
1997 Annual Report

Irving/Cicero Redevelopment Project Area



**Pursuant to Mayor's
Executive Order 97-2**

June 30, 1998



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

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Chicago, Illinois 60602
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June 30, 1998

The Honorable Mayor Richard M. Daley, Members
of the City Council, and Citizens of the City of Chicago
City of Chicago
121 N. LaSalle Street
Chicago, Illinois 60602

Ladies and Gentlemen:

The attached information for the Irving/Cicero Redevelopment Project Area, along with 43 other individual reports, is presented pursuant to the Mayoral Executive Order 97-2 (Executive Order) regarding annual reporting on the City's tax increment financing (TIF) districts. The City's TIF program has been used to finance neighborhood and downtown improvements, leverage private investment, and create and retain jobs throughout Chicago.

Pursuant to the Executive Order, the Annual Report, presented in the form of the attached, will be filed with the City Clerk for transmittal to the City Council and be distributed in accordance with the Executive Order.

Sincerely,

Christopher R. Hill
Commissioner
Department of Planning and Development

Walter K. Knorr
Chief Financial Officer



June 30, 1998

Mr. Christopher R. Hill
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Commissioner Hill:

Enclosed is the required annual report for the Irving/Cicero Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to the Mayor's Executive Order 97-2. The contents are based on information provided to us by the Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed-upon procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

The report includes the City's data methodology and interpretation of Executive Order 97-2 in addition to required information. The tables in this report use the same lettering system as the Executive Order in order to allow the reader to locate needed information quickly.

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

Ernst & Young LLP

Irving/Cicero Redevelopment Project Area 1997 Annual Report

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Irving/Cicero Redevelopment Project Area 1997 Annual Report

Purpose of Report:

The purpose of the Annual Report for the Irving/Cicero Redevelopment Project Area (Report) is to provide useful information to interested parties regarding the City of Chicago's (City) tax increment financing (TIF) districts in existence on December 31, 1997, as required by the Mayor's Executive Order 97-2 (Executive Order). This Report covers the Irving/Cicero Redevelopment Project Area (Project Area).

Methodology:

In the process of providing information about the Project Area, care was taken to follow the organization of the Executive Order to allow the reader to locate needed information in an efficient manner. Except to the extent that Section (h) also describes completed projects, the Report reflects only TIF economic activity during 1997. As outlined below, several assumptions were made concerning certain required information.

(a) General Description

The general boundaries of the Project Area were described and illustrated in a map. However, in order to provide ease of reading, only major boundary streets were identified. For exact boundaries, the interested reader should consult the legal description of the Project Area boundaries found in the Redevelopment Plan (Attachment).

(b) Date of Designation and Termination

For purposes of this Report, the date of termination is assumed to occur 23 years from the date of designation, the maximum duration currently allowed under the Tax Increment Allocation Redevelopment Act.

(c) Copy of Redevelopment Plan

The Redevelopment Plan, as amended (if applicable), for the Project Area is provided as the Attachment at the end of the Report.

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(d) Description of Intergovernmental and Redevelopment Agreements

Agreements related to the Project Area are either intergovernmental agreements between the City and another public entity or redevelopment agreements between the City and private sector entities interested in redeveloping all or a portion of the Project Area. The date of recording of Agreements with the Cook County Recorder of Deeds is included in Section (d) (if applicable).

(e) Description of TIF Projects

Section (e) describes each TIF project in the Project Area that has already received approval by the Community Development Commission. The amount budgeted for project costs and the estimated timetable were obtained from the Project Area's intergovernmental or redevelopment agreement, if such agreements exist. City tax increment project expenditures during 1997, tax increment project expenditures to date, and a description of all TIF financing was included in Section (e). This Report covers only those projects already approved by the Community Development Commission as of December 31, 1997, and which received TIF financing during 1997. Those projects in discussion, pre-proposal stage with a developer, or being reviewed by Community Development Commission staff are not "projects" for purposes of the Report.

(f) Description of all TIF Debt Instruments

Descriptions of all TIF debt instruments in Section (f) were obtained from the City. It should be noted that debt instruments issued without a security pledge of incremental taxes or direct payments from incremental taxes for principal and interest were not included in Section (f). Such instruments do not qualify as TIF debt instruments as defined by the Executive Order.

(g) Description of City Contracts

Section (g) provides a description of City contracts paid with incremental property tax revenues in 1997. For purposes of the Report, "prior calendar year" as defined in the Executive Order means 1997. Section (g) does not cover payments for services related to TIF projects previously reported in Section (e).

City contracts related to the Project Area are defined as those contracts paid from TIF funds, not related to a specific TIF project, and not elsewhere reported. Items include but are not limited to payments for work done to acquire, dispose of, or lease property within an area, or payments to

Irving/Cicero Redevelopment Project Area 1997 Annual Report

appraisers, surveyors, consultants, marketing agents, and other professionals. These services may affect more than one project in a Project Area and are not otherwise reported. Section (g) does not report such non-contractual cost items as Recorder of Deeds filing fees, postage, telephone service, etc. City contracts may include term agreements which are city-wide, multi-year contracts that provide goods or services for various City departments.

(h) Summary of Private and Public Investment Activity

Section (h) describes each TIF project in the Project Area that has an executed intergovernmental or redevelopment agreement as of December 31, 1997, or that has been approved by the Community Development Commission as of December 31, 1997.

