
2000 Annual Report

**Western Avenue North
Redevelopment Project Area**



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

JUNE 30, 2001

June 30, 2001

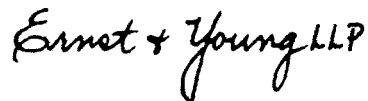
Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

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

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

Very truly yours,



Ernst & Young LLP

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

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COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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June 30, 2001

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

Dear Comptroller Hynes:

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

Sincerely,

Alicia Mazur Berg
Commissioner



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

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

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

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

The Committee on Finance submitted the following report:

CHICAGO, May 17, 2000.

To the President and Members of the City Council:

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

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

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

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

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

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Pursuant to ordinances adopted on January 12, 2000, and published in the Journal of the Proceedings of the City Council for such date (the "Journal of Proceedings") at pages 22395 -- 22494, and in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4. 1) et seq. (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Plan") for a portion of the City known as the "Western Avenue North Redevelopment Project Area" (the "Area") (the "Plan Ordinance"); (ii) designated the Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Area; and

WHEREAS, Section 5/11-74.4-3(n)(F) of the Act requires a redevelopment plan to include the most recent equalized assessed valuation ("E.A.V.") of a redevelopment project area; and

WHEREAS, The Plan, attached as Exhibit A to the Plan Ordinance, included the 1997 E.A.V. and contemplated in Section 5 of the Plan that if the 1998 E.A.V. became available prior to the date of the adoption of the Plan by the City Council, then the City would update the Plan by replacing the 1997 E.A.V. with the 1998 E.A.V. in order to comply with the Act; and

WHEREAS, The 1998 E.A.V. became available prior to the date of the adoption of the Plan Ordinance by the City Council, but after the Plan had been submitted to the Community Development Commission to set a public hearing pursuant to Section 5/11-74.4-4 and 5/11-74.4-5 of the Act, and was not able to be inserted in the Plan prior to its adoption by ordinance for various logistical reasons; and

WHEREAS, The Corporate Authorities desire to amend the Plan to update the E.A.V. as contemplated in the Plan and to conform the Plan to Section 11-74.4-3(n)(F) of the Act, and to make other, minor changes; and

WHEREAS, Section 5/11-74.4-5(c) of the Act permits amendments for such changes to a redevelopment plan to be made without a public hearing, provided that the City shall give notice of such changes by mail to each affected taxing district and each registrant in the interested parties registry for the Area, and by publication in a newspaper of general circulation within the affected taxing district not later than ten (10) days following the adoption by ordinance of such changes; 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.

R.P.A. is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the R.P.A. has lagged behind that of the City of Chicago and Jefferson and Lake View Townships. The compound annual growth rate of E.A.V. for the Western Avenue North R.P.A. was two and sixty-one hundredths percent (2.61%) between 1994 and 1998. In comparison, the compound annual growth rate of E.A.V. was three and six hundredths percent (3.06%) for the City of Chicago, three and ten hundredths percent (3.10%) for Jefferson Township, and four and thirty-seven hundredths percent (4.37%) for Lake View Township over the same period of time.

- (c) In the last paragraph on page 22442, the second sentence is replaced with:

The 1998 E.A.V. of all taxable parcels in the Western Avenue North R.P.A. is approximately Seventy-one Million Nine Hundred Eighty-seven Thousand Dollars (\$71,987,000).

- (d) In the carryover paragraph at the top of page 22443, the last sentence is stricken.

- (e) The first full paragraph on page 22443 is replaced with:

By 2023, the E.A.V. for the Western Avenue North R.P.A. will be approximately One Hundred Forty-five Million Two Hundred Eighty-seven Thousand Dollars (\$145,287,000). This estimate is based on several key assumptions, including: 1) an inflation factor of three percent (3%) per year on the E.A.V. of all properties within the Western Avenue North R.P.A., with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1799; and 3) a tax rate of 8.872% for the duration of the Western Avenue North R.P.A.

- (f) The last paragraph on page 22443 is replaced with:

While some new investment has occurred in the Western Avenue North R.P.A. between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the R.P.A.. Taken as a whole, the R.P.A. has not been subject to growth and development through investment by private enterprise. The Western Avenue North R.P.A. is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the

“City”) to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). This report details the eligibility factors found within the Western Avenue North Redevelopment Project Area Tax Increment Financing District (the “Western Avenue North R.P.A.” or “R.P.A.”) in support of its designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”). This report also contains the Redevelopment Plan and Project for the Western Avenue North R.P.A.

The Western Avenue North R.P.A. is located within the North Center community area. It consists of six hundred thirty-five (635) tax parcels and four hundred thirty-seven (437) buildings on seventy (70) blocks and contains approximately two hundred twenty-seven (227) acres of land.

Determination Of Eligibility.

This report concludes that the Western Avenue North R.P.A. is eligible for Tax Increment Financing (“T.I.F.”) designation as a “conservation area” because fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more and because the following five (5) eligibility factors have been found to be present to a major extent:

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

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

6. support the goals and objectives of other overlapping plans, including the Lincoln Square Master Plan (City of Chicago Planning Now Study, March 1998), and coordinate available federal, state and local resources to further the goals of this redevelopment plan;
7. encourage the development of mixed-use retail/commercial, residential and institutional uses, as appropriate, along the major corridors of Western Avenue, Damen Avenue, Lawrence Avenue, Lincoln Avenue and Montrose Avenue, and at the core Lawrence Avenue/Lincoln Avenue/Western Avenue intersection;
8. preserve and enhance the pedestrian orientation of appropriate retail nodes, such as the Lawrence Avenue/Lincoln Avenue/Western Avenue intersection, by encouraging pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; widen narrow sidewalks; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting and buffering;
9. facilitate the provision of adequate on- and off-street parking for visitors, employees and customers of the R.P.A.;
10. strengthen the economic well-being of the Western Avenue North R.P.A. by providing resources for retail, commercial, residential and institutional development in the Western Avenue North R.P.A., as appropriate.
11. create an environment for educational, recreational and other institutional facilities where needed and in accordance with the Redevelopment Plan by providing enhancement opportunities for public facilities and institutions, such as schools, parks, transit facilities and libraries;
12. provide opportunities for women-owned, minority-owned and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Western Avenue North R.P.A.; and
13. support job training programs and increase employment opportunities, including high-technology jobs, for area residents.

Strategies. These objectives will be implemented through five (5) specific and integrated strategies. These include:

Implement Public Improvements. A series of public improvements throughout the Western Avenue North R.P.A. may be designed and implemented to help define

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

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

Required Findings.

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

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

While some new investment has occurred in the Western Avenue North R.P.A. between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the R.P.A.. Taken as a whole, the R.P.A. has not been subject to growth and development through investment by private enterprise. The Western Avenue North R.P.A. is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the R.P.A. has lagged behind that of the Jefferson and Lake View Townships. The compound annual growth rate of E.A.V. for the Western Avenue North R.P.A. was two and sixty-one hundredths percent (2.61%) between 1994 and 1998. In comparison, the compound annual growth rate of E.A.V. was three and six hundredths percent (3.06%) for the City of Chicago, three and ten hundredths percent (3.10%) for Jefferson Township was four and thirty-seven hundredths percent (4.37%) for Lake View Township over the same period of time.

As another method to examine the scope of new investment in the Western Avenue North R.P.A., S. B. Friedman & Company examined building permit data provided by the City of Chicago Department of Buildings. Specifically, we examined building permit data for the period 1994 to early 1999 which revealed that two hundred thirteen (213) permits were issued within the Western Avenue North R.P.A. totaling Six Million Eight Hundred Thousand Dollars (\$6,800,000). Approximately seven (7) of these permits were for building demolition, fourteen (14) were for code compliance, and the remaining one hundred ninety-two (192) (Six Million Five

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

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

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

2.

Introduction.

The Study Area.

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan and Project for the Western Avenue North Redevelopment Project Area ("Western Avenue North R.P.A." or "R.P.A."). The Western Avenue North R.P.A. is located within the Lincoln Square and Uptown community areas of the City of Chicago (the "City"), in Cook County (the "County"). In May 1999, S. B. Friedman & Company was engaged by the City to conduct a study of certain properties in these neighborhoods to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

boundaries represent an area that is a connected series of commercial mixed-use corridors that serve adjacent residential neighborhoods. The commercial corridors contain common characteristics that influence the viability of the entire R.P.A.:

- the primary corridors along Lincoln, Lawrence, Western, Damen and Montrose Avenues represent a commercial and institutional core for the adjacent residential neighborhoods;
- building age, building conditions and streetscape conditions are relatively similar throughout the entire R.P.A.;

The corridors included in the R.P.A. also are cohesive in that they together provide a complete range of retail, commercial, service, and institutional uses for area residents. Lincoln Avenue contains neighborhood-oriented retail, professional, and services, particularly near the core intersection of Lawrence, Lincoln and Western Avenues. Lawrence, Damen, Western, and Montrose Avenues house a mix of commercial, service, and large institutional facilities, such as Welles Park, Sulzer Regional Library, and the Amundsen/Chappell/Winnemac Park campus. Because the corridors are in close proximity to one another and intersect each other, all the corridors together act as a cohesive commercial mixed-use environment providing retail, commercial, and services to area residents. In order to remain a viable commercial corridor, it is critical that the appearance of all major corridors successfully blends with one another and with the neighboring residential areas. Without streetscaping and the facilitation of safe pedestrian movement, the R.P.A. can fall into further disrepair and minimize development opportunities in the surrounding areas. Each corridor and therefore all property in the Western Avenue North R.P.A. will benefit from a strategy that addresses the deteriorating streetscapes and building conditions throughout the R.P.A.

Appendix 1 contains the legal description of the Western Avenue North R.P.A.

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

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of S. B. Friedman & Company. The City is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Western Avenue North R.P.A. as a redevelopment project area under the Act. S. B. Friedman & Company has prepared this Redevelopment Plan with the understanding that the

Substantial growth in the area was instigated primarily by increased and improved modes of transportation. Development in the Lincoln Square area occurred following the area's annexation to Chicago (from 1895 to 1924) which brought with it the transition to modern transportation. In the 1890s, horsecars on Lawrence, Montrose, Lincoln and Western Avenues were replaced with electric street cars. Areas of Lincoln Square began to develop following the opening of the Albany Park branch of the elevated line in 1907. The community population swelled from twelve thousand one hundred sixty-nine (12,169) in 1910 to twenty-seven thousand nine hundred (27,900) in 1920, an increase of one hundred twenty-nine percent (129%). Accompanying the surge in population was a boom in residential construction that lasted well into the 1920s. Neighborhoods consisted of a mix of large apartment buildings, brick bungalows, brick single-family homes and two (2) and three (3) flat buildings.

Concurrent with the increase in residential development in the area was increased growth in the industrial and business sectors of the community. This was initiated by the location of the Chicago and Northwestern train depot just to the south of the intersection of Wilson and Ravenswood Avenues. As a result of the establishment of the depot, a new mix of shops and stores began to congest the area along Ravenswood Avenue. During the expansion of the 1920s, the old stores were remodeled or razed to make room for light manufacturing and assembly plants. By 1930 the population had risen to forty-six thousand four hundred nineteen (46,419) and then to its historical peak of just under fifty thousand (50,000) by the end of the 1960s. Overall, the community's total population has dropped ten percent (10%) from fifty thousand (50,000) in 1970 to forty-four thousand eight hundred ninety-one (44,891) in 1990.

In spite of hopeful signs of residential and commercial development in the area, Lincoln Square is in need of investment from the private sector. Much of the area suffers from physical decay and obsolete and outdated structures. Rehabilitation in the area has been scattered. A coordinated redevelopment strategy is needed to address these issues and improve the appearance and functionality of Lincoln Square and its main thoroughfares.

Uptown. In 1889, Uptown became part of Chicago when Lake View Township was annexed by the City. The eastern boundary of the Western Avenue North R.P.A. includes a six (6) block area that is located in the western portion of Uptown. The western edge of Uptown is characterized mainly by single-family dwellings, many of which were built before World War I. In the early 1900s, residential construction was fueled by creation of the transportation networks in the neighboring Lincoln Square community. The extension of the Broadway and Clark Streetcar lines attracted Chicagoans to Uptown in greater numbers. People were attracted to the Uptown Theater and the Riviera and Aragon Ballrooms, located in the heart of the Uptown community area.

The overall pattern of land-use in the Western Avenue North R.P.A. is shown in Map 3. The land uses displayed on Map 3 represent the predominant land-use, mainly on block-by-block basis; the predominant land-use displayed is not necessarily the only land-use present on a given block, but rather the predominant use. The mixed-use designation is used in those areas where no one land-use category predominates. These areas contain two (2) or more of the following land uses: residential, commercial, commercial/residential, institutional, or vacant land. The predominant land-use in the Western Avenue North R.P.A. is commercial interspersed with residential and institutional land uses. Almost all blocks within the R.P.A. contain more than one (1) land-use.

