south line of West Peterson Avenue; thence west along said south line of West Peterson Avenue to the west line of the right-of-way of the Sanitary District of Chicago; thence north along said west line of the right-of-way of the Sanitary District of Chicago to the southeasterly extension of the northeasterly line of Lot 7 in Block 3 of Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater being a subdivision in the northeast fractional quarter south of the Indian Boundary Line of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8463190, said northeasterly line of Lot 7 in Block 3 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Jersey Avenue; thence westerly along a line perpendicular to said east line of North Jersey Avenue to the west line of said North Jersey Avenue; thence north along said west line of North Jersey Avenue to the south line of Lot 12 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater; thence west along said south line of Lot 12 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater and its westerly extension to the east line of Lots 21 through 25 inclusive in said Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said east line of Lots 21 thru 25 inclusive in Block 1 being also the west line of the alley west of North Jersey Avenue; thence north along said west line of the alley west of North Jersey Avenue to the northeasterly line of Lot 25 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said northeasterly line of Lot 25 in Block 1 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Kimball Avenue; thence south along said east line of North Kimball Avenue to the easterly extension of the south line of West Granville Avenue; thence west along said line and its easterly extension of the south line of West Granville Avenue

to southerly extension of the east line of Lot 13 in Block 4 of Oliver Salinger and Company's 6<sup>th</sup> Kimball Boulevard Addition to North Edgewater, being a subdivision in the northeast fractional quarter south of the Indian Boundary Line in Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8393618 said east line of Lot 13 in Block 4 being also the west line of the alley west of North Kimball Avenue; thence north along said west line of the alley west of North Kimball Avenue to the northeasterly line of Lot 18 in said Block 4 of Oliver Salinger and Company's 6<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said northeasterly line of Lot 18 in Block 4 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the north line of Lot 33 in Block 2 of Oliver Salinger and Company's 4<sup>th</sup> Kimball Boulevard Addition to North Edgewater, a subdivision in fractional north east quarter of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8300153, said north line of Lot 33 in Block 2 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line of North Central Park Avenue; thence north along said west line of North Central Park Avenue to the point of beginning. excepting therefrom that part described as follows:

beginning at the northeast corner of Lot 107 of Krenn and Dato's Polo Grounds Addition to North Edgewater in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8719542, the east line of said Lot 107 being also the west line of North Richmond Street; thence south along said west line of North Richmond Street to the southwesterly line of Lot 93 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said southwesterly line of Lot 93 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence northwesterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the west line of Lot 65 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said west line of Lot 65 being also the east line of the alley west of North Sacramento Avenue; thence north along said east line of the alley west of North Sacramento Avenue to the north line of Lot 69 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said north line of Lot 69 being also the south line of the alley south of West Peterson Avenue; thence east along said south line of the alley south of West Peterson Avenue to the point of beginning. Also except that part of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian described as follows:

commencing at the southwest corner of said northwest quarter of Section 1; thence northerly along the west line of said northwest quarter of Section 1 to the north line of the south 5.27 chains of said northwest quarter to the point of beginning; thence continuing north along said east line of the northwest quarter to the centerline of North Lincoln Avenue; thence southeasterly along the

centerline of North Lincoln Avenue to the north line of the south 5.27 chains of the northwest quarter of said Section 1; thence west along said north line of the south 5.27 chains of the northwest quarter of Section 1 to the point of beginning.

*Exhibit "B".*

*Street Boundary Description Of The Area.*

The Area is generally bounded by West Devon Avenue on the north, West Foster Avenue on the south, North Kedzie and North California Avenues and the alley east of North Lincoln Avenue on the east, and the alley west of North Lincoln Avenue on the west.

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ADOPTION OF TAX INCREMENT ALLOCATION FINANCING FOR  
LINCOLN AVENUE REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, November 3, 1999.

*To the President and Members of the City Council:*

Your Committee on Finance, having had under consideration an ordinance adopting tax increment financing for the Lincoln Avenue Redevelopment Project 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.