The investment activity reported is based on data for projects described in the intergovernmental or redevelopment agreements and any additional data available to the Commissioner of Planning and Development. Private and public investments are estimated in Section (h) on a completed project basis. The Report contains only the final ratio of private/public investment for each TIF project. Other private investment activity is estimated based on the best information available to the Commissioner of Planning and Development.

(i) Description of Property Transactions

Information regarding property transactions is provided in Section (i), to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area.

(j) Financial Summary Prepared by the City Comptroller

Section (j) provides a 1997 financial summary for the Project Area audited by an independent certified public accounting firm. These statements were prepared in accordance with generally accepted accounting principles.

(k) Description of Tax Receipts and Assessment Increments

Information concerning 1997 tax receipts and assessments associated with the Project Area is provided in Section (k). The amount of incremental property tax equals the incremental EAV from the prior year multiplied by the applicable property tax rates. Actual receipts may vary due

Irving/Cicero Redevelopment Project Area 1997 Annual Report

to delinquencies, sale of prior years' taxes, and payment of delinquencies. See the financial report for actual receipts.

(l) Certain Contracts of TIF Consultants

Section (l) provides information about contracts, if any, between the TIF consultant who was paid by the City for assisting to establish the Project Area and any entity that has received or is currently receiving payments financed by tax increment revenues from the Project Area. The contents of Section (l) are based on responses to a mail survey. This survey was sent to every consultant who has prepared at least one redevelopment plan for the establishment of a redevelopment project area within the City, as of December 31, 1997.

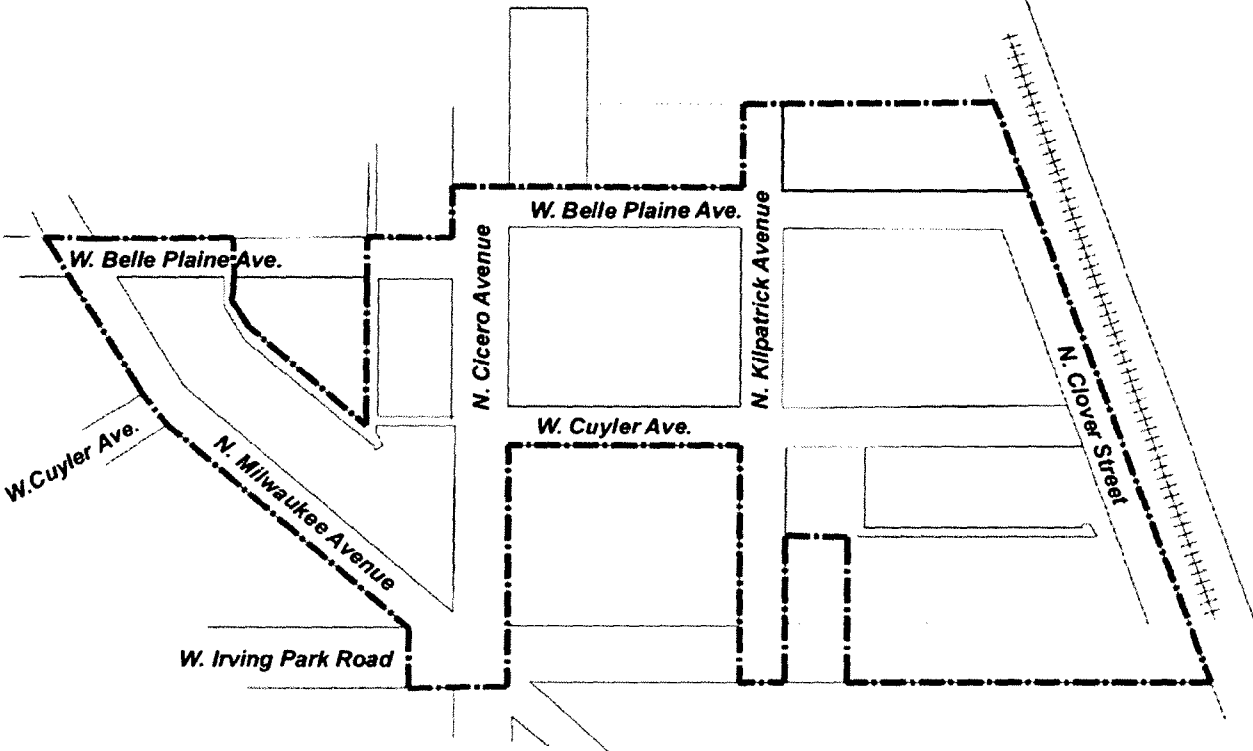
(m) Compliance Statement Prepared by an Independent Public Accountant

As part of the audit procedures performed by independent accountants, certain compliance tests were performed related to the Project Area. Included in the Annual Report is an audit opinion indicating compliance or non-compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate. Section (m) provides this statement.

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(a) GENERAL DESCRIPTION

The Project Area is generally bounded by Irving Park Road on the south; the Chicago, Milwaukee and St. Paul Railroad on the east; Belle Plaine Avenue on the north; and Milwaukee Avenue on the west. 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 (Attachment).