Institutional uses include public facilities, religious institutions, day care facilities, and social service uses. The public schools within the Western Avenue North R.P.A. are Chappell and McPherson elementary schools, and Amundsen High School. Combined, these schools have unfunded capital needs totaling approximately Two Million Eight Hundred Thousand Dollars (\$2,800,000) according to the Chicago Public Schools Capital Improvements Program (C.I.P.) for Fiscal Years 1999 -- 2003. Furthermore, Winnemac Stadium, which is adjacent to Chappell and Amundsen schools, has approximately Eight Hundred Forty Thousand Dollars (\$840,000) in unfunded capital improvement costs. Even though Chappell does not currently have unfunded needs, it is located immediately adjacent to Amundsen High School and Winnemac Stadium. These facilities are all located on one (1) parcel and function and appear to be a cohesive "campus". Therefore, it is critical to include all three (3) facilities within the R.P.A. boundaries to provide for coordinated and cohesive planning and capital improvements in the future. The Sulzer Regional Library is in need of capital improvements including site work and life safety mechanisms. Other public uses and facilities within the R.P.A. include Chicago Transit Authority (C.T.A.) stations at Damen and Western Avenues on the Ravenswood line; and Welles, Winnemac, Gross and Vogle Parks. According to the Planning, Research, and Evaluation Department of the Chicago Park District, there are approximately Three Million Dollars (\$3,000,000) in unfunded capital improvement costs for parks within the R.P.A., broken down as follows: Two Million Five Hundred Thousand Dollars (\$2,500,000) for Welles Park and Six Hundred Thousand Dollars (\$600,000) for Gross Park. As discussed earlier, the Winnemac Stadium has approximately Eight Hundred Forty Thousand Dollars (\$840,000) in unfunded needs.

Public facilities are shown in Map 6.

Age Of Structure. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. These problems and conditions negatively affect building condition, adaptability, re-use and value.

Deterioration. This is the process of basically sound structures worsening in quality due to deficiencies in primary and secondary building components. Primary components include exterior walls, foundations, roof structure, et cetera. Secondary components include window and door units, porches, exterior surfaces, et cetera. Buildings in this category generally contain defects which seriously impair the usefulness of the structure.

Deterioration of site improvements refers to physical deficiencies or disrepair to roadways, alleys, curbs, sidewalks, parking areas and other site features which require treatment or repair beyond that of normal maintenance.

Dilapidation. Dilapidation is an advanced stage of deterioration. Structures or improvements in this category contain critical deficiencies in structural components which are virtually uncorrectable and present a safety hazard for the occupants of the building.

Obsolescence. This is the condition or process of becoming out-of-date or non-functional for the use or uses the structure or improvement was originally designed for and is evidenced by such factors as insufficient width and size, irregular shape and random additions. Buildings are obsolete when conditions limit the use and marketability of such buildings. Site improvements are obsolete in terms of their relationship to contemporary development standards.

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

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

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

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

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following factors also may be identified which combine to impact the sound growth in tax base for the proposed district:

Obsolete Platting Of Vacant Land. Obsolete platting of land is the arrangement of parcels of land which is not conducive to supporting contemporary land uses evidenced by lay-out which is inconsistent with accepted site planning standards and development trends.

Diversity Of Ownership. Diversity of ownership is when adjacent properties are owned by multiple people. This complicates the assembly of small parcels to a size that is large enough to accommodate modern types of development.

Tax And Special Assessment Delinquencies. Evidence of delinquent tax payment.

Flooding On All Or Part Of The Vacant Land. Poor drainage of the soil or the location of the property within a special flood hazard area makes financing or insuring the property impossible or more costly and may hinder redevelopment.

Deterioration Of Structures Or Site Improvements In Neighboring Areas Adjacent To The Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the fourteen (14) "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

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

Methodology Overview And Determination Of Eligibility.

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Western Avenue North R.P.A., as well as a review of building and property records. Property records included building code violation citations, building permit data and assessor information. Our survey of the

Establishing that at least fifty percent (50%) of the Western Avenue North R.P.A. buildings are thirty-five (35) years of age or older is a condition precedent to establishing the area as a conservation area under the Act.

Taking into account information obtained from architectural characteristics, building configurations, information from the Cook County Assessor's Office, structure base maps, and the historic development patterns within the community, we have established that of the four hundred thirty-seven (437) buildings, three hundred eighty-five (385) buildings (eighty-eight percent (88%)) within the Western Avenue North R.P.A. are thirty-five (35) years of age or older.

In addition to establishing that the Western Avenue North R.P.A. meets the age requirement, our research has revealed that the following five (5) factors are present to a major extent:

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

The widespread presence of both depreciation of physical maintenance and deterioration of both buildings and public infrastructure characterizes the level of building deficiencies within the Western Avenue North R.P.A.. Our building-by-building analysis of the presence of depreciation and deterioration within the R.P.A. accounted for the infrastructure and ancillary properties associated with each building. Of the four hundred thirty-seven (437) buildings within the R.P.A., sixty-four percent (64%) exhibited either depreciation of physical maintenance or deterioration. In other words, a total of approximately two (2) out of every three (3) buildings throughout the area exhibits some level of deficiency in building components. In addition, one hundred forty (140) buildings (thirty-two percent (32%)) were cited with building code violations between 1994 and the beginning of 1999, which further emphasizes the extent of noncompliant structures throughout the Western Avenue North R.P.A.. Two (2) out of every three (3) blocks (sixty-five percent (65%)) within the R.P.A. exhibit structures below minimum code standards

1. Depreciation Of Physical Maintenance.

Widespread lack of maintenance for properties within an area is a strong indicator that the area is beginning to fall into disrepair and exhibits blighting conditions that need remediation. Nearly one (1) out of every two (2) buildings exhibits some level of depreciation of physical maintenance. One hundred ninety-seven (197) of the four hundred thirty-seven (437) (forty-five percent (45%)) buildings within the Western Avenue North R.P.A. exhibit significant deferred maintenance of building components, including missing roof materials, rotted window and door frames, missing brick mortar in exterior walls, and peeling paint or unfinished surfaces.

In addition, some alleys, sidewalks, curbs and gutters, and street pavements are in poor condition with irregular, cracked, rutted and patched surfaces. Some fences and gates surrounding the properties exhibit deferred maintenance as well, including peeling paint, rusting, weakening and bowing.

This eligibility factor was considered to be present to a meaningful extent on eighty-one percent (81%) of the blocks within the Western Avenue North R.P.A.

2. Deterioration.

Eighty-two (82) of the four hundred thirty-seven (437) buildings (nineteen percent (19%)) within the Western Avenue North R.P.A. demonstrate a significant level of deterioration. This factor was considered to be present to a meaningful extent on one (1) out of every three (3) blocks within the R.P.A.. Cataloged deterioration included the occurrence of major defects in building components, including collapsed or missing gutters and down spouts, cracked, broken or missing windows, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces. These are structural conditions not readily correctable through normal maintenance. Structural deterioration, coupled with depreciation of physical maintenance, are indicative of an area that is at risk of becoming blighted without direct intervention.

In addition, deterioration was documented on accessory buildings and ancillary property within the Western Avenue North R.P.A.. Accessory buildings and ancillary property include garages, surface parking lots, and property enclosed with fencing. Deterioration also was documented on Western Avenue North R.P.A. infrastructure and included potholed, cracked and uneven pavement.

Deterioration was considered to be present to a meaningful extent on thirty-seven percent (37%) of the blocks within the Western Avenue North R.P.A.

Often, the economic disadvantage of an area's buildings is the direct result of their functional obsolescence. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. In addition, there is a significant number of buildings which are nonconforming uses within areas within the R.P.A.. Economically obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

This eligibility factor is present to a meaningful extent on forty-three percent (43%) of the blocks within the R.P.A.

5. Deleterious Land-Use And Layout.

Deleterious land-use and layout was evaluated on a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land-use and layout in this manner. There are six hundred thirty-five (635) total parcels (or P.I.N.s) within the Western Avenue North R.P.A.. Eighty-two percent (82%), or five hundred twenty (520) parcels, exhibit deleterious land-use or layout. Deleterious land-use or layout exists in several forms throughout the Western Avenue North R.P.A.. The following discusses the instances of deleterious land-use and layout as sub-areas for clarity of discussion and to convey the impact of each area to the whole R.P.A.

This factor was present to a meaningful extent on fifty-five (55) (seventy-nine percent (79%)) of the seventy (70) blocks in the R.P.A. and therefore was found to be present to a major extent throughout the Western Avenue North R.P.A.

Lawrence Avenue, From Damen Avenue To Ravenswood Avenue.

The area bound roughly by Lawrence Avenue from Damen Avenue to Ravenswood Avenue exhibits deleterious land-use or layout in several instances. This factor is prevalent more specifically in the areas included in the intersection of Wolcott and Lawrence, but has a widespread effect on the surrounding blocks. This area is highly congested with both pedestrian and vehicular traffic due to the close proximity of several high-use facilities:

- the industrial property located at the northeast corner of Lawrence Avenue and Ravenswood Avenue including its employee and visitor parking located one (1) block west, at the north end of a commercial parking lot;

improvements that promote safe pedestrian movement.

Damen Avenue From Argyle Street To Eastwood Avenue.

The area along Damen Avenue, bounded by Argyle Street on the north and Eastwood Avenue on the south, exhibits widespread deleterious land-use exemplified by conflicting land uses and by the large number of structures that are non-conforming uses. Single-family homes are interspersed throughout the area. The presence of single-family homes is not consistent with the current zoning of the area, which is a restricted service district. Conflicts of shared alley spaces between commercial and residential uses arise from truck traffic and loading areas. The coexistence of the commercial uses with the residential character is not conducive to either use and poses problems to the area as a whole.

Lincoln Square Area And Lawrence Avenue From Western Avenue To The Chicago River.

The Lincoln Square area, bounded roughly by the intersection of Lawrence Avenue/Lincoln Avenue/Western Avenue, and the commercial areas along Lawrence Avenue going west to the Chicago River, exhibits widespread deleterious land-use and layout because of numerous curb cuts and unsafe pedestrian movement. According to a planning study completed in March, 1998, the intersection of Lawrence Avenue/Lincoln Avenue/Western Avenue has very wide crossing distances and pedestrian signals that do not provide adequate crossing time. The intersection is particularly difficult to cross because of the large number of vehicular turning movements. Another problem with Lawrence Avenue is the sidewalk width in relation to the street width. The sidewalks for such a busy street are much too narrow, as found in a design charette conducted in October, 1995. The problem is compounded where parking lots adjoin the street. The area between Rockwell Street and Western Avenue has several large surface parking lots that interrupt the streetscape and the flow of pedestrians traveling from storefront to storefront. A fragmented streetscape does not encourage pedestrian movement and is not conducive to promoting a walkable commercial corridor. Wider sidewalks would allow street trees and light fixtures to create a more comfortable pedestrian environment. Without wider sidewalks, landscaping and light fixtures, Lawrence Avenue could continue to decline as a commercial corridor and redevelopment opportunities could be limited.

deleterious land-use and layout of this area. In addition, this block also contains an appreciable number of lots with shallow depths. Of the fifty-two (52) parcels included within this block, twenty-one (21) (forty percent (40%)) have lot depths less than one hundred thirteen (113) feet; some are as shallow as sixty (60) feet. Also included in this block are houses and a parking lot located behind and between other structures. These parcels have no street frontage. Not only are these parcels functionally and economically obsolete, their location (in an alley) poses potential risks to individuals occupying these parcels given the heavy alley traffic in this area and the potential problems accessing the buildings with emergency vehicles. These parcels could limit potential redevelopment opportunities because of their location and also because of the costs that private developers may incur for land assembly to create larger, more rectangularly-shaped tracts of land that are conducive to modern commercial uses. Shallow lots restrict the size of current and future occupants on these sites as well as limit the size and feasibility of new development.

A high-use commercial property located at the southwest corner of Lincoln Avenue and Foster Avenue exhibits a high incidence of deleterious layout due to insufficient vehicular access, noncompliance with the standards for curb-cuts as indicated by the Chicago Department of Transportation, and noncompliance with the Chicago Landscape Ordinance.

The building's parking lot can be accessed by three (3) ingress/egress points; two (2) are located on Lincoln Avenue and one (1) is located on Winona Street, which offers only limited access because it is a one-way street going east. The existing congestion at the intersection of Lincoln Avenue and Foster Avenue is exacerbated by the absence of a left turn lane for customers attempting to access the parking lot from the northbound lane on Lincoln Avenue. This causes traffic jams for blocks south along Lincoln Avenue and poses danger to cars attempting to enter or exit the parking lot.

In addition to inadequate vehicular access, the parking lot does not conform to the curb-cut standards set forth by the Chicago Department of Transportation. The standard requires two-way driveways to have auto curb cuts of at least twenty-four (24) feet in width. Inspection of the lot showed curb cut widths of approximately sixteen (16) to eighteen (18) feet. C.D.O.T. also requires curb cuts to be a minimum of twenty-five (25) feet from the corner of an intersection. Inspection of the lot showed curb cuts to be approximately ten (10) to fifteen (15) feet from the intersection. Noncompliance coupled with limited automobile access pose a danger to residents who travel and shop in this area.

Finally, the parking lot does not meet the requirements for landscaping as outlined in the Chicago Landscape Ordinance. The ordinance requires projects above a minimum lot size to install and maintain landscaping as part of their construction, repair or rehabilitation. Various standards apply to parking lot beautification

This eligibility factor was considered to be meaningfully present on twenty-four percent (24%), or nearly one (1) out of every four (4) of the blocks within the Western Avenue North R.P.A.