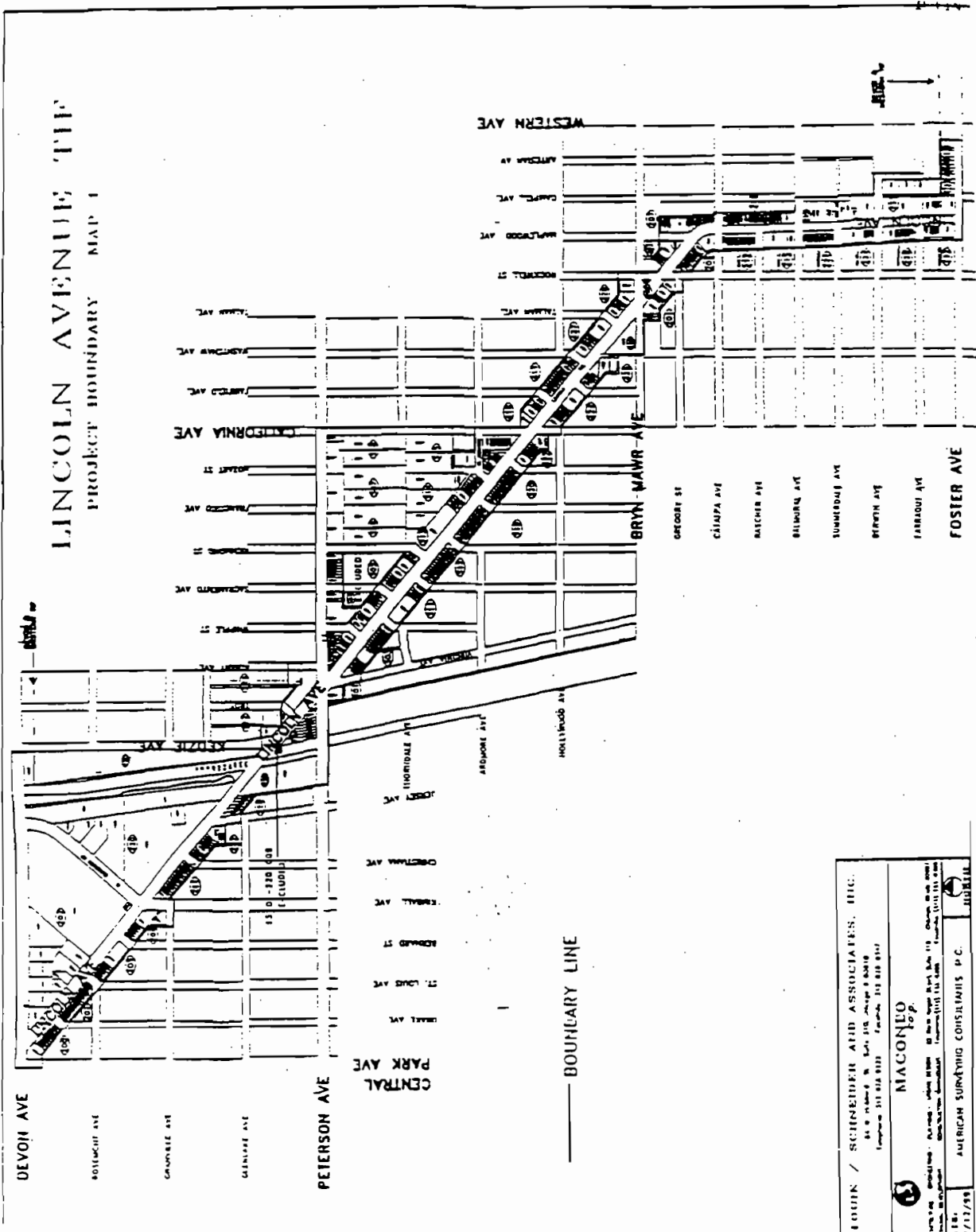
Respectfully submitted,

(Signed) EDWARD M. BURKE,  
*Chairman.*

(Continued on page 13324)

Exhibit "C".

Project Boundary Map.