Irving/Cicero Redevelopment Project Area 1997 Annual Report

(b) DATE OF DESIGNATION AND TERMINATION

The Project Area was designated by the Chicago City Council on June 10, 1996. The Project Area may be terminated no later than June 10, 2019.

(c) COPY OF REDEVELOPMENT PLAN

The Redevelopment Plan for the Project Area, as amended (if applicable), is contained in this Report (Attachment).

(d) DESCRIPTION OF INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS

Information pertaining to executed intergovernmental and redevelopment agreements is provided in Table D below. A description of intergovernmental and redevelopment agreements executed in connection with the Project Area, naming parties, dates of authorization by the City Council, dates of execution, and dates of recording in the office of the Cook County Recorder of Deeds (if applicable), is included.

TABLE D
INTERGOVERNMENTAL AND REDEVELOPMENT AGREEMENTS

PARTIES TO AGREEMENT WITH CITY	DATE OF AUTHORIZATION BY CITY COUNCIL	DATE OF EXECUTION	DATE OF RECORDING IN RECORDER OF DEEDS OFFICE (if applicable)
Six Corners Development LLC	9/11/96	10/22/96	10/22/96

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(e) DESCRIPTION OF TIF PROJECT(S)

Section (e) contains the required information as outlined in the Executive Order about each TIF project which has received TIF financing during the most recently concluded prior calendar year (1997). A description of each TIF project approved by the Community Development Commission or currently under way within the Project Area is included in Section (e). The section specifically notes:

- 1) the nature of the project;
- 2) the budgeted project cost and the amount of TIF assistance allocated to the project;
- 3) the estimated timetable, and a statement of any change in the estimate during the prior calendar year;
- 4) total City tax increment project expenditures during the prior calendar year and total City tax increment project expenditures to date;
- 5) a description of all TIF financing, including type, date, terms, amount, project recipient, and purpose of project financing.

During 1997, there were no tax increment project expenditures within the Project Area. Therefore, no information was provided for this section.

**Irving/Cicero Redevelopment Project Area
1997 Annual Report**

(f) DESCRIPTION OF TIF DEBT INSTRUMENTS

Section () contains TIF debt information for the Project Area as outlined in the Executive Order:

- 1) the principal dollar amount of TIF debt instruments;
- 2) the date, dollar amount, interest rate and security of each sale of TIF debt instruments, and type of instrument sold;
- 3) the underwriters and trustees of each sale;
- 4) the amount of interest paid from tax increment during the prior calendar year (1997);
- 5) the amount of principal paid from tax increment during the prior calendar year (1997).

As of December 31, 1997, there were no TIF debt instruments outstanding for the Project Area.

**Irving/Cicero Redevelopment Project Area
1997 Annual Report**

(g) DESCRIPTION OF CITY CONTRACTS

The following Table G contains the required information as outlined in the Executive Order pertaining to City contracts related to the Project Area. The section contains a description of each City contract related to the Project Area and executed or in effect during the prior calendar year. In addition, the date, names of all contracting parties, purpose, amount of compensation, and percentage of compensation paid is included in the table. This Section (g) does not apply to any contract or contract expenditure reported under (e)(5) of Section 4 of the Executive Order.

City contracts related to the Project Area are defined as those contracts paid from TIF funds, not related to a specific TIF project, and not elsewhere reported. Items include but are not limited to payments for work done to acquire, dispose of, or lease property within a Project Area, or payments to appraisers, surveyors, consultants, marketing agents, and other professionals. These services may affect more than one project in a Project Area and are not otherwise reported. Section (g) does not report such non-contractual cost items as Recorder of Deeds filing fees, postage, telephone service, etc. City contracts may include term agreements which are city-wide, multi-year contracts that provide goods or services for various City departments.

**TABLE G
DESCRIPTION OF CITY CONTRACTS RELATED TO THE PROJECT AREA**

<u>CONTRACTING PARTIES WITH THE CITY OF CHICAGO</u>	<u>DATE OF EXECUTION</u>	<u>PURPOSE</u>	<u>AMOUNT OF COMPENSATION PAID IN 1997</u>	<u>PERCENT OF COMPENSATION PAID TO DATE</u>
City TIF Program Administration	1997	Cost of Implementation and Administration	\$405	100%

**Irving/Cicero Redevelopment Project Area
1997 Annual Report**

(h) SUMMARY OF PRIVATE AND PUBLIC INVESTMENT ACTIVITY

In the following Table H provides the required information as outlined in the Executive Order pertaining to private investment activity, job creation, job retention, and the ratio of private to public investment. It describes each TIF project in the Project Area that has an executed intergovernmental or redevelopment agreement as of December 31, 1997, or that has been approved by the Community Development Commission as of December 31, 1997.

To the extent this information is available to the Commissioner of Planning and Development on a completed project basis, the table provides a summary of private investment activity, job creation, and job retention within the Project Area, and a summary for each TIF project within the Project Area.

The Report contains only the final ratio of private/public investment for each TIF project. The private investment activity reported includes data from the intergovernmental or redevelopment agreement(s) and any additional data available to the Commissioner of Planning and Development. Other private investment activity is estimated based on the best information available to the Commissioner of Planning and Development.