2. Lack Of Community Planning.

Lack of community planning is an area-wide factor, not necessarily attributable to any one (1) parcel. Throughout the Western Avenue North R.P.A., there is evidence that community plans for the area have not been implemented. The Lincoln Square Commercial Area Master Plan, completed in March 1998, and the Lawrence Avenue Design Charette in October 1995, outline redevelopment and design strategies for areas within the R.P.A.. Implementation of these strategies is dependent upon the adoption of the Western Avenue North R.P.A.

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

4.

Redevelopment Project And Plan.

Redevelopment Needs Of The Western Avenue North R.P.A.

The land-use and existing conditions for the area suggest five (5) redevelopment needs for the Western Avenue North R.P.A.:

- site assembly, site preparation and demolition;
- infrastructure and streetscape improvements;
- capital improvements for public facilities and institutional uses that further the objectives set forth in the Redevelopment Project and Plan;
- resources for retail, commercial and residential development;
- job training assistance.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Western Avenue North R.P.A. as a conservation area and to provide the direction and mechanisms necessary to re-establish the R.P.A. as an active and vibrant mixed-use commercial district that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the R.P.A. will induce redevelopment opportunities in surrounding neighborhoods.

Rehabilitation and redevelopment of the R.P.A. is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Thirteen (13) objectives support the overall goal of area-wide revitalization of the Western Avenue North R.P.A.. These include:

1. encourage retail, commercial and residential development by facilitating the assembly, preparation and marketing of vacant and improved sites, and assisting private developers to assemble suitable sites for modern development needs;
2. encourage the development of senior housing;
3. facilitate the remediation of environmental problems to provide additional land for new retail, commercial and residential development and redevelopment, as appropriate;
4. foster the replacement, repair and/or improvement of infrastructure where needed, including sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new retail, commercial and residential development as well as the rehabilitation of residential, commercial, institutional and public properties within the Western Avenue North R.P.A.;
5. facilitate the preservation and/or rehabilitation of anchor retail, commercial and institutional uses, established institutional facilities, and architecturally or historically significant buildings in the Western Avenue North R.P.A.;

Implement Public Improvements. A series of public improvements throughout the Western Avenue North R.P.A. may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, and create a more conducive environment for retail, commercial and residential development.

These improvements may include new streetscaping, improved street and sidewalk lighting, resurfacing of alleys, sidewalks and streets, reductions in area curb-cuts and other public improvements consistent with the Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

Develop Vacant And Underutilized Sites. The redevelopment of vacant and underutilized sites within the Western Avenue North R.P.A. is expected to stimulate both physical and economic private investment and enhance properties within the R.P.A.

Encourage Private Sector Activities. Through active marketing of prepared sites and public-private partnerships, the City may provide financial and other assistance to encourage the private sector to undertake redevelopment and rehabilitation projects and other improvements that are consistent with the goals of this Redevelopment Plan.

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act 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 Redevelopment Plan.

- Administrative Support and Financing, such as:
 - job training and related educational programs;
 - analysis, administration, studies, legal, et cetera;
 - financing costs.

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities to construct, rehabilitate, renovate, or restore private or public improvements on one (1) or several parcels (collectively referred to as "Redevelopment Projects"). A number of key types of projects, activities and improvements were identified for the Western Avenue North R.P.A. and are described below. These activities are those which could be undertaken as resources become available. As community needs and market conditions change, it is likely that additional projects may be suggested throughout the life of the Western Avenue North R.P.A.. To the extent that these projects are consistent with the goals of this Redevelopment Plan, and the related costs are eligible under the Act, these projects may be considered for funding.

Site Assembly, Demolition And Preparation. Land may be acquired for the purposes of land assembly for future redevelopment in accordance with the "Facilitate Property Assembly, Demolition and Site Preparation", under the Strategies section of this report. Relocation assistance may be provided in order to facilitate redevelopment of portions of the Western Avenue North R.P.A., and to meet other City objectives. Business or households legally occupying properties that are acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate. The private sector often acquires and assembles property to create redevelopment opportunities and suitable sites for modern development needs. Property assembly by the private sector to meet the goals, policies or objectives of this Redevelopment Plan can be funded using tax increment revenues.

Marketing. In conjunction with site assembly activities, the City may market sites to commercial and retail developers, by means of site signage, direct mailings, audio/visual marketing materials and site brochures.

Public Improvements. Public improvements within the Western Avenue North R.P.A. along all arterial and collector streets, and railroad and public right-of-way overpasses may be undertaken to facilitate redevelopment activities, including but not limited to, the following:

increment funding.

The City requires that developers who receive T.I.F. assistance for the development of market rate housing must set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income.

Future Land-Use.

The future land-use of the Western Avenue North R.P.A. reflects the objectives of the Redevelopment Plan, which are to: support the improvement of the R.P.A. an active mixed-use district; and support other improvements that serve the redevelopment interests of the local community, current business owners, and the City. The proposed objectives are compatible with historic land-use patterns and support current development trends in the area. Currently, most of the blocks within the R.P.A. contain more than one (1) use. The mixed-use category allows for a broader range of future development opportunities.

The proposed land uses are detailed on Map 5 and are as follows:

- institutional (including public facilities, hospitals, social services);
- parks/open space;
- industrial; and
- mixed-use.

Housing Impact And Related Matters.

The Area contains fifty-five (55) single-family buildings, seventy-four (74) multi-family buildings, and one hundred twenty-five (125) mixed-use buildings with upper story residential for a total of one thousand four hundred forty-three (1,443) residential units. Of the one thousand four hundred forty-three (1,443) total residential units in the Area, one thousand two hundred eighty (1,280) are inhabited. Because the Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Use Map, the future land-use may continue to be residential.

The Appendix contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs.

Additional references to reflect the impacted buildings are included in the Eligibility Analysis in Part 3 of this report. Parcels that may be impacted are listed and indicated by an asterisk (*) in the E.A.V. Summary Table located in Appendix 2 of this report.

5.

Financial Plan.

Eligible Costs.

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include 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 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. 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. Such costs may include, without limitation, the following:

1. costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, development advisors, development managers, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges may be based on a percentage of the tax increment collected;
2. property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground

11. payment in lieu of taxes;
12. costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one (1) or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), 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 the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-41.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Sections 10-22.20a and 10-23.3a of the School Code as cited in the Act;
13. interest costs incurred by a developer or other users related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b. such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph 11 then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. the total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer/user for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant

Table 2.

Estimated T.I.F. Eligible Costs.

Project/Improvements	Estimated Project Costs*
Professional Services	\$ 1,500,000
Property Assembly: land assembly, demolition, site preparation, environmental remediation	9,000,000
Rehabilitation Costs	15,000,000
Public Works or Improvements ⁽¹⁾	20,000,000
Relocation	750,000
Job Training	1,000,000
Interest Costs	11,500,000
Day Care	2,250,000
TOTAL REDEVELOPMENT COSTS⁽²⁾	\$61,000,000

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

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the City by written agreement accepts and approves such costs.

(2) All costs are in 1999 dollars and may be increased by the rate of inflation reflected in the National Consumer Price Index. In addition to the above stated costs, each issue of obligations 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, including interest costs.

equalized assessed value of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Western Avenue North R.P.A. is contiguous to the proposed Clark Street/Montrose Avenue, Devon Avenue and Western Avenue, Lincoln Avenue and Western Avenue South R.P.A.s and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Western Avenue North R.P.A. 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 Western Avenue North R.P.A. 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 Western Avenue North R.P.A., shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

The Western Avenue North R.P.A. may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Western Avenue North R.P.A., the City may determine that it is the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Western Avenue North R.P.A. be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Western Avenue North R.P.A. to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Western Avenue North R.P.A. and such areas. The amount of revenue from the Western Avenue North R.P.A. so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Western Avenue North R.P.A. or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

is approximately Seventy-one Million Nine Hundred Eighty-seven Thousand Dollars (\$71,987,000). This total E.A.V. amount by P.I.N. is summarized in Appendix 2. The E.A.V. is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial E.A.V. from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

Anticipated Equalized Assessed Valuation.

By 2023, the E.A.V. for the Western Avenue North R.P.A. will be approximately One Hundred Forty-five Million Two Hundred Eighty-seven Thousand Dollars (\$145,287,000). This estimate is based on several key assumptions, including: 1) an inflation factor of three percent (3%) per year on the E.A.V. of all properties within the Western Avenue North R.P.A., with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.1799; and 3) a tax rate of 8.872% for the duration of the Western Avenue North R.P.A.

6.

Required Findings And Tests.

Lack Of Growth And Private Investment.

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

While some new investment has occurred in the Western Avenue North R.P.A. between 1994 and the beginning of 1999, this investment has been minimal in scope and isolated in areas within the R.P.A.. Taken as a whole, the R.P.A. has not been subject to growth and development through investment by private enterprise. The Western Avenue North R.P.A. is located within Jefferson and Lake View Townships. From 1994 through 1998 the growth of equalized assessed valuation ("E.A.V.", which is the value of property from which property taxes are based) in the R.P.A. has lagged behind that of the City of Chicago and Jefferson and Lake View Townships. The compound annual growth rate of E.A.V. for the Western Avenue North R.P.A. was two and sixty-one hundredths percent (2.61%) between 1994 and 1998. In comparison, the compound annual growth rate of E.A.V. was three and six-tenths percent (3.06%) for the City of Chicago, three and ten hundredths percent (3.10%) for Jefferson Township and four and thirty-seven hundredths percent (4.37%) for Lake View Township over the same period of time.

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

Finding: The Redevelopment Project Area (Western Avenue North R.P.A.) 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 the Redevelopment Plan.

But For. . . .

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

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

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Western Avenue North R.P.A. and the Western Avenue North R.P.A. would not reasonably be anticipated to be developed.

Conformance To The Plans Of The City.

The Western Avenue North R.P.A. and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

Demand On Taxing District Services And Program To Address Financial And Service Impact.

The following major taxing districts presently levy taxes on properties located within the Western Avenue North R.P.A. and maintain the listed facilities within the boundaries of the R.P.A., or within close proximity (approximately three (3) blocks) of the R.P.A. boundaries:

City of Chicago

- Sulzer Regional Library (4455 North Lincoln Avenue)
- Chicago Fire Department-Engine Station House 110 (2322 West Foster Avenue)
- 20th District Station (1940 West Foster Avenue)

Chicago Board of Education

- Amundsen High School (5110 North Damen Avenue)
- Budlong Elementary (2701 West Foster Avenue)
- Chappell Elementary (5145 North Leavitt Street)
- McPherson Elementary (4728 North Wolcott Avenue)
- Waters Elementary (4540 North Campbell Avenue)

Chicago School Finance Authority

Chicago Park District

- Gross Park (2708 West Lawrence Avenue)
- Vogle Park (2100 West Lawrence Avenue)
- Welles Park (2333 West Sunnyside Avenue)
- Winnemac Park (5100 North Leavitt Street)

It is likely that some families who purchase new housing or rent new apartments in the Western Avenue North R.P.A. will send their children to public schools, putting increased demand on area school districts. However, the Western Avenue North R.P.A. is predominately commercial and will most likely contain limited new residential development in the future. In addition, many of the new home owners or renters may come from the immediate neighborhood and some of these families may send their children to private schools, and senior residential development will add few, if any, additional children. Existing absorption capacity was verified through enrollment and capacity data provided by the office of Planning & Educational Programming at the Chicago Public Schools (C.P.S.). In accordance with the practice of the C.P.S., we used design capacity to calculate the utilization rates for high schools and program capacity to calculate the utilization rates for elementary schools. Program capacity is eighty percent (80%) of design capacity. The enrollment and capacity data provided by the C.P.S. reveal that the public schools that serve the area immediately surrounding the Western Avenue North R.P.A. collectively operate at almost one hundred percent (100%) of full capacity (using design capacity for high schools and program capacity for elementary schools). Given the limited scope of new residential construction within the Western Avenue North R.P.A., it is unlikely that the existing capacity will be exceeded as a result of T.I.F. supported activities. However, the City intends to monitor development in the Western Avenue North R.P.A. and with the cooperation of the Board of Education and will ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

The replacement of vacant and underutilized properties with residential and non-residential development may result in an increase in population within the Western Avenue North R.P.A., which may result in additional demand for services from the district. It is expected that the households that may be added to the Western Avenue North R.P.A. may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Western Avenue North R.P.A. and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

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

8.

*Commitment To Fair Employment Practices
And Affirmative Action Plan.*

The City is committed to and will require developers to follow and affirmatively implement the following principles in redevelopment agreements with respect to this Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, et cetera without regard to race, color, religion, sex, age, handicapped status, national origin, sexual preference, creed or ancestry.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.

[Appendix 2, Maps 1, 2, 3, 4a, 4b, 4c, 4d, 4e, 4f, 5 and 6 and Table 1 referred to in this Amendment Number 1 to Western Avenue North Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project printed on pages 31679 through 31706 of this Journal.]