LOUIS / SCHNEIDER AND ASSOCIATES, INC.  
 840 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304  
 Telephone: 313 514 8111 Fax: 313 514 8117

**MACONE**  
*top*

AMERICAN SURVEYING CONSULTANTS, P.C.  
 17/11/99

(Continued from page 13322)

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, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

*Nays* -- None.

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

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et.seq. (1996 State Bar Edition), as amended (the "Act"), for a proposed redevelopment project area to be known as the Lincoln Avenue Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 99-CDC-171, recommending to the City Council the adoption of Tax Increment Allocation Financing for the Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Plan, which was identified in An Ordinance Of The City Of Chicago, Illinois, Approving A Redevelopment Plan For The Lincoln Avenue Redevelopment Project Area and has heretofore designated the Area as a redevelopment project area by passage of An Ordinance Of The City Of Chicago, Illinois, Designating The Lincoln Avenue Redevelopment Project Area A Redevelopment Project Area Pursuant To The Tax Increment Allocation Redevelopment Act and has otherwise complied with all other conditions precedent required by the Act; now, therefore,



*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, and ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. that portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over the above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City treasurer who shall deposit said taxes into a special fund, hereby created, and designated "The Lincoln Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. 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 5. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed on page 13334 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

*Exhibit "A".*  
(To Ordinance)

*Lincoln Avenue Redevelopment Plan.*

*Legal Description.*

That part of Sections 1, 2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, all located in Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Central Park Avenue and the centerline of West Devon Avenue, said centerline of West Devon Avenue also being the north limits of the City of Chicago and the north line of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said centerline of West Devon Avenue to the west line of North Kedzie Avenue; thence south 126 feet along said west line of North Kedzie Avenue; thence west along a line south and parallel from the centerline of West Devon Avenue to the east bank of the North Shore Channel; thence southerly along said east bank of the North Shore Channel to the northeast line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to the west line of North Kedzie Avenue; thence northeasterly to the northwest corner of Lot 14 of Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater being a subdivision in the west half of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231545; thence east along the north line of said Lot 14 of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater to the east line of Lots 1 through 13 inclusive of said Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater; thence south 105.51 feet, more or less, along the southerly extension of the east line of said Lots 1 through 13 inclusive of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to North Edgewater to the north face of a concrete deck; thence east 4.48 feet, more or less, along said northerly face

of a concrete deck to the northeast corner of said concrete deck; thence south 38.53 feet, more or less, along the east face of said concrete deck to the southeast corner of said concrete deck; thence west 3.83 feet, more or less, along the south face of said concrete deck to its intersection with the east line extended south of Lots 1 through 13 inclusive with the east line extended south of Lots 1 through 13 inclusive of aforesaid Krenn and Dato's Lincoln/Kedzie Addition to Edgewater; thence south along said southerly extension of the east line of said Lots 1 through 13 inclusive to the northeasterly line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to its intersection with the north line of Block 8 of Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater in the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6133092; thence east along said north line of Block 8 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater to the west line of Lot 10 in Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, said west line of Lot 10 in Block 7 being also the east line of North Troy Street; thence south along said east line of North Troy Street to the southwesterly line of said Lot 10 in Block 7 aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the east line of said Lot 10 of Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater, being also the west line of the alley east of North Troy Street; thence north along said west line of the alley east of North Troy Street to the westerly extension of the north line of Lot 2 in Block 7 of aforesaid Nixon and Prassa's Lincoln and Peterson Avenue Addition to North Edgewater; thence east along said north line of Lot 2 in Block 7 and its easterly extension to the east line of North Albany Avenue; thence south along said east line of North Albany Avenue to the north line of West Peterson Avenue; thence east along said north line of West Peterson Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 272 of Krenn and Dato's Polo Grounds Addition to North Edgewater in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8719542; thence west along said north line of Lot 272 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater to the west line of said Lot 272, said west line of Lot 272 being also the east line of the alley west of North California Avenue; thence south along said east line of the alley west of North California Avenue to the north line of West Ardmore Avenue; thence east along said north line of West Ardmore Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the north line of Lot 17 in Block 28 of W.F. Kaiser and Company's First Addition to Arcadia Terrace being a subdivision in the southwest quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5450347; thence east along said north