**TABLE H
DESCRIPTION OF PRIVATE INVESTMENT ACTIVITY, JOB RETENTION, JOB CREATION,
AND RATIO OF PRIVATE TO PUBLIC INVESTMENT IN THE PROJECT AREA**

<u>NAME OF TIF PROJECT</u>	<u>JOB CREATION</u>	<u>JOB RETENTION</u>	<u>PRIVATE INVESTMENT ACTIVITY</u>	<u>PUBLIC INVESTMENT</u>	<u>RATIO OF PRIVATE/PUBLIC INVESTMENT</u>
Six Corners Development LLC	200	N.A.(1)	\$15,574,000	\$3,700,000	4.21
		TOTAL	\$15,574,000	\$3,700,000	4.21

(1) N.A. - not applicable.

Note₁: Data gathered by an independent consultant to the City, with the assistance of City staff.

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(i) DESCRIPTION OF PROPERTY TRANSACTIONS

The Executive Order requires information pertaining to property transactions occurring within the Project Area, to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area. Specifically, the Executive Order requires descriptions of the following property transactions occurring within the TIF area during the prior calendar year (1997):

- 1) every property acquisition by the City through expenditure of TIF funds, including the location, type and size of property, name of the transferor, date of transaction, the compensation paid, and a statement whether the property was acquired by purchase or by eminent domain;
- 2) every property transfer by the City as part of the redevelopment plan for the Project Area, including the location, type and size of property, name of the transferee, date of transaction, and the compensation paid;
- 3) every lease of real property to the City, if the rental payments are to be made from TIF funds. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount;
- 4) every lease of real property by the City to any other person as part of the redevelopment plan for the area. Information shall include the location, type and size of property, name of lessor, date of transaction, duration of lease, purpose of rental, and the rental amount.

As mentioned above, the Executive Order requires reporting of property transactions occurring within the Project Area, to the extent the City took or divested title to real property or was a lessor or lessee of real property within the Project Area. **However, the City did not take or divest title to real property within the Project Area during 1997. Additionally, the City was not a lessor or lessee of real property within the Project Area during 1997.**

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(j) FINANCIAL SUMMARY PREPARED BY THE CITY COMPTROLLER

The audited financial statements provide the required information as outlined in the Executive Order pertaining to financial aspects of the Special Tax Allocation Fund for the Project Area. These statements include:

- 1) the balance in the fund for the Project Area at the beginning of the prior calendar year;
- 2) cash receipts by source and transfers, deposited into the fund during the prior calendar year;
- 3) transfer credits into the fund for the Project Area during the prior calendar year;
- 4) expenditures and transfers from the fund, by statutory category, for the Project Area during the prior calendar year;
- 5) the balance in the fund for the Project Area at the conclusion of the prior calendar year.

CITY OF CHICAGO, ILLINOIS
IRVING-CICERO REDEVELOPMENT PROJECT

FINANCIAL REPORT

DECEMBER 31, 1997

CITY OF CHICAGO, ILLINOIS
IRVING-CICERO REDEVELOPMENT PROJECT

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BANSLEY AND KIENER, L. L. P.

CERTIFIED PUBLIC ACCOUNTANTS

125 SOUTH WACKER DRIVE

CHICAGO, ILLINOIS 60606-4496

AREA CODE 312 263-2700

INDEPENDENT AUDITOR'S REPORT

The Honorable Richard M. Daley, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited the accompanying balance sheet of the Irving-Cicero Redevelopment Project of the City of Chicago, Illinois, as of December 31, 1997, and the related statement of revenues, expenditures and changes in fund balance for the year then ended. These financial statements are the responsibility of the City of Chicago's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Irving-Cicero Redevelopment Project of the City of Chicago, Illinois, as of December 31, 1997, and the results of its operations and changes in fund balance for the year then ended in conformity with generally accepted accounting principles.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The schedule of cash activities on page 6 and the schedule of expenditures by statutory code on page 7, which are also the responsibility of the City of Chicago's management, are presented for purposes of additional analysis and are not a required part of the financial statements of Irving-Cicero Redevelopment Project of the City of Chicago, Illinois. Such additional information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated in all material respects when considered in relation to the financial statements taken as a whole.

Bansley and Kiener, L.L.P.

Certified Public Accountants

April 14, 1998

CITY OF CHICAGO, ILLINOIS
IRVING-CICERO REDEVELOPMENT PROJECT

BALANCE SHEET
DECEMBER 31, 1997

A S S E T S

Cash and investments	\$ 12,303
Property taxes receivable	250,000
Accrued interest receivable	<u>101</u>
Total assets	<u>\$262,404</u>

LIABILITIES AND FUND BALANCE

Due to other City funds	\$ 405
Deferred revenue	250,000
Fund balance	<u>11,999</u>
Total liabilities and fund balance	<u>\$262,404</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
IRVING-CICERO REDEVELOPMENT PROJECT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 1997

Revenues	
Property tax	\$12,301
Interest	<u>103</u>
Total revenues	12,404
Expenditures	
Capital projects	<u>405</u>
Revenues over expenditures	11,999
Fund balance, beginning of year	<u>-</u>
Fund balance, end of year	<u>\$11,999</u>

The accompanying notes are an integral part of the financial statements.

CITY OF CHICAGO, ILLINOIS
IRVING-CICERO REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

Description of Project

The Irving-Cicero Tax Increment Redevelopment Project Area (Project) was established in June 1996. The area has been established to finance improvements, leverage private investment and create and retain jobs. Reimbursements, if any, are made to the developer as public improvements are completed and pass City inspection.