Appendix 1 referred to in this Amendment Number 1 to Western Avenue North Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project reads as follows:

way line of Carmen Avenue; thence north to the intersection of the north right-of-way line of said Carmen Avenue with the west line of a public alley adjoining Lots 30 through 36 in Richard Rusk's Subdivision and Fredrick W. Drake's Resubdivision of Lots 28 and 29 in said Richard Rusk's Subdivision; thence north along said west alley line to the south right-of-way line of Winona Street; thence west along said south right-of-way line to the south extension of the west line of a public alley adjoining Lots 1 through 11 in Vollner's Subdivision; thence north along said extension and said west alley line to the south right-of-way line of Foster Avenue; thence east along said south right-of-way line to the east line of a public alley adjoining Lots 1 through 8 in Block 1 of Portman's Addition to Ravenswood; thence south along said east alley line to the north right-of-way line of Winona Street; thence south to the intersection of the south right-of-way line of said Winona Street with the east line of a public alley adjoining Lots 3 through 21 and Lot 26 in Block 3 of said Portman's Addition to Ravenswood; thence south along said east alley line to the north right-of-way line of Winnemac Avenue; thence south to the intersection of the south right-of-way line of said Winnemac Avenue with the east line of a public alley adjoining Lots 7 through 14 in Peter Schmitz's Western Avenue Addition to Ravenswood; thence south along said east alley line to the north right-of-way line of Argyle Street; thence south to the intersection of the south right-of-way line of said Argyle Street with the east line of a public alley adjoining Lots 1 through 3 in Peter Bartzen's Subdivision, Lots 1 through 5 in Helena Klein's Addition to Chicago and Lots 1 through 4 in Peter Bartzen's Addition to Chicago; thence south along said east alley line to the east extension of the south line of said Lot 4 in said Peter Bartzen's Addition to Chicago; thence west along said extension and said south line to the east right-of-way line of Western Avenue; thence south along said east right-of-way line to the north right-of-way line of Ainslie Street; thence east along said north line of Ainslie Street to the north extension of the east line of a public alley adjoining Lots 5 through 8 in John Bauer's Subdivision and Lots 10 through 19 in Block 2 of Lenz and Hoefles' Subdivision; thence south along said extension and said east alley line to the south line of said Block 2; thence east along said south line and its east extension to the east right-of-way line of Claremont Avenue; thence south along said east line to the north line of a public alley adjoining Lots 13 through 22 in F. Schaedler's Subdivision; thence east along said north alley line to the west right-of-way line of Oakley Avenue; thence east to the intersection of the east right-of-way line of said Oakley Avenue with the north line of a public alley adjoining Lots 1 through 4 in a subdivision of Lot 19 in Sam Brown, Jr.'s Subdivision of Lot 3 and Lots 45 through 49 in John R. Williams' Subdivision; thence east along said north alley line to the west right-of-way line of Bell Avenue; thence east to the intersection of the east right-of-way line of said Bell Avenue with the north line of a public alley adjoining Lots 50 through 59 in said John R. Williams' Subdivision; thence east along said north alley line to the west right-of-way line of Leavitt Street; thence east to the intersection of the east right-of-way line of said Leavitt Street with the north line of a public alley adjoining Lots 90 through 99 in Road's

northeast corner of said Lot 23; thence east to the northwest corner of said Lot 12; thence south along the east line of the said vacated public alley to a point 15 feet north from the southwest corner of said Lot 14; thence southeast to the north line of said vacated public alley adjoining Lots 15 through 20 in Block 5, 10 feet east from said southwest corner of Lot 14; thence east along said north vacated alley line and its east extension to the east right-of-way line of Wolcott Avenue; thence south along said east right-of-way line to the north line of Lot 6 in Plotke and Grosby's Subdivision; thence east along said north line to the west line of a public alley adjoining Lot 7 in said Plotke and Grosby's Subdivision; thence north along said west alley line and its north extension to the south line of Lot 6 in Emil G. Skoglund's Lincoln Argyle Subdivision; thence east along said south line to the west line of a public alley adjoining Lots 1 through 6 in said Emil G. Skoglund's Lincoln Argyle Subdivision; thence north along said west alley line and its north extension to the north right-of-way line of Argyle Street; thence east along said north right-of-way line and its east extension to the east right-of-way line of Ravenswood Avenue; thence south along said east right-of-way line to the north line of Lot 20 in Block 4 of Keeney's Addition to Ravenswood; thence east along said north line and its east extension to the east line of a public alley adjoining Lots 12 through 22 in said Block 4; thence south along said east alley line to the north line of Lot 11 in said Block 4; thence east along the north line of said Lot 11 to the west right-of-way line of Hermitage Avenue; thence east to the intersection of the east right-of-way line of said Hermitage Avenue with the north line of Lot 12 in Block 3 of said Keeney's Addition to Ravenswood; thence east along said north line to the west line of a public alley adjoining Lots 1 through 11 in said Block 3; thence north along said west alley line to the west extension of the north line of Lot 10 in said Block 3; thence east along said extension, said north line and its east extension to the east right-of-way line of Paulina Street; thence south along said east right-of-way line to the north line of Lot 11 in W. H. Whitehead's Subdivision; thence east along said north line to the west line of a public alley adjoining Lot 9 in said W. H. Whitehead's Subdivision; thence north along said west alley line to the north line of a public alley adjoining Lots 6 through 9 in said W. H. Whitehead's Subdivision; thence east along said north alley line to the north extension of the east line of a public alley adjoining Lots 7 and 8 in said W. H. Whitehead's Subdivision; thence south along said extension and said east alley line to the north right-of-way line of Lawrence Avenue; thence east along said north right-of-way line to the east right-of-way line of Ashland Avenue; thence south along said east right-of-way line to the east extension of the south line of Lot 1 in the resubdivision of Lots 9 through 12 of Block 2 of Bald's Subdivision; thence west along said extension and said south line to the east line of a public alley adjoining Lot 3 in the resubdivision of Lots 1 and 2 in said Block 2 of Bald's Subdivision; thence south along said east alley line to the east extension of the south line of Lot 2 in said resubdivision; thence west along said extension and said south line to the southeast corner of said Lot 2; thence north along the east line of said Lot 2 to the north line of the south 5 feet of said Lot 1 in said

line to the south right-of-way line of Leland Avenue; thence north to the intersection of the north right-of-way line of said Leland Avenue with the west line of a public alley adjoining Lots 7 through 12 in Block 1 of said Thomas J. Lyman's Subdivision; thence north along said west alley line and its north extension to the north right-of-way line of Giddings Street; thence east along said north right-of-way line to the east line of Lot 5 in Louis P. Hammond's Resubdivision; thence north along said east line to the south line of a public alley adjoining Lots 29 through 38 in Block 1 of said Thomas J. Lyman's Subdivision; thence west along said south alley line to the east right-of-way line of Seeley Avenue; thence west to the intersection of the west right-of-way line of Seely Avenue with the south line of a public alley adjoining Lots 31 through 40 in Block 2 of said Thomas J. Lyman's Subdivision; thence west along said south alley line to the east right-of-way line of Hamilton Avenue; thence west to the intersection of the west right-of-way line of said Hamilton Avenue with the south line of a public alley adjoining Lots 31 through 40 in Block 3 of said Thomas J. Lyman's Subdivision; thence west along said south alley line and its west extension to the west right-of-way line of Leavitt Street; thence north along said west right-of-way to the south line of the north 70 feet of Lots 1 through 3 and the east 9 feet of Lot 4 in Circuit Court Partition of Lot 1; thence west along said south line to the west line of said east 9 feet; thence south along said west line to the south line of a public alley adjoining Lots 1 through 23 in said Circuit Court Partition; thence west along said south alley line and its west extension to the west right-of-way line of Oakley Avenue; thence north along said west right-of-way line to the south right-of-way line of Lawrence Avenue; thence west along said south right-of-way line to the northeasterly line of a public alley adjoining Lots 35 through 47 in said Circuit Court Partition; thence southeasterly along said northeast alley line to the northeast extension of the southeast line of Lot 36 in said Circuit Court Partition; thence southwesterly along said extension and said southeast line to the northeasterly right-of-way line of Lincoln Avenue; thence southeasterly along said northeasterly right-of-way line to the northeast extension of the northwesterly line of Lot 8 in P. J. Sexton's Addition to Chicago; thence southwesterly along said extension and said northwesterly line to the easterly line of a public alley adjoining Lots 8 through 23 in said P. J. Sexton's Addition to Chicago; thence southerly along said easterly alley line to the east extension of the south line of a public alley adjoining Lot 7 in said P. J. Sexton's Addition to Chicago; thence west along said extension and said south alley line to the east right-of-way line of Western Avenue; thence south along said east right-of-way line to the south line of Lot 106 in said P. J. Sexton's Addition to Chicago; thence east along said south line and its east extension to the easterly line of a public alley adjoining Lots 8 through 23 in said P. J. Sexton's Addition to Chicago; thence southerly along said easterly alley line to the northerly right-of-way line of Leland Avenue; thence easterly and northeasterly along said northerly right-of-way line and its northeasterly extension to the northeasterly right-of-way line of Lincoln Avenue; thence southeasterly along said northeasterly right-of-way line to the northeast

10 in Block 2 of said North West Land Association; thence west along said south alley line to the east right-of-way line of Campbell Avenue; thence west to the intersection of the west right-of-way line of said Campbell Avenue with the south line of a public alley adjoining Lots 1 through 10 in Block 3 of said North West Land Association; thence west along said south alley line to the east right-of-way line of Maplewood Avenue; thence west to the intersection of the west right-of-way line of said Maplewood Avenue with the south line of a public alley adjoining Lots 1 through 10 in Block 4 of said North West Land Association; thence west along said south alley line to the east right-of-way line of Rockwell Street; thence west to the intersection of the west right-of-way line of said Rockwell Street with the south line of a public alley adjoining Lots 1 through 10 in Block 24 of Ravenswood Gardens; thence west along said south alley line to the east right-of-way line of Talman Avenue; thence west to the intersection of the west right-of-way line of said Talman Avenue with the south line of a public alley adjoining Lots 1 through 10 in Block 25 of said Ravenswood Gardens; thence west along said south alley line to the east right-of-way line of Washtenaw Avenue; thence west to the intersection of the west right-of-way line of said Washtenaw Avenue with the south line of a public alley adjoining Lots 1 through 31 in Block 27 of said Ravenswood Gardens; thence west along said south alley line and its west extension to the west right-of-way line of Virginia Avenue; thence north along said west right-of-way line to the north right-of-way line of Lawrence Avenue; thence east along said north right-of-way line to the west right-of-way line of California Avenue; thence north along said west right-of-way line to the west extension of the north line of a public alley adjoining Lots 10 through 19 in Frye's Resubdivision; thence east along said west extension and said north alley line to the west right-of-way line of Fairfield Avenue; thence north along said west right-of-way line to the north right-of-way line of Gunnison Street; thence east along said north right-of-way line to the east right-of-way line of Washtenaw Avenue; thence south along said east right-of-way line to the north line of a public alley adjoining Lots 8 through 14 in W. F. Kaiser & Co.'s Lawrence Avenue Subdivision; thence east along said north alley line to the west line of Lot 5 in a subdivision of the west 163.5 feet of Lot 44 and all of Lots 45 and 50 in Sam Shackford's Bowmanville Subdivision; thence south along said west line to the north line of the south 125 feet of said Lot 5; thence east along said north line to the west right-of-way line of Talman Avenue; thence south along said west right-of-way line to the north right-of-way line of Lawrence Avenue; thence east along said north right-of-way line to the east right-of-way line of said Talman Avenue; thence north along said east right-of-way line to the west extension of the north line of a public alley adjoining Lots 1 through 5 in Vogt & Reinert's Subdivision; thence east along said extension and said north alley line to the west right-of-way line of Rockwell Street; thence south along said west right-of-way line to the north right-of-way line of Lawrence Avenue; thence east along said north right-of-way line to the east right-of-way line of said Rockwell Street; thence north along said east right-of-way line to the north line of a public alley adjoining Lots 7 through 11 in E. Vogt's Subdivision of Lot 1; thence east along