line of Lot 17 in Block 28 of aforesaid W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision and its easterly extension to the west line of Lot 10 in Block 28 of said W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision, said west line of Lot 10 in Block 28 being also the east line of the alley east of North California Avenue; thence south along said east line of the alley east of North California Avenue to the southwesterly line of said Lot 10 in Block 28 of aforesaid W.F. Kaiser and Company's First Addition to Arcadia Terrace Subdivision, said southwesterly line of Lot 10 in Block 28 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the southeast corner of Lot 23 in Block 34 of W.F. Kaiser and Company's Second Addition to Arcadia Terrace being a subdivision in the southwest quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5520267; thence continuing southeasterly to the southwest corner of Lot 14 in Block 34 of aforesaid W.F. Kaiser and Company's Second Addition to Arcadia Terrace Subdivision, the south line of said Lot 14 in Block 34 being also the north line of the alley north of West Bryn Mawr Avenue; thence east along said north line of the alley north of West Bryn Mawr Avenue to the east line of North Rockwell Street; thence south along said east line of North Rockwell Street to the northeasterly line of North Lincoln Avenue; thence southeasterly along said northeasterly line of North Lincoln Avenue to the southeasterly line of Lot 6 in Block 1 of Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, being a subdivision of the northeast quarter of the northeast quarter of the northeast quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of West Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being Document Number 7879542; thence northeasterly along said southeasterly line of Lot 6 in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision to the southeast corner of said Lot 6 in Block 1; thence northeasterly to the southwest corner of Lot 5 in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, the southwesterly line of said Lot 5 in Block 1 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence southeasterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the south line of Lots 1 through 4 inclusive in Block 1 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said south line of Lots 1 through 4 inclusive in Block 1 being also the north line of the alley north of West Catalpa Avenue; thence east along said north line of the alley north of West Catalpa Avenue to the northerly extension of the west line of Lot 39 in Block 2 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said west line of Lot 39 in Block 2 being also the east line of the alley east of North Maplewood Avenue; thence south along said east line of the alley east of North Maplewood Avenue to the north line of West Catalpa

Avenue; thence east along said north line of West Catalpa Avenue to the northerly extension of the west line of Lot 38 in Block 3 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr-Western Subdivision, said west line of Lot 38 in Block 3 being also the east line of the alley east of North Lincoln Avenue; thence south along said east line of the alley east of North Lincoln Avenue to the north line of West Balmoral Avenue; thence east along said north line of West Balmoral Avenue to the northerly extension of the west line of Lot 44 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both inclusive in Assessors Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 15659960, said west line of Lot 44 being also the east line of North Campbell Avenue south of West Balmoral Avenue; thence south along said east line of North Campbell Avenue to the southwest corner of Lot 40 of aforesaid Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition; thence southeasterly to the northwest corner of Lot 39 of aforesaid Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, the west line of said Lot 39 being also the east line of the alley east of North Lincoln Avenue; thence south along said east line of the alley east of North Lincoln Avenue to the north line of West Berwyn Avenue; thence east along said north line of West Berwyn Avenue to the northerly extension of the east line of North Campbell Avenue; thence south along said east line of North Campbell Avenue and its southerly extension to the south line of West Farragut Avenue; thence west along said south line of West Farragut Avenue to the west line of Lot 11 of Greenhoff's Resubdivision of Berwyn/Western Subdivision, a subdivision of part of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 14367459; thence south along said west line of Lot 11 of aforesaid Greenhoff's Resubdivision of Berwyn-Western Subdivision to the south line of said Lot 11, said south line of Lot 11 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the east line of Lot 7 of Budlong's Subdivision of the south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 2066417; thence south along said east line of Lot 7 of aforesaid Budlong's Subdivision and its southerly extension to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly extension of the east line of Lot 84 in Oliver Salinger and Company's Lincoln Avenue Subdivision being a subdivision of that part of the south half of the west half of the east half of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian lying west of North Lincoln Avenue, being Document Number 9119046, said east line of Lot 84 being also the west line of the alley west of North Lincoln Avenue; thence north along said west line of the alley west of North Lincoln Avenue to the south line of West Catalpa Avenue; thence northerly to the