Basis of Accounting

The Project is accounted for within the special revenue funds of the City.

The financial statements are prepared on the modified accrual basis of accounting and current financial resources measurement focus with only current assets and liabilities included on the balance sheet. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the liability is incurred.

Management's Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Illinois Tax Increment Redevelopment Allocation Act Compliance

The Project's expenditures include reimbursements for various eligible costs as described in subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act and the Redevelopment Agreement relating specifically to the Project. Eligible costs include but are not limited to survey, property assembly, rehabilitation, public infrastructure, financing and relocation costs.

CITY OF CHICAGO, ILLINOIS
IRVING-CICERO REDEVELOPMENT PROJECT

NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 1 - Summary of Significant Accounting Policies (Continued)

Cash and Investments

Cash belonging to the City is generally deposited with the City Treasurer as required by the Municipal Code of Chicago. The City Comptroller issues warrants for authorized City expenditures which represent a claim for payment when presented to the City Treasurer. Payment for all City warrants clearing is made by checks drawn on the City's various operating bank accounts.

The City Treasurer and City Comptroller share responsibility for investing in authorized investments. Interest earned on pooled investments is allocated to participating funds based upon their average combined cash and investment balances. Investments are stated at cost or amortized cost, which approximates market value.

Property Taxes

Property taxes are susceptible to accrual and recognized as a receivable in the year levied. Revenue recognition is deferred unless the taxes are received within 60 days subsequent to year-end.

SUPPLEMENTARY INFORMATION

SCHEDULE F CASH ACTIVITIES
YEAR ENDED DECEMBER 31, 1997

Cash flows from operating activities	
Property taxes received	\$ 12,301
Interest received	<u>2</u>
Increase in cash and investments	12,303
Cash and investments, beginning of year	<u>-</u>
Cash and investments, end of year	<u>\$ 12,303</u>
Reconciliation of revenues over expenditures to net cash provided by operating activities	
Revenues over expenditures	\$ 11,999
Adjustments to reconcile revenues over expenditures to net cash provided by operating activities	
Changes in assets - (increase)	
Property tax receivable	(250,000)
Accrued interest receivable	(101)
Changes in liabilities - increase	
Due to other City funds	405
Deferred revenue	<u>250,000</u>
	<u>\$ 12,303</u>

SCHEDULE OF EXPENDITURES BY STATUTORY CODE

Code Description

Costs of studies, surveys, development of plans and specifications implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, and marketing

\$405

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(k) DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS

The following Table K provides the required statement of tax receipts and assessment increments for the Project Area as outlined in the Executive Order. The amount of incremental property tax equals the incremental EAV from the prior year multiplied by the applicable property tax rates. Actual receipts may vary due to delinquencies, sale of prior years' taxes, and payment of delinquencies. See the financial report for actual receipts. The table provides the following information:

- 1) for a sales tax Project Area, the municipal sales tax increment and state sales tax increment deposited in the fund during the prior calendar year;
- 2) for a utility tax Project Area, the municipal utility tax increment and the net state utility tax increment amount deposited in the special allocation fund during the prior calendar year;
- 3) for a property tax Project Area, (A) the total initial equalized assessed value of property within the Project Area as of the date of designation of the area, and (B) the total equalized assessed value of property within the Project Area as of the most recent property tax year;
- 4) the dollar amount of property taxes on property within the Project Area attributable to the difference between items (3)(A) and (3)(B) of this section (k).

All terms used in Section (k) relating to increment amounts and assessed value are construed as in Section 9 of the Illinois Tax Increment Allocation and Redevelopment Act or the Illinois Industrial Jobs Recovery Law.

**Irving/Cicero Redevelopment Project Area
1997 Annual Report**

**TABLE K
DESCRIPTION OF TAX RECEIPTS AND ASSESSMENT INCREMENTS**

<u>YEAR</u>	<u>MUNICIPAL SALES TAX INCREMENT</u>	<u>STATE SALES TAX INCREMENT</u>	<u>MUNICIPAL UTILITY TAX INCREMENT</u>	<u>NET STATE UTILITY TAX INCREMENT</u>	<u>INITIAL EAV</u>	<u>TOTAL 1996 EAV</u>	<u>TOTAL INCREMENTAL PROPERTY TAXES 1996</u>
1997	N.A.(1)	N.A.(1)	N.A.(1)	N.A.(1)	\$8,150,631	\$8,283,721	\$12,585

(1) N.A. - not applicable.

Irving/Cicero Redevelopment Project Area 1997 Annual Report

(I) CERTAIN CONTRACTS OF TIF CONSULTANTS

Section (I) provides information about contracts, if any, between the TIF consultant who was paid by the City for assisting to establish the Project Area and any entity that has or is currently receiving payments financed by tax increment revenues from the Project Area. The contents of Section (I) are based on responses to a mail survey. This survey was sent to every consultant who has prepared at least one redevelopment plan for the establishment of a redevelopment project area within the City, as of December 31, 1997. The Executive Order specifically applies to contracts that the City's tax increment advisors or consultants, if any, have entered into with any entity that has received or is receiving payments financed by tax revenues produced by the same Project Area. **No TIF Consultant was paid by the City for assisting to establish the Project Area.**

**Irving/Cicero Redevelopment Project Area
1997 Annual Report**

**(m) COMPLIANCE STATEMENT PREPARED BY AN INDEPENDENT PUBLIC
ACCOUNTANT**

For the Project Area's Special Tax Allocation Fund, this Report provides a certified audit report reviewing compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate. The audit was performed by an independent public accountant, certified and licensed by the State of Illinois, and in accordance with generally accepted auditing standards established by the American Institute of Certified Public Accountants. The Report contains a statement from the accountant indicating compliance or non-compliance with the Illinois Tax Increment Allocation Redevelopment Act or the Illinois Industrial Jobs Recovery Law, as appropriate.

BERNARD SULLIVAN, C.P.A.
D. J. QUINN, C.P.A.
S. GADZALA, C.P.A.
PAUL A. MERKEL, C.P.A.
THOMAS A. TYLER, C.P.A.
JOHN W. SANNEW III, C.P.A.
THOMAS A. CERWIN, C.P.A.
STEPHEN R. PANFIL, C.P.A.
MICHAEL D. HUELS, C.P.A.
ROBERT J. MARSCHALK, C.P.A.
THOMAS J. CAPLICE, C.P.A.
ROBERT J. HANNIGAN, C.P.A.
GERARD J. PATER, C.P.A.
VINCENT M. GUZALDO, C.P.A.

Bansley and Kiener, L.L.P.
Certified Public Accountants

Established 1922

MANAGEMENT ADVISORY SERVICES

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INDEPENDENT AUDITOR'S REPORT

The Honorable Richard M. Daley, Mayor
Members of the City Council
City of Chicago, Illinois

We have audited, in accordance with generally accepted auditing standards, the balance sheet of Irving-Cicero Redevelopment Project of the City of Chicago, Illinois as of December 31, 1997, and the related statement of revenues, expenditures and changes in fund balance for the year then ended, and have issued our report thereon dated April 14, 1998.

In connection with our audit, nothing came to our attention that caused us to believe that the Project failed to comply with the regulatory provisions in Subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act and Subsection (o) of Section 11-74.6-10 of the Illinois Industrial Jobs Recovery Law as they relate to the eligibility for costs incurred incidental to the implementation of the Irving-Cicero Redevelopment Project of the City of Chicago, Illinois.

This report is intended for the information of the City of Chicago's management. However, this report is a matter of public record, and its distribution is not limited.

Bansley and Kiener, L.L.P.

Certified Public Accountants

April 14, 1998

**Irving/Cicero Redevelopment Project Area
1997 Annual Report**

**ATTACHMENT
REDEVELOPMENT PLAN**

CITY OF CHICAGO

IRVING/CICERO REDEVELOPMENT PROJECT AREA

TAX INCREMENT FINANCE PROGRAM

REDEVELOPMENT PLAN AND PROJECT

**City of Chicago
Richard M. Daley
Mayor**

March 21, 1996

**Prepared by
LOUIS SCHNEIDER & ASSOCIATES, INC.**

**REDEVELOPMENT PLAN AND PROJECT FOR
IRVING/CICERO REDEVELOPMENT PROJECT AREA
TAX INCREMENT FINANCING PROGRAM**

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INTRODUCTION

The Irving/Cicero Redevelopment Project Area (hereafter referred to as the "Redevelopment Project Area") is located on the northwest side of the City of Chicago, Illinois approximately ten miles from the City's Central Business District. The Redevelopment Project Area contains approximately 23.88 acres and consists of five (full and partial) city blocks. The Redevelopment Project Area is generally bounded by Irving Park Road on the south, the Chicago, Milwaukee and St. Paul Railroad on the east, Belle Plaine Avenue on the north and Milwaukee Avenue on the west. Exclusions within the general boundary include two parcels at the intersection of Kilpatrick Avenue and Irving Park Road, a multi-story apartment building on Belle Plaine Avenue between Cicero and Milwaukee Avenues and two parcels occupied by Sears, Roebuck and Company on the northeast corner of Irving Park Road and Cicero Avenue. Additionally, five parcels containing a vacant parking lot are located to the north of Belle Plaine Avenue between Kilpatrick Avenue and the railroad right-of-way. The boundaries of the Redevelopment Project Area are shown on Map 1, Project Boundary Map, and the existing land uses are shown on Map 2.

The Redevelopment Project Area is located in a community that is primarily comprised of various commercial uses with residential throughout. Along major arterials, such as Milwaukee and Cicero Avenues and Irving Park Road, uses are predominantly commercial with many of the older buildings standing vacant or partially vacant. Residential pockets are also located in the Redevelopment Project Area and are predominant to the east, west and southwest of the Six Corners area. Access to the Redevelopment Project Area is primarily provided by Cicero Avenue, Milwaukee Avenue and Irving Park Road, with their intersection known commonly as Six Corners. The Kennedy Expressway is also located directly to the east of the neighborhood, with access ramps at Montrose Avenue and Irving Park Road.

The predominant property owner in the Redevelopment Project Area (14 parcels) is Sears, Roebuck & Co. (Sears) which operates a major retail store (not included in the Redevelopment Project Area) and automotive center at the northeast intersection of Irving Park Road and Cicero Avenue. Sears-owned parking lots surround three single family residences, a three and one-half story apartment building, a part one- and part two-story commercial building and an automotive repair facility containing two structures. The balance of the property, located in the Milwaukee, Belle Plaine and Cicero Avenue "triangle", one of the City's foremost neighborhood shopping areas of the past, consists of a multi-story structure (Columbia Bank) and several one- and two-story storefronts. In this portion of the Redevelopment Project Area, over 50% of the storefronts are vacant.

The Redevelopment Project Area is located in the Portage Park Community which was founded in 1841 and originally called the Town of Jefferson. The original Jefferson town hall, built in

1862, occupied a parcel of land on the present day site of the LaSalle Northwest National Bank at the Six Corners intersection. This intersection remains the focal point or "hub" of the neighborhood.

The Six Corners area was an important shopping hub until the early 1980's, with locally-owned and national chain stores providing for the retail needs of the community. Since that time, the retail base has declined, resulting in a loss of businesses and a deterioration of physical conditions. The Gap, Fashion Bug, Woolworths and Herman's Sporting Goods are examples of major retailers which have closed stores in the Six Corners area in the last few years. The existing Sears store, built in the late 1930's, has performed satisfactorily compared with other Chicago area stores of a similar size; however, only 75% of the Sears "site", including the retail store, automotive center and parking, is considered to be necessary by management for day-to-day operations. Economic and demographic trends, such as the expanding importance of the metropolitan expressway system and the development of planned shopping centers in suburban locations, have contributed to this decline.

Due to the high volume of traffic on the Kennedy Expressway and along the main thoroughfares, some newer development in the general area has taken place. However, it has been limited to smaller retail/commercial stores and centers, and occurred mostly in the mid- to late 1980s. Commercial centers of this type include Albany Square, a 12-store, mixed-use neighborhood center located at Montrose and Pulaski; and Dunning Square, a 26-store, mixed-use community center, located at Irving Park Road and Narragansett Avenue; both centers must be accessed from the Redevelopment Project Area by car or rapid transit. Almost all of the remaining shopping needs of the area are served by centers just to the northeast or west of the community boundaries. Over the past decade, there has been no major food chain to establish a local presence in the immediate area; in fact, the closest existing major food/grocery stores are a minimum of one to two miles from Six Corners and the Redevelopment Project Area.

The purpose of the Redevelopment Plan is to create a mechanism to allow for the redevelopment of area with new commercial/retail facilities. Additional major retailing is needed to create a synergy to spur the revitalization of existing retail establishments in the area and encourage economic revitalization within the community.

This Redevelopment Plan is solely the responsibility of Louik/Schneider and Associates, Inc. and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. However, the City of Chicago is entitled to rely on the findings and conclusions of this plan and report in designating the Redevelopment Project Area as a redevelopment project area under the Act.

Tax Increment Allocation Redevelopment Act

An analysis of conditions within this area indicates that it is appropriate for designation as a Redevelopment Project Area, under the State of Illinois tax increment financing legislation. The Redevelopment Project Area is characterized by conditions which warrant its designation as an improved "Conservation Area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (hereafter referred to as the "Act"). The Act is found in 65 ILCS 5/11-74.4-1 et. seq., as amended.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the increase in tax revenues generated by public and private redevelopment. This increase in tax revenues is used to pay for up-front costs which are required to stimulate the private investment in new redevelopment and rehabilitation. Municipalities may issue obligations to be repaid from the stream of real property tax increments that occur within the tax increment financing district.

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

The Irving/Cicero Redevelopment Project Area Tax Increment Finance Redevelopment Plan and Project (the "Redevelopment Plan") has been formulated in accordance with the provisions of the Act. It is a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the Redevelopment Plan and Project.

This Redevelopment Plan also specifically describes the Redevelopment Project Area. This area meets the eligibility requirements of the Act (see Irving/Cicero Area Tax Increment Finance Program - Eligibility Study). The Redevelopment Project Area boundaries are described in Introduction of the Redevelopment Plan and shown in Map 1, Boundary Map.

After approval of the Redevelopment Plan, the City Council will then formally designate the Redevelopment Project Area.

The purpose of this Redevelopment Plan is to ensure that new development occurs:

1. On a coordinated rather than a piecemeal basis to ensure that the land-use, vehicular access, parking, service and urban design systems will meet modern-day principles and standards;

On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and

3. Within a reasonable and defined time period.

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

There has been no major investment in the Redevelopment Project Area for at least the last five years. The adoption of the Redevelopment Plan will make possible the implementation of a logical program to stimulate redevelopment in the Redevelopment Project Area, an area which cannot reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. Public investments will create the appropriate environment to attract the investment required for the rebuilding of the area. But for the investment of seed funds by the City, the proposed developments would not be financially feasible and would not go forward.

Successful implementation of the Redevelopment Plan and Project requires that the City of Chicago take full advantage of the real estate tax increments attributed to the Redevelopment Project Area as provided in accordance with the Act.