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Summary Of 1998 E.A.V. By Permanent Index Number (P.I.N.).
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No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
1	13 - 12 - 400 - 061 - 0000	\$ 181,992	\$ 396,724
2	13 - 12 - 400 - 063 - 0000	\$ 129,576	\$ 282,463
3	13 - 12 - 400 - 064 - 0000	\$ 95,901	\$ 209,055
4	13 - 12 - 401 - 001 - 0000	\$ 79,982	\$ 174,353
5	13 - 12 - 401 - 003 - 0000	\$ 55,198	\$ 120,326
6	13 - 12 - 401 - 004 - 0000	\$ 166,551	\$ 363,065
7	13 - 12 - 401 - 005 - 0000	\$ 34,110	\$ 74,356
8	13 - 12 - 401 - 006 - 0000	\$ 45,480	\$ 99,142
9	13 - 12 - 401 - 007 - 0000	\$ 139,952	\$ 305,081
10	13 - 12 - 401 - 008 - 0000	\$ 8,357	\$ 18,217
11	13 - 12 - 401 - 009 - 0000	\$ 12,642	\$ 27,558
12	13 - 12 - 401 - 043 - 0000	\$ 17,791	\$ 38,783
13	13 - 12 - 401 - 044 - 0000	\$ 2,968	\$ 6,470
14	13 - 12 - 401 - 045 - 0000	\$ 7,400	\$ 16,131
15	13 - 12 - 401 - 046 - 0000	\$ 23,793	\$ 51,866
16	13 - 12 - 401 - 048 - 0000	\$ 24,481	\$ 53,366
17	13 - 12 - 401 - 049 - 0000	\$ 5,033	\$ 10,971
18	13 - 12 - 401 - 050 - 0000	\$ 131,909	\$ 287,548
19	13 - 12 - 402 - 073 - 0000	\$ 126,860	\$ 276,542
20	13 - 12 - 402 - 074 - 0000	\$ 65,869	\$ 143,588
21	13 - 12 - 402 - 075 - 0000	\$ 31,200	\$ 68,013
22	13 - 12 - 402 - 076 - 0000	\$ 28,159	\$ 61,384
23	13 - 12 - 402 - 077 - 0000	\$ 5,374	\$ 11,715
24	13 - 12 - 402 - 078 - 0000	\$ 40,678	\$ 88,674
25	13 - 12 - 402 - 079 - 0000	\$ 41,427	\$ 90,307
26	13 - 12 - 403 - 002 - 0000	\$ 23,172	\$ 50,513
27	13 - 12 - 403 - 003 - 0000	\$ 23,126	\$ 50,412
28	13 - 12 - 403 - 004 - 0000	\$ 55,170	\$ 120,265
29	13 - 12 - 403 - 005 - 0000	\$ 43,906	\$ 95,711
30	13 - 12 - 403 - 006 - 0000	\$ 25,978	\$ 56,629
31	13 - 12 - 403 - 007 - 0000	\$ 33,772	\$ 73,620
32	13 - 12 - 403 - 042 - 0000	\$ 3,316	\$ 7,229
33	13 - 12 - 403 - 043 - 0000	\$ 12,053	\$ 26,274
34	13 - 12 - 403 - 044 - 0000	\$ 10,830	\$ 23,608
35	13 - 12 - 403 - 045 - 0000	\$ 17,403	\$ 37,937
36	13 - 12 - 403 - 046 - 0000	\$ 31,753	\$ 69,218
37	13 - 12 - 403 - 047 - 0000	\$ 22,332	\$ 48,682
38	13 - 12 - 403 - 048 - 0000	\$ 63,597	\$ 138,635
39	13 - 12 - 403 - 049 - 0000	\$ 61,092	\$ 133,174
40	13 - 12 - 403 - 052 - 0000	\$ 40,471	\$ 88,223
41	13 - 12 - 403 - 053 - 0000	\$ 34,934	\$ 76,153
42	13 - 12 - 406 - 026 - 0000	\$ 41,036	\$ 89,454
43	13 - 12 - 406 - 027 - 0000	\$ 14,683	\$ 32,007
44	13 - 12 - 406 - 028 - 0000	\$ 31,948	\$ 69,643
45	13 - 12 - 406 - 029 - 0000	\$ 42,902	\$ 93,522
46	13 - 12 - 406 - 030 - 0000	\$ 49,875	\$ 108,723

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No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
93	13 - 12 - 411 - 025 - 0000	\$ 41,763	\$ 91,039
94	13 - 12 - 411 - 026 - 0000	\$ 8,512	\$ 18,555
95	13 - 12 - 411 - 027 - 0000	\$ 7,828	\$ 17,064
96	13 - 12 - 411 - 028 - 0000	\$ 31,547	\$ 68,769
97	13 - 12 - 411 - 039 - 0000	\$ 17,324	\$ 37,765
98	13 - 12 - 411 - 040 - 0000	\$ 13,943	\$ 30,394
99	13 - 12 - 411 - 041 - 0000	\$ 4,315	\$ 9,406
100	13 - 12 - 411 - 042 - 0000	\$ 17,100	\$ 37,276
101	13 - 12 - 411 - 043 - 0000	\$ 13,354	\$ 29,110
102	13 - 12 - 411 - 044 - 0000	\$ 9,273	\$ 20,214
103	13 - 12 - 411 - 045 - 0000	\$ 9,273	\$ 20,214
104	13 - 12 - 411 - 046 - 0000	\$ 7,047	\$ 15,362
105	13 - 12 - 411 - 047 - 0000	\$ 16,189	\$ 35,290
106	13 - 12 - 411 - 048 - 0000	\$ 15,851	\$ 34,554
107	13 - 12 - 411 - 049 - 0000	\$ 12,566	\$ 27,393
108	13 - 12 - 411 - 050 - 0000	\$ 17,043	\$ 37,152
109	13 - 12 - 411 - 051 - 0000	\$ 13,044	\$ 28,435
110	13 - 12 - 411 - 052 - 0000	\$ 13,836	\$ 30,161
111	13 - 12 - 411 - 053 - 0000	\$ 13,684	\$ 29,830
112	13 - 12 - 411 - 054 - 0000	\$ 14,385	\$ 31,358
113	13 - 12 - 411 - 055 - 0000	\$ 14,291	\$ 31,153
114	13 - 12 - 411 - 056 - 0000	\$ 164,301	\$ 358,160
115	13 - 12 - 411 - 057 - 0000	\$ 15,326	\$ 33,409
116	13 - 12 - 411 - 058 - 0000	\$ 16,999	\$ 37,056
117	13 - 12 - 411 - 059 - 0000	\$ 15,425	\$ 33,625
118	13 - 12 - 411 - 060 - 0000	\$ 14,487	\$ 31,580
119	13 - 12 - 411 - 061 - 0000	\$ 16,850	\$ 36,731
120	13 - 12 - 411 - 062 - 0000	\$ 14,642	\$ 31,918
121	13 - 12 - 411 - 063 - 0000	\$ 16,703	\$ 36,411
122	13 - 12 - 411 - 064 - 0000	\$ 6,964	\$ 15,181
123	13 - 12 - 411 - 065 - 0000	\$ 22,096	\$ 48,167
124	13 - 12 - 411 - 066 - 0000	\$ 55,186	\$ 120,300
125	13 - 12 - 411 - 067 - 0000	\$ 67,054	\$ 146,171
126	13 - 12 - 411 - 068 - 0000	\$ 66,408	\$ 144,763
127	13 - 12 - 411 - 069 - 0000	\$ 7,311	\$ 15,937
128	13 - 12 - 411 - 070 - 0000	\$ 32,292	\$ 70,393
129	13 - 12 - 411 - 071 - 0000	\$ 12,362	\$ 26,948
130	13 - 12 - 411 - 072 - 0000	\$ 55,911	\$ 121,880
131	13 - 12 - 411 - 073 - 0000	\$ 196,076	\$ 427,426
132	13 - 12 - 411 - 074 - 0000	\$ 61,613	\$ 134,310
133	13 - 12 - 415 - 048 - 0000	\$ 70,464	\$ 153,604
134	13 - 12 - 415 - 049 - 0000	\$ 204,820	\$ 446,487
135	13 - 12 - 415 - 050 - 0000	\$ 134,375	\$ 292,924
136	13 - 12 - 415 - 051 - 0000	\$ 51,300	\$ 111,829
137	13 - 12 - 415 - 052 - 0000	\$ 27,588	\$ 60,139
138	13 - 12 - 415 - 053 - 0000	\$ 48,086	\$ 104,823

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No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
185	13 - 12 - 425 - 052 - 0000	\$ 319,944	\$ 697,446
186	13 - 12 - 425 - 053 - 0000	\$ 211,537	\$ 461,130
187	13 - 13 - 200 - 001 - 0000	\$ 47,435	\$ 103,404
188	13 - 13 - 200 - 002 - 0000	\$ 45,765	\$ 95,403
189	13 - 13 - 200 - 003 - 0000	\$ 151,952	\$ 331,240
190	13 - 13 - 200 - 004 - 0000	\$ 83,345	\$ 181,684
191	13 - 13 - 200 - 005 - 0000	\$ 83,345	\$ 181,684
192	13 - 13 - 200 - 006 - 0000	\$ 85,625	\$ 186,654
193	13 - 13 - 200 - 007 - 0000	\$ 54,572	\$ 118,962
194	13 - 13 - 200 - 008 - 0000	\$ 136,897	\$ 298,422
195	13 - 13 - 200 - 009 - 0000	\$ 82,893	\$ 180,698
196	13 - 13 - 200 - 010 - 0000	\$ 42,127	\$ 91,833
197	13 - 13 - 200 - 011 - 0000	\$ 62,980	\$ 137,290
198	13 - 13 - 200 - 012 - 0000	\$ 24,415	\$ 53,222
199	13 - 13 - 200 - 013 - 0000	\$ 48,831	\$ 106,447
200	13 - 13 - 200 - 014 - 0000	\$ 24,415	\$ 53,222
201	13 - 13 - 200 - 015 - 0000	\$ 42,436	\$ 92,506
202	13 - 13 - 200 - 016 - 0000	\$ 42,032	\$ 91,626
203	13 - 13 - 200 - 017 - 0000	\$ 38,135	\$ 83,130
204	13 - 13 - 200 - 018 - 0000	\$ 36,479	\$ 79,521
205	13 - 13 - 200 - 019 - 0000	\$ 133,010	\$ 289,948
206	13 - 13 - 202 - 001 - 0000	\$ 89,326	\$ 194,722
207	13 - 13 - 202 - 002 - 0000	\$ 36,786	\$ 80,190
208	13 - 13 - 202 - 003 - 0000	\$ 108,901	\$ 237,393
209	13 - 13 - 202 - 004 - 0000	\$ 9,711	\$ 21,169
210	13 - 13 - 202 - 005 - 0000	\$ 9,624	\$ 20,979
211	13 - 13 - 202 - 006 - 0000	\$ 9,624	\$ 20,979
212	13 - 13 - 202 - 007 - 0000	\$ 12,834	\$ 27,977
213	13 - 13 - 203 - 001 - 0000	\$ 77,167	\$ 168,216
214	13 - 13 - 203 - 002 - 0000	\$ 48,636	\$ 106,022
215	13 - 13 - 203 - 003 - 0000	\$ 28,975	\$ 63,163
216	13 - 13 - 203 - 004 - 0000	\$ 29,919	\$ 65,220
217	13 - 13 - 203 - 005 - 0000	\$ 111,557	\$ 243,183
218	13 - 13 - 203 - 006 - 0000	\$ 72,639	\$ 158,346
219	13 - 13 - 204 - 001 - 0000	\$ 45,598	\$ 99,399
220	13 - 13 - 204 - 003 - 0000	\$ 39,765	\$ 86,684
221	13 - 13 - 204 - 004 - 0000	\$ 19,914	\$ 43,411
222	13 - 13 - 204 - 005 - 0000	\$ 113,850	\$ 248,182
223	13 - 13 - 204 - 034 - 0000	\$ 18,795	\$ 40,971
224	13 - 13 - 204 - 035 - 0000	\$ 37,043	\$ 80,750
225	13 - 13 - 205 - 001 - 0000	\$ 249,352	\$ 543,562
226	13 - 13 - 205 - 002 - 0000	\$ 9,892	\$ 21,564
227	13 - 13 - 205 - 003 - 0000	\$ 38,320	\$ 83,534
228	13 - 13 - 205 - 004 - 0000	\$ 14,586	\$ 31,796
229	13 - 13 - 205 - 038 - 0000	\$ 214,530	\$ 467,654
230	13 - 13 - 206 - 038 - 0000	\$ 225,668	\$ 491,934

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No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
277	13 - 13 - 234 - 022 - 0000	\$ 29,879	\$ 65,133 *
278	13 - 13 - 234 - 023 - 0000	\$ 132,015	\$ 287,779 *
279	13 - 13 - 234 - 029 - 0000	\$ -	\$ -
280	13 - 13 - 234 - 030 - 0000	\$ 39,665	\$ 86,466
281	13 - 13 - 234 - 031 - 0000	\$ 103,162	\$ 224,883
282	13 - 13 - 234 - 032 - 0000	\$ 95,599	\$ 208,396
283	13 - 13 - 500 - 003 - 8001	\$ -	\$ -
284	13 - 13 - 500 - 003 - 8002	\$ 2,759	\$ 6,014
285	14 - 7 - 300 - 001 - 0000	\$ 38,057	\$ 82,960
286	14 - 7 - 300 - 002 - 0000	\$ 49,779	\$ 108,513
287	14 - 7 - 300 - 003 - 0000	\$ 13,819	\$ 30,124 *
288	14 - 7 - 300 - 004 - 0000	\$ 13,847	\$ 30,185 *
289	14 - 7 - 300 - 005 - 0000	\$ 12,019	\$ 26,200 *
290	14 - 7 - 300 - 006 - 0000	\$ 2,903	\$ 6,328 *
291	14 - 7 - 300 - 007 - 0000	\$ 13,343	\$ 29,086 *
292	14 - 7 - 300 - 008 - 0000	\$ 19,023	\$ 41,468 *
293	14 - 7 - 300 - 009 - 0000	\$ 25,045	\$ 54,596
294	14 - 7 - 303 - 001 - 0000	\$ 63,983	\$ 139,477 *
295	14 - 7 - 303 - 002 - 0000	\$ 16,480	\$ 35,925 *
296	14 - 7 - 303 - 003 - 0000	\$ 19,297	\$ 42,066 *
297	14 - 7 - 303 - 004 - 0000	\$ 32,686	\$ 71,252 *
298	14 - 7 - 303 - 005 - 0000	\$ 44,673	\$ 97,383 *
299	14 - 7 - 303 - 006 - 0000	\$ 13,925	\$ 30,355 *
300	14 - 7 - 303 - 009 - 0000	\$ 26,161	\$ 57,028 *
301	14 - 7 - 303 - 010 - 0000	\$ 11,282	\$ 24,594 *
302	14 - 7 - 303 - 011 - 0000	\$ 12,496	\$ 27,240 *
303	14 - 7 - 303 - 012 - 0000	\$ 13,904	\$ 30,309 *
304	14 - 7 - 303 - 013 - 0000	\$ 26,343	\$ 57,425 *
305	14 - 7 - 303 - 016 - 0000	\$ 23,788	\$ 51,855 *
306	14 - 7 - 303 - 017 - 0000	\$ 124,460	\$ 271,310
307	14 - 7 - 303 - 041 - 0000	\$ 16,295	\$ 35,521
308	14 - 7 - 303 - 042 - 0000	\$ 62,000	\$ 135,154
309	14 - 7 - 307 - 001 - 0000	\$ 59,331	\$ 129,336 *
310	14 - 7 - 307 - 002 - 0000	\$ 36,749	\$ 80,109 *
311	14 - 7 - 307 - 003 - 0000	\$ 34,997	\$ 76,290 *
312	14 - 7 - 307 - 004 - 0000	\$ 15,194	\$ 33,121 *
313	14 - 7 - 307 - 005 - 0000	\$ 17,315	\$ 37,745 *
314	14 - 7 - 307 - 006 - 0000	\$ 14,239	\$ 31,040 *
315	14 - 7 - 307 - 007 - 0000	\$ 12,573	\$ 27,408 *
316	14 - 7 - 307 - 008 - 0000	\$ 18,347	\$ 39,995 *
317	14 - 7 - 309 - 002 - 0000	\$ -	\$ -
318	14 - 7 - 309 - 003 - 0000	\$ 16,302	\$ 35,537
319	14 - 7 - 310 - 001 - 0000	\$ 18,863	\$ 41,119 *
320	14 - 7 - 310 - 002 - 0000	\$ 45,166	\$ 98,457 *
321	14 - 7 - 310 - 003 - 0000	\$ 13,968	\$ 30,449 *
322	14 - 7 - 310 - 004 - 0000	\$ 41,465	\$ 90,390

Appendix 2.