southeast corner of Lot 801 of Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 being a subdivision of the northwest quarter of the northeast quarter (except that part lying northeasterly of Lincoln Avenue and except part taken for streets) in Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, also that part of the north half of the west half of the east half of the northeast quarter lying west of Lincoln Avenue in said Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 9382599; thence northwesterly along the northeasterly line of Lots 801 through 804 inclusive of said Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 to the east line of North Rockwell Street; thence west along a line perpendicular to said east line of North Rockwell Street to the west line of said North Rockwell Street; thence north along said west line of North Rockwell Street to the south line of West Gregory Street; thence west along said south line of West Gregory Street to a line perpendicular to said south line of West Gregory Street and passing through the southeast corner of Lot 709 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3; thence north to the southeast corner of said Lot 709 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3, the northeasterly line of said Lot 709 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to north line of Lots 697 through 708 inclusive of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3, said north line of Lots 697 through 708 inclusive being also the south line of the alley south of West Bryn Mawr Avenue; thence west along said south line of the alley south of West Bryn Mawr Avenue to the southerly extension of the west line of Lot 643 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3; thence north along said west line of Lot 643 of aforesaid Wm. H. Britigans Budlong Woods Golf Club Addition Number 3 to the south line of West Bryn Mawr Avenue; thence west along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of the vacated street by ordinance on Document Number 16879237; thence north along said east line of the vacated street to the easterly extension of the north line of Lot 5 in Block 1 of Fred W. Brummel and Company's Subdivision being a subdivision of the south half of the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian being Document Number 7773505; thence west along said north line of Lot 5 in Block 1 to the southerly extension of the east line of Lots 3 and 4 inclusive of said Block 1; thence north along said east line of Lots 3 to 4 inclusive in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision to the north line of said Lot 3 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision; thence west along said north line of Lot 3 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, and its westerly extension to the east line of Lots 16 and 17 in Block 1 of aforesaid Fred W. Brummel and Company's Subdivision, said east line of Lots 16 and 17 in Block 1 being also the west line of the alley east of North Fairfield Avenue; thence north along said west line of the alley east of North Fairfield Avenue to northeasterly line of Lots 17 and 18 in Block 1 of aforesaid Fred W. Brummel and

Company's Subdivision, said northeasterly line of Lots 17 and 18 in Block 1, being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North California Avenue; thence west to the intersection of the west line of North California Avenue and the south line of North Hollywood Avenue; thence west along the south line of West Hollywood Avenue to the southerly extension of the east line of Lot 10 in Block 46 of W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5557707, said east line of Lot 10 in Block 46 being also the west line of the alley west of North California Avenue; thence north along said west line of the alley west of North California Avenue to the northeasterly line of Lot 12 in Block 46 of aforesaid W.F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, said northeasterly line of Lot 12 in Block 46 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Virginia Avenue; thence westerly along a line perpendicular to said east line of North Virginia Avenue to the west line of said North Virginia Avenue; thence northerly along said west line of North Virginia Avenue to the south line of Lot 1 in Block 39 of aforesaid W. F. Kaiser and Company's Peterson Woods Addition to Arcadia Terrace, said south line of Lot 1 in Block 39 being also the north line of the alley south of West Peterson Avenue; thence west along said north line of the alley south of West Peterson Avenue to the east line of the right-of-way of the Sanitary District of Chicago; thence north along said east line of the right-of-way of the Sanitary District of Chicago to the south line of West Peterson Avenue; thence west along said south line of West Peterson Avenue to the west line of the right-of-way of the Sanitary District of Chicago; thence north along said west line of the right-of-way of the Sanitary District of Chicago to the southeasterly extension of the northeasterly line of Lot 7 in Block 3 of Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater being a subdivision in the northeast fractional quarter south of the Indian Boundary Line of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8463190, said northeasterly line of Lot 7 in Block 3 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Jersey Avenue; thence westerly along a line perpendicular to said east line of North Jersey Avenue to the west line of said North Jersey Avenue; thence north along said west line of North Jersey Avenue to the south line of Lot 12 in Block 1 of aforesaid Oliver Salinger and Company's 8th Kimball Boulevard Addition to North Edgewater; thence west along said south line of Lot 12 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater and its westerly extension to the east line of Lots 21 through 25 inclusive in said Block 1 of aforesaid Oliver Salinger and Company's 8th Kimball Boulevard Addition to North Edgewater, said east line of Lots 21 thru 25 inclusive in Block 1 being also the west