REDEVELOPMENT PROJECT AREA AND LEGAL DESCRIPTION

The Redevelopment Project Area is located on the northwest side of the City of Chicago, Illinois approximately ten miles from the City's Central Business District. The Redevelopment Project Area contains approximately 23.88 acres. The Redevelopment Project Area is generally bounded by Irving Park Road on the south, the Chicago, Milwaukee and St. Paul Railroad on the east, Belle Plaine Avenue on the north and Milwaukee Avenue on the west. Exclusions within the general boundary include two parcels at the intersection of Kilpatrick Avenue and Irving Park Road, a multi-story apartment building on Belle Plaine Avenue between Cicero and Milwaukee Avenues and two parcels occupied by Sears, Roebuck and Company on the northeast corner of Irving Park Road and Cicero Avenue. Additionally, five parcels containing a vacant parking lot are located to the north of Belle Plaine Avenue between Kilpatrick Avenue and the railroad right-of-way. The boundaries of the Redevelopment Project Area are shown on Map 1, Boundary Map; the current land uses are shown on Map 2, Existing Land Uses. The Redevelopment Project Area includes only those contiguous parcels of real property that are expected to be substantially benefited by the Redevelopment Plan.

The legal description of the Redevelopment Project Area is attached to this plan as Exhibit A.

REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

General Goals:

- * Improve the quality of life in Chicago by improving the economic vitality of the Redevelopment Project Area.
- * Provide sound economic development in the Redevelopment Project Area.
- * Revitalize the Redevelopment Project Area to enhance its importance as a commercial/retail center contributing to the improved vitality of the City.
- * Create an environment within the Redevelopment Project Area which will contribute to the health, safety and general welfare of the City, and preserve or enhance the value of properties in the area.
- * Create a suitable location for commerce/retail centers and accompanying job opportunities that will bring new dollars into the community from surrounding locations.
- * Achieve desirable changes of land use, through a coordinated public/private effort.

Redevelopment Objectives:

- * Reduce or eliminate those conditions which qualify the Redevelopment Project Area as a Conservation Area.
- * Enhance the tax base of the City of Chicago and of the other taxing districts which extend into the Redevelopment Project Area by encouraging private investment in new commercial/retail development.
- * Strengthen the economic well-being of the Redevelopment Project Area and the City by increasing business activity, real estate values and job opportunities.
- * Provide needed incentives to encourage a broad range of improvements for both new development and rehabilitation efforts for existing buildings.

- * Provide for the vacation of unnecessary streets and alleys.
- * Encourage the participation of minorities and women in the development of the Redevelopment Project Area.

Development and Design Objectives:

- * Establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships.
- * Encourage coordinated development of parcels and structures in order to achieve attractive and efficient building design, unified off-street parking, trucking and service facilities, and appropriate access to nearby arterial streets and highways.
- * Achieve development which is integrated both functionally and aesthetically with nearby existing development.
- * Ensure a safe and adequate circulation pattern, adequate ingress and egress and capacity in the Redevelopment Project Area.
- * Provide proper and adequate screening and buffering to adjacent residential areas.
- * Encourage a high-quality appearance of buildings, rights-of-way and open spaces, and encourage high standards of design.
- * Encourage development of usable commercial/retail space of all sizes and adequate parking for customers and employees.

CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc., the Redevelopment Project Area qualifies as a Conservation Area as defined by the Act. A separate report, entitled "City of Chicago Irving/Cicero Area Tax Increment Financing Program Eligibility Study" and dated March 21, 1996, describes in detail the surveys and analyses undertaken and the basis for the finding that the Redevelopment Project Area qualifies as a Conservation Area as defined by the Act. The majority (96%) of the Redevelopment Project Area is characterized by the presence of structures more than 35 years of age and the presence of seven factors listed in the Act for a Conservation Area. Summarized below are the findings of the Eligibility Report.

Summary of Factors

In addition to the age requirement, seven criteria are present in varying degrees throughout the Redevelopment Project Area. The seven factors have been identified as follows:

Major extent

- deterioration
- excessive vacancies
- depreciation of physical maintenance
- excessive land coverage

Minor extent

- obsolescence
- deleterious land-use or layout
- lack of community planning

The conclusions of each of the seven factors are summarized below.

1. **Obsolescence**

Obsolescence, both functional and economic, is present in the 23 parcels located in the Milwaukee, Belle Plaine and Cicero "triangle" and in 6 of the 13 parking/ vacant lots (parcels). Within the Redevelopment Project Area, many parcels are of inappropriate size or shape for redevelopment, off-street parking is inadequate and existing vacant parking lots serve no apparent function.

2. **Deterioration**

Deterioration is present in structures with physical deficiencies or site improvements requiring major treatment or repair. This factor is present to a major extent and is found in 24 of the 28 buildings (86%) and in 10 of the 13 parcels (77%) used for parking lots.

3. **Excessive Vacancies**

Excessive vacancy was found to be present in the Redevelopment Project Area. Excessive vacancies, including completely and partially vacant structures, are present in 17 of the 28 buildings and in 6 of the 13 parcels used for parking.

4. **Excessive Land Coverage**

Excessive land coverage, manifested by the over-intensive use of property and the crowding of buildings and accessory facilities onto a site, is present in the Redevelopment Project Area. This factor is exhibited in 23 parcels of the 46 parcels and in 19 of the 28 buildings.

5. **Deleterious Land-Use or Layout**

Deleterious land-use or layout, including incompatible land-use relationships, inappropriate mixed uses, improper platting of land and inadequate parcel size and/or shape, is present in the Redevelopment Project Area. This factor is identified in 7 parcels with 7 buildings/structures and one vacant lot.

6. **Depreciation of Physical Maintenance**

Depreciation