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

Summary Of 1998 E.A.V. By Permanent Index Number (P.I.N.).
(Page 9 of 14)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
369	14 - 7 - 318 - 030 - 0000	\$ -	\$ -
370	14 - 7 - 318 - 032 - 0000	\$ 30,868	\$ 67,289
371	14 - 7 - 318 - 033 - 0000	\$ 75,566	\$ 164,726
372	14 - 7 - 319 - 031 - 0000	\$ 107,000	\$ 233,249
373	14 - 7 - 319 - 032 - 0000	\$ 14,320	\$ 31,216
374	14 - 7 - 319 - 033 - 0000	\$ 13,085	\$ 28,524
375	14 - 7 - 319 - 034 - 0000	\$ 32,098	\$ 69,970
376	14 - 7 - 319 - 035 - 0000	\$ 41,872	\$ 91,277
377	14 - 7 - 319 - 037 - 0000	\$ 137,931	\$ 300,676
378	14 - 7 - 319 - 038 - 0000	\$ 48,534	\$ 105,799
379	14 - 7 - 320 - 032 - 0000	\$ 63,270	\$ 137,922
380	14 - 7 - 320 - 034 - 0000	\$ 23,833	\$ 51,954
381	14 - 7 - 320 - 035 - 0000	\$ 12,616	\$ 27,502
382	14 - 7 - 320 - 036 - 0000	\$ 2,783	\$ 6,067
383	14 - 7 - 320 - 040 - 0000	\$ 15,663	\$ 34,144
384	14 - 7 - 320 - 041 - 0000	\$ 14,973	\$ 32,640
385	14 - 7 - 320 - 042 - 0000	\$ 62,700	\$ 136,680
386	14 - 7 - 321 - 033 - 0000	\$ 229,562	\$ 500,422
387	14 - 7 - 321 - 036 - 0000	\$ 94,648	\$ 206,323
388	14 - 7 - 321 - 037 - 0000	\$ 164,376	\$ 358,323
389	14 - 7 - 322 - 030 - 0000	\$ 52,771	\$ 115,036
390	14 - 7 - 322 - 031 - 0000	\$ 9,586	\$ 20,897
391	14 - 7 - 322 - 032 - 0000	\$ 9,334	\$ 20,347
392	14 - 7 - 322 - 033 - 0000	\$ 9,514	\$ 20,740
393	14 - 7 - 322 - 034 - 0000	\$ 9,514	\$ 20,740
394	14 - 7 - 322 - 035 - 0000	\$ 58,143	\$ 126,746
395	14 - 7 - 322 - 036 - 0000	\$ 75,014	\$ 163,523
396	14 - 7 - 323 - 015 - 0000	\$ 113,893	\$ 248,275
397	14 - 7 - 323 - 016 - 0000	\$ 55,328	\$ 120,610
398	14 - 7 - 323 - 017 - 0000	\$ 84,541	\$ 184,291
399	14 - 7 - 323 - 018 - 0000	\$ 34,845	\$ 75,959
400	14 - 7 - 323 - 028 - 0000	\$ 205,375	\$ 447,697
401	14 - 7 - 323 - 031 - 0000	\$ -	\$ -
402	14 - 7 - 324 - 020 - 0000	\$ 54,955	\$ 119,796
403	14 - 7 - 324 - 042 - 0000	\$ 26,706	\$ 58,216
404	14 - 7 - 325 - 022 - 0000	\$ 19,218	\$ 41,893
405	14 - 7 - 325 - 023 - 0000	\$ 16,951	\$ 36,951
406	14 - 7 - 325 - 024 - 0000	\$ 29,857	\$ 65,085
407	14 - 7 - 325 - 025 - 0000	\$ 48,762	\$ 106,296
408	14 - 7 - 325 - 026 - 0000	\$ 18,613	\$ 40,574
409	14 - 7 - 325 - 027 - 0000	\$ 18,230	\$ 39,740
410	14 - 7 - 325 - 028 - 0000	\$ 14,072	\$ 30,676
411	14 - 7 - 325 - 029 - 0000	\$ 16,162	\$ 35,232
412	14 - 7 - 325 - 030 - 0000	\$ 12,926	\$ 28,177
413	14 - 7 - 325 - 031 - 0000	\$ 46,606	\$ 101,596
414	14 - 7 - 325 - 032 - 0000	\$ 15,090	\$ 32,895

Appendix 2.

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

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

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
461	14 - 7 - 422 - 024 - 0000	\$ 114,001	\$ 248,511
462	14 - 7 - 422 - 045 - 0000	\$ 103,836	\$ 226,352
463	14 - 7 - 423 - 025 - 0000	\$ 60,713	\$ 132,348
464	14 - 7 - 423 - 026 - 0000	\$ 37,999	\$ 82,834
465	14 - 7 - 500 - 004 - 0000	\$ -	\$ -
466	14 - 18 - 100 - 001 - 0000	\$ 120,000	\$ 261,588
467	14 - 18 - 100 - 002 - 0000	\$ 77,196	\$ 168,280
468	14 - 18 - 100 - 003 - 0000	\$ 111,074	\$ 242,130
469	14 - 18 - 100 - 004 - 0000	\$ 72,864	\$ 158,836
470	14 - 18 - 100 - 005 - 0000	\$ 49,975	\$ 108,941
471	14 - 18 - 100 - 013 - 0000	\$ -	\$ -
472	14 - 18 - 100 - 014 - 0000	\$ -	\$ -
473	14 - 18 - 100 - 015 - 0000	\$ -	\$ -
474	14 - 18 - 101 - 001 - 0000	\$ 89,300	\$ 194,665
475	14 - 18 - 102 - 001 - 0000	\$ 57,924	\$ 126,269
476	14 - 18 - 102 - 002 - 0000	\$ 57,924	\$ 126,269
477	14 - 18 - 102 - 009 - 0000	\$ 24,239	\$ 52,839
478	14 - 18 - 102 - 010 - 0000	\$ 18,439	\$ 40,195
479	14 - 18 - 102 - 011 - 0000	\$ 19,103	\$ 41,643
480	14 - 18 - 102 - 012 - 0000	\$ 18,465	\$ 40,252
481	14 - 18 - 102 - 013 - 0000	\$ 18,465	\$ 40,252
482	14 - 18 - 102 - 014 - 0000	\$ 18,732	\$ 40,834
483	14 - 18 - 102 - 015 - 0000	\$ 18,829	\$ 41,045
484	14 - 18 - 102 - 016 - 0000	\$ 48,240	\$ 105,158
485	14 - 18 - 102 - 017 - 0000	\$ 67,295	\$ 146,696
486	14 - 18 - 102 - 035 - 0000	\$ 35,332	\$ 77,020
487	14 - 18 - 102 - 036 - 0000	\$ 48,301	\$ 105,291
488	14 - 18 - 102 - 037 - 0000	\$ 24,811	\$ 54,085
489	14 - 18 - 102 - 038 - 0000	\$ 21,678	\$ 47,256
490	14 - 18 - 102 - 039 - 0000	\$ 110,521	\$ 240,925
491	14 - 18 - 102 - 040 - 0000	\$ -	\$ -
492	14 - 18 - 103 - 001 - 0000	\$ 59,620	\$ 129,966
493	14 - 18 - 103 - 009 - 0000	\$ -	\$ -
494	14 - 18 - 103 - 022 - 0000	\$ -	\$ -
495	14 - 18 - 104 - 001 - 0000	\$ 22,199	\$ 48,392
496	14 - 18 - 104 - 002 - 0000	\$ 22,161	\$ 48,309
497	14 - 18 - 104 - 003 - 0000	\$ 30,135	\$ 65,691
498	14 - 18 - 104 - 004 - 0000	\$ 30,693	\$ 66,908
499	14 - 18 - 104 - 005 - 0000	\$ 119,324	\$ 260,114
500	14 - 18 - 104 - 006 - 0000	\$ 20,622	\$ 44,954
501	14 - 18 - 104 - 007 - 0000	\$ 15,167	\$ 33,063
502	14 - 18 - 104 - 008 - 0000	\$ 51,758	\$ 112,827
503	14 - 18 - 104 - 009 - 0000	\$ 53,405	\$ 116,418
504	14 - 18 - 104 - 010 - 0000	\$ 14,781	\$ 32,221
505	14 - 18 - 105 - 001 - 0000	\$ -	\$ -
506	14 - 18 - 105 - 010 - 0000	\$ -	\$ -

Appendix 2.

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

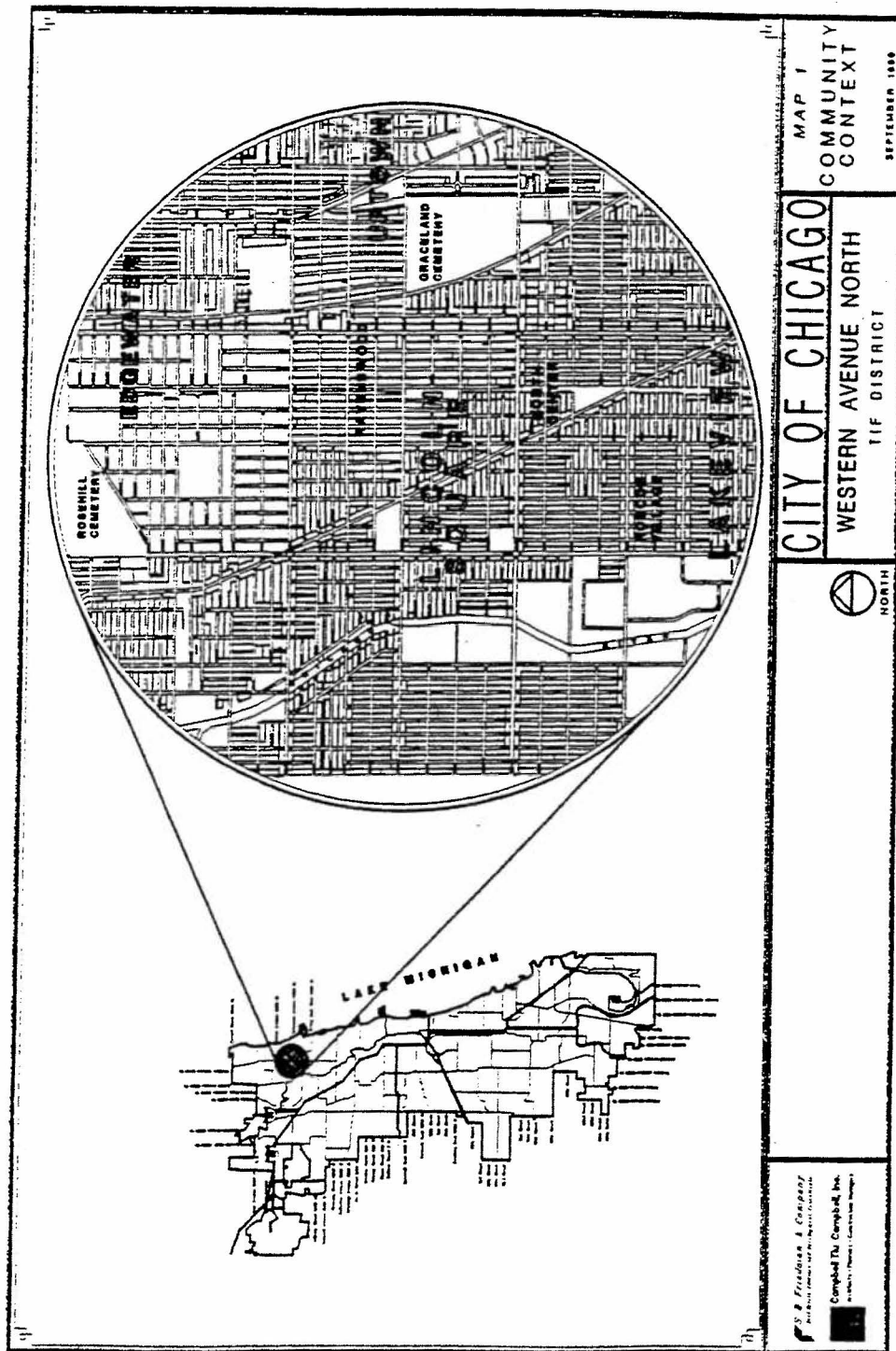
Summary Of 1998 E.A.V. By Permanent Index Number (P.I.N.).
(Page 13 of 14)