line of the alley west of North Jersey Avenue; thence north along said west line of the alley west of North Jersey Avenue to the northeasterly line of Lot 25 in Block 1 of aforesaid Oliver Salinger and Company's 8<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said northeasterly line of Lot 25 in Block 1 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the east line of North Kimball Avenue; thence south along said east line of North Kimball Avenue to the easterly extension of the south line of West Granville Avenue; thence west along said line and its easterly extension of the south line of West Granville Avenue to southerly extension of the east line of Lot 13 in Block 4 of Oliver Salinger and Company's 6<sup>th</sup> Kimball Boulevard Addition to North Edgewater, being a subdivision in the northeast fractional quarter south of the Indian Boundary Line in Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8393618 said east line of Lot 13 in Block 4 being also the west line of the alley west of North Kimball Avenue; thence north along said west line of the alley west of North Kimball Avenue to the northeasterly line of Lot 18 in said Block 4 of Oliver Salinger and Company's 6<sup>th</sup> Kimball Boulevard Addition to North Edgewater, said northeasterly line of Lot 18 in Block 4 being also the southwesterly line of the alley southwest of North Lincoln Avenue; thence northwesterly along said southwesterly line of the alley southwest of North Lincoln Avenue to the north line of Lot 33 in Block 2 of Oliver Salinger and Company's 4<sup>th</sup> Kimball Boulevard Addition to North Edgewater, a subdivision in fractional north east quarter of Section 2, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8300153, said north line of Lot 33 in Block 2 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line of North Central Park Avenue; thence north along said west line of North Central Park Avenue to the point of beginning, excepting therefrom that part described as follows:

beginning at the northeast corner of Lot 107 of Krenn and Dato's Polo Grounds Addition to North Edgewater in the southwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8719542, the east line of said Lot 107 being also the west line of North Richmond Street; thence south along said west line of North Richmond Street to the southwesterly line of Lot 93 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said southwesterly line of Lot 93 being also the northeasterly line of the alley northeast of North Lincoln Avenue; thence northwesterly along said northeasterly line of the alley northeast of North Lincoln Avenue to the west line of Lot 65 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said west line of Lot 65 being also the east line of the alley west of North Sacramento Avenue; thence north along said east line of the alley west of North Sacramento Avenue to the north line of Lot 69 of aforesaid Krenn and Dato's Polo Grounds Addition to North Edgewater, said north line of Lot 69 being also the south line of the alley south of West Peterson Avenue; thence east along said



south line of the alley south of West Peterson Avenue to the point of beginning. Also except that part of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian described as follows:

commencing at the southwest corner of said northwest quarter of Section 1; thence northerly along the west line of said northwest quarter of Section 1 to the north line of the south 5.27 chains of said northwest quarter to the point of beginning; thence continuing north along said east line of the northwest quarter to the centerline of North Lincoln Avenue; thence southeasterly along the centerline of North Lincoln Avenue to the north line of the south 5.27 chains of the northwest quarter of said Section 1; thence west along said north line of the south 5.27 chains of the northwest quarter of Section 1 to the point of beginning.

*Exhibit "B".*

*Street Boundary Description Of The Area.*

The Area is generally bounded by West Devon Avenue on the north, West Foster Avenue on the south, North Kedzie and North California Avenues and the alley east of North Lincoln Avenue on the east, and the alley west of North Lincoln Avenue on the west.

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AUTHORIZATION FOR APPROVAL OF TAX INCREMENT  
REDEVELOPMENT PLAN FOR DEVON AND  
WESTERN REDEVELOPMENT  
PROJECT AREA.

The Committee on Finance submitted the following report:

(Continued on page 13335)