No.	PIN Number	Assessed Value 1998 (AV)	Equalized Assessed Value 1998 (EAV)
553	14 - 18 - 115 - 005 - 0000	\$ 16,039	\$ 34,963
554	14 - 18 - 115 - 006 - 0000	\$ 77,220	\$ 168,332
555	14 - 18 - 115 - 007 - 0000	\$ 34,785	\$ 75,828
556	14 - 18 - 121 - 001 - 0000	\$ 218,535	\$ 476,384
557	14 - 18 - 121 - 002 - 0000	\$ 15,974	\$ 34,822
558	14 - 18 - 121 - 003 - 0000	\$ 16,125	\$ 35,151
559	14 - 18 - 121 - 004 - 0000	\$ 24,810	\$ 54,083
560	14 - 18 - 121 - 005 - 0000	\$ 55,647	\$ 121,305
561	14 - 18 - 121 - 006 - 0000	\$ 15,857	\$ 34,567
562	14 - 18 - 121 - 007 - 0000	\$ 15,808	\$ 34,460
563	14 - 18 - 121 - 008 - 0000	\$ 23,803	\$ 51,888
564	14 - 18 - 121 - 009 - 0000	\$ 18,062	\$ 39,373
565	14 - 18 - 121 - 010 - 0000	\$ 15,489	\$ 33,764
566	14 - 18 - 121 - 011 - 0000	\$ 2,444	\$ 5,328
567	14 - 18 - 121 - 012 - 0000	\$ 16,404	\$ 35,759
568	14 - 18 - 121 - 013 - 0000	\$ 17,186	\$ 37,464
569	14 - 18 - 121 - 014 - 0000	\$ 18,665	\$ 40,688
570	14 - 18 - 121 - 015 - 0000	\$ 15,548	\$ 33,893
571	14 - 18 - 121 - 016 - 0000	\$ 18,122	\$ 39,504
572	14 - 18 - 121 - 017 - 0000	\$ 16,334	\$ 35,606
573	14 - 18 - 121 - 018 - 0000	\$ 23,143	\$ 50,449
574	14 - 18 - 121 - 019 - 0000	\$ 16,708	\$ 36,422
575	14 - 18 - 121 - 020 - 0000	\$ 22,937	\$ 50,000
576	14 - 18 - 129 - 001 - 0000	\$ -	\$ -
577	14 - 18 - 129 - 002 - 0000	\$ -	\$ -
578	14 - 18 - 130 - 003 - 0000	\$ -	\$ -
579	14 - 18 - 130 - 004 - 0000	\$ -	\$ -
580	14 - 18 - 200 - 001 - 0000	\$ 88,896	\$ 193,784
581	14 - 18 - 200 - 004 - 0000	\$ -	\$ -
582	14 - 18 - 200 - 005 - 0000	\$ 46,009	\$ 100,295
583	14 - 18 - 200 - 006 - 0000	\$ 129,322	\$ 281,909
584	14 - 18 - 200 - 007 - 0000	\$ 84,393	\$ 183,968
585	14 - 18 - 200 - 008 - 0000	\$ 39,710	\$ 86,564
586	14 - 18 - 200 - 009 - 0000	\$ 61,705	\$ 134,511
587	14 - 18 - 200 - 010 - 0000	\$ 69,552	\$ 151,616
588	14 - 18 - 200 - 011 - 0000	\$ 57,203	\$ 124,697
589	14 - 18 - 200 - 012 - 0000	\$ 111,096	\$ 242,178
590	14 - 18 - 200 - 013 - 0000	\$ 12,312	\$ 26,839
591	14 - 18 - 200 - 014 - 0000	\$ 27,657	\$ 60,289
592	14 - 18 - 200 - 015 - 0000	\$ 45,427	\$ 99,026
593	14 - 18 - 200 - 016 - 0000	\$ 53,424	\$ 116,459
594	14 - 18 - 200 - 034 - 0000	\$ 159,297	\$ 347,252
595	14 - 18 - 201 - 001 - 0000	\$ -	\$ -
596	14 - 18 - 201 - 002 - 0000	\$ -	\$ -
597	14 - 18 - 201 - 008 - 0000	\$ -	\$ -
598	14 - 18 - 201 - 017 - 0000	\$ -	\$ -

Map 1.

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

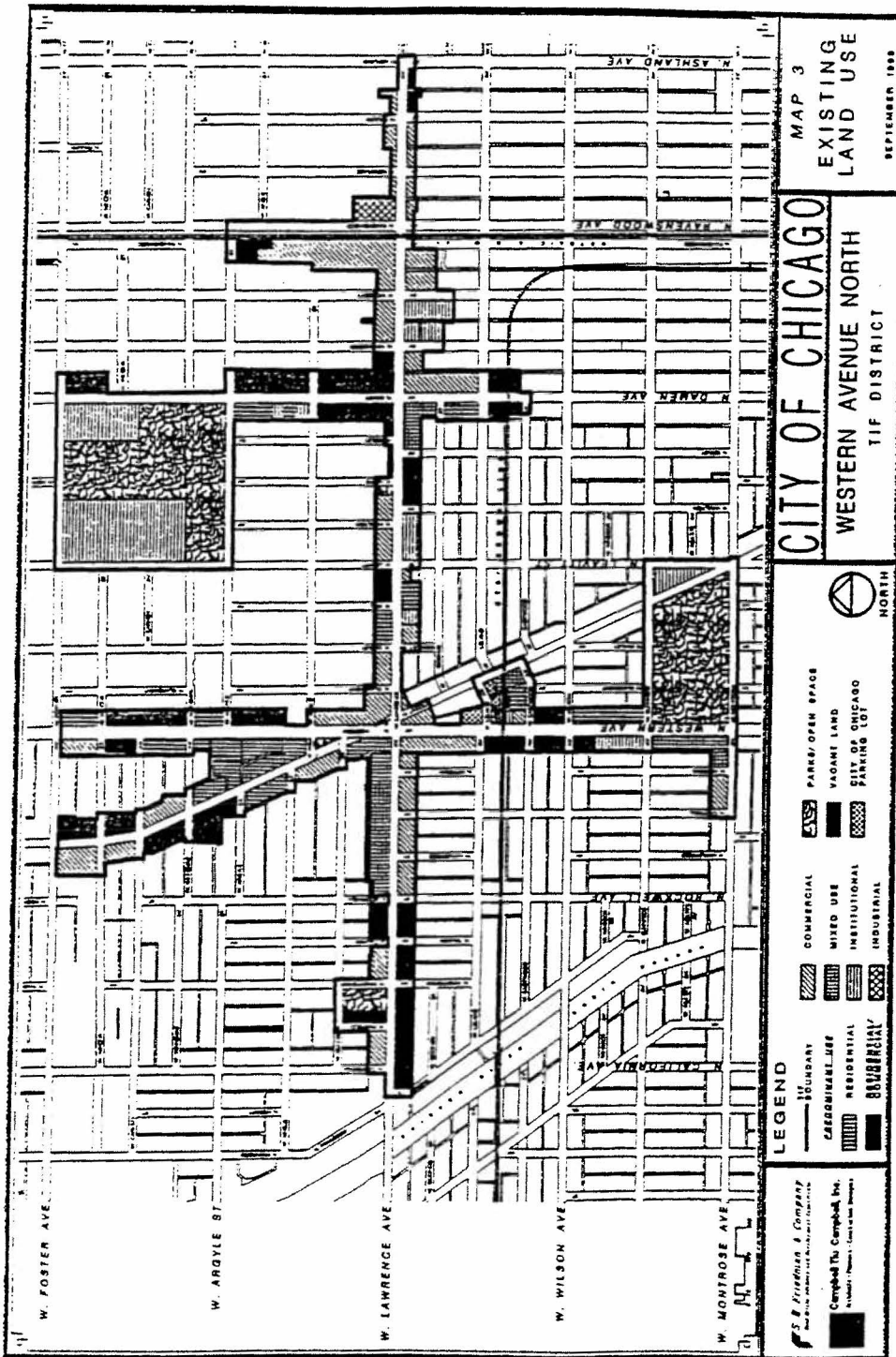
Community Context.



Map 3.

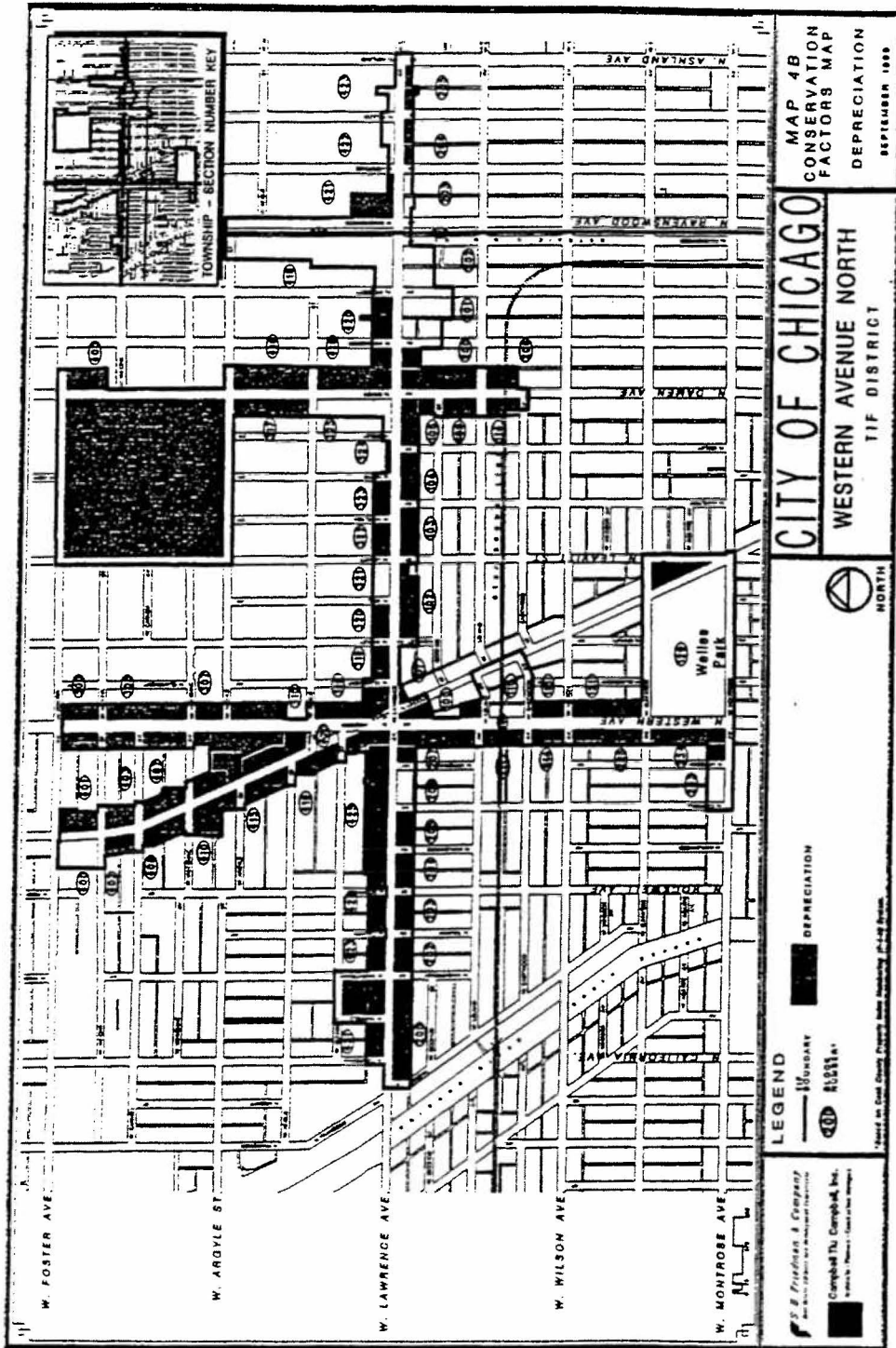
(To Amendment Number 1 To Western Avenue North Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan And Project)

Existing Land-Use Map.



Map 4B.

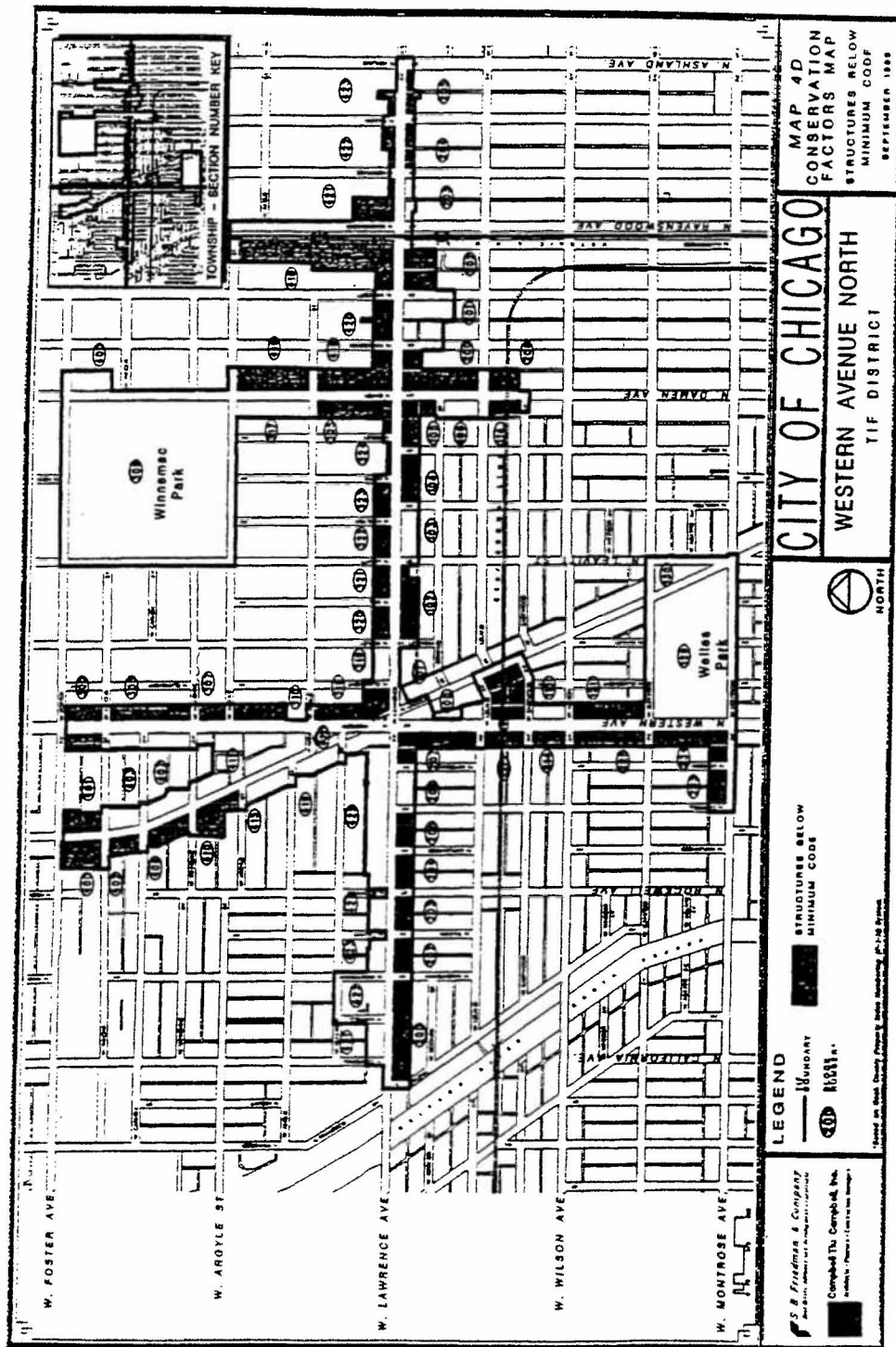
(To Amendment Number 1 To Western Avenue North Redevelopment
Project Area Tax Increment Financing District Eligibility
Study, Redevelopment Plan And Project)



Map 4D.

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

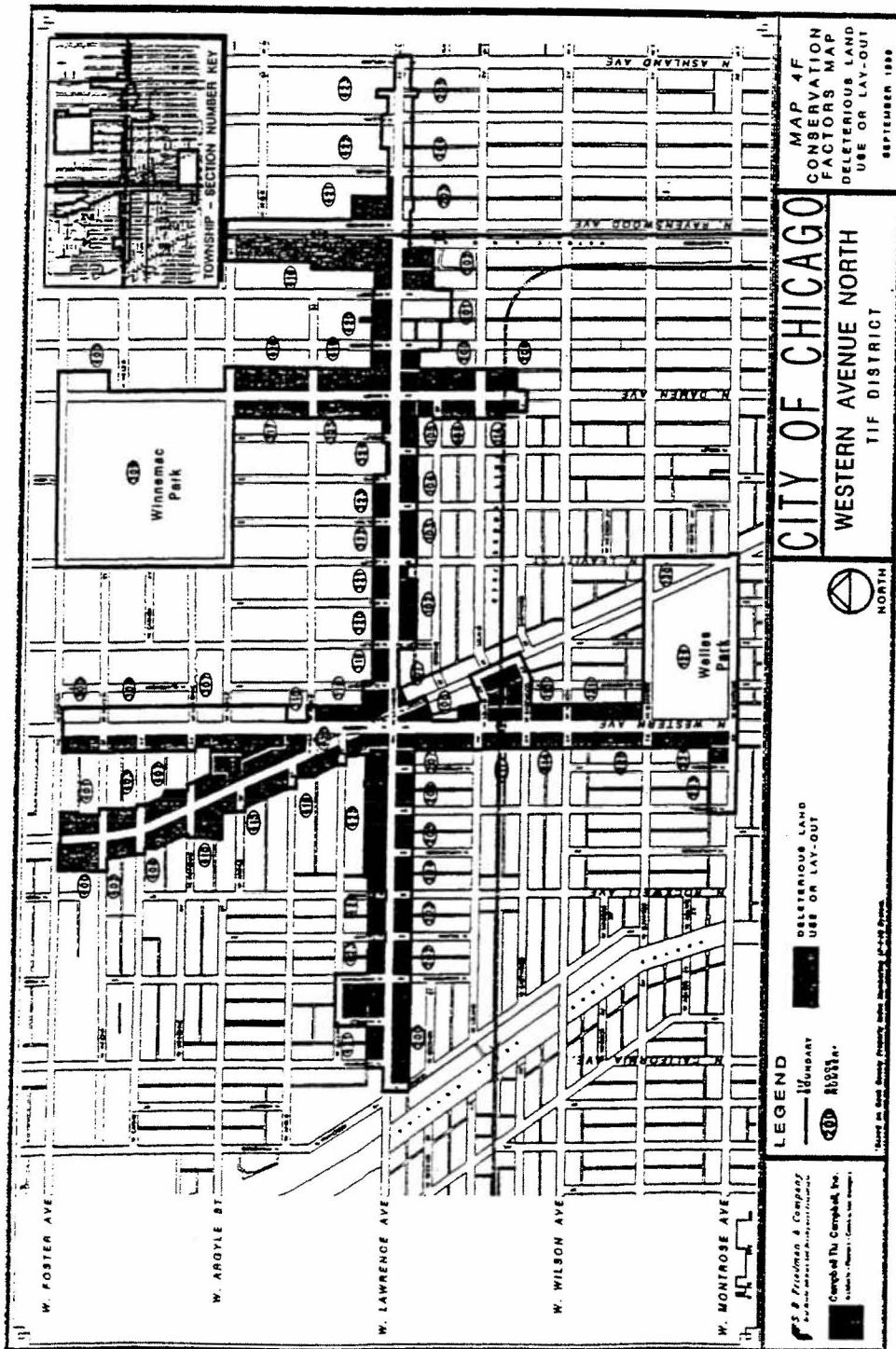
Conservation Factors - Structures Below Minimum Code.



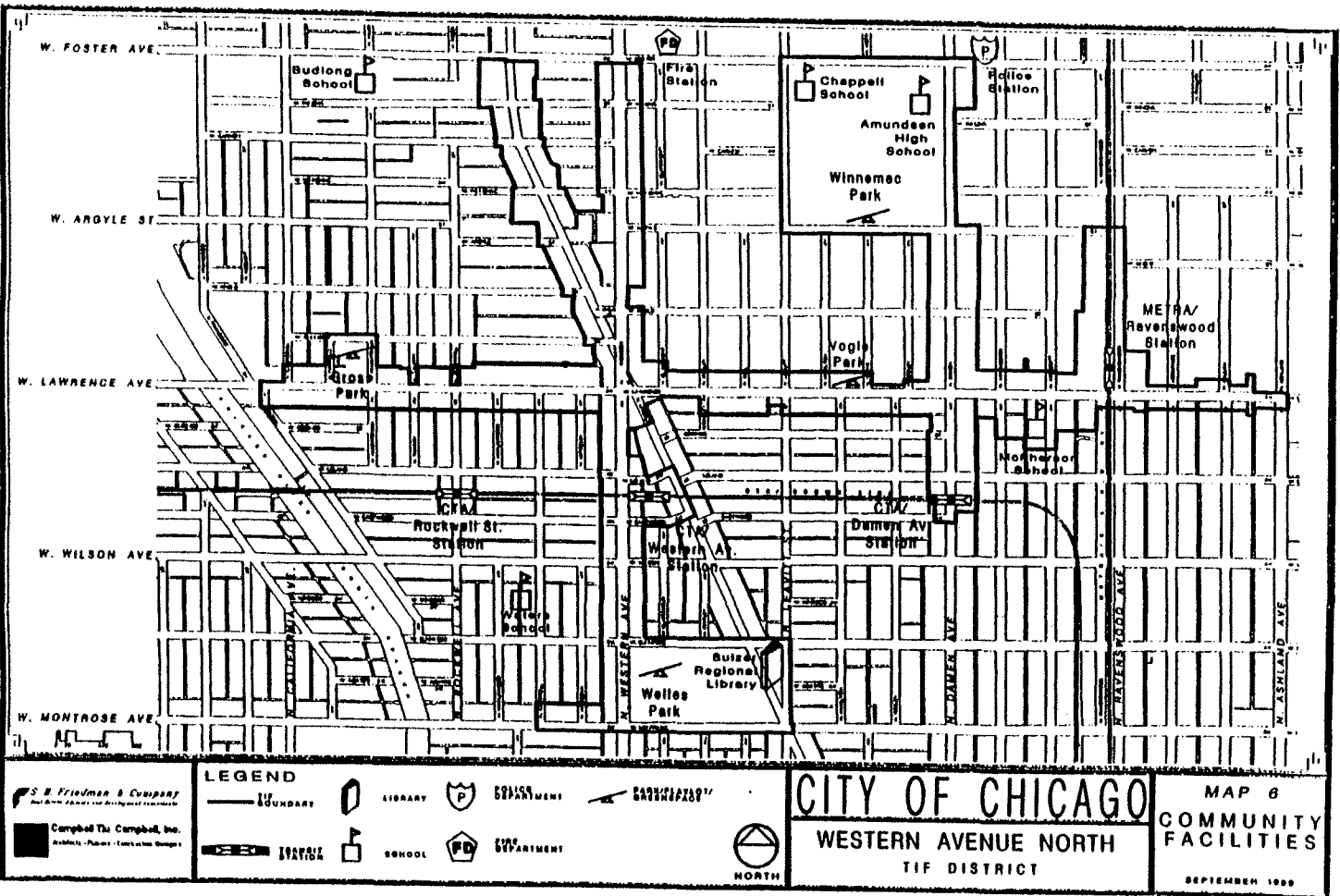
Map 4F.

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

Conservation Factors - Deleterious Land-Use Or Layout.



(To Amendment Number 1 To Western Avenue North Redevelopment
 Project Area Tax Increment Financing District Eligibility
 Study, Redevelopment Plan And Project)
 Map 6.
 Community Facilities.



S. B. Friedman & Company
 Real Estate Planners and Development Consultants

Campbell Thi Campbell, Inc.
 Architects - Planners - Construction Managers

LEGEND

CITY OF CHICAGO
WESTERN AVENUE NORTH
TIF DISTRICT

MAP 6
COMMUNITY
FACILITIES

SEPTEMBER 1999

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

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

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

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

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

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

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

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

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

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

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

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

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

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

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

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

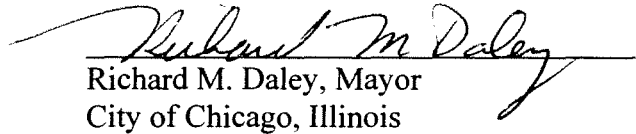
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

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

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

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

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


Richard M. Daley, Mayor
City of Chicago, Illinois

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

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

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

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

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

June 30, 2001

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

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

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

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

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

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

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

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

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

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

Dear Addressees:

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



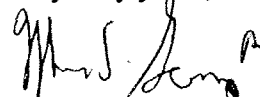
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following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

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

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

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

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

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

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

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

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

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

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

Western Avenue North Redevelopment Project Area 2000 Annual Report

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

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

SEE TABLES AND/OR DISCUSSIONS ON THE FOLLOWING PAGES.

Western Avenue North Redevelopment Project Area 2000 Annual Report

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

During 2000, no projects were implemented.

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

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

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

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

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

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

The Project Area has not yet received any increment.

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

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

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

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

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

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

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

October 15, 1999

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

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

Dear Commissioner Hill:

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

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

Sincerely,



Simon L. Love
Chicago Park District
JRB Chairperson

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

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

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

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

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

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

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

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(11) GENERAL DESCRIPTION AND MAP

The Western Avenue North Redevelopment Project Area is located on the north side of the City of Chicago, approximately seven (7) miles northwest of the City's central business district. The Area is generally described as Western Avenue from Foster to Montrose, Lawrence from Ashland to Virginia, Lincoln from Foster to Lawrence and Damen from Foster to Eastwood. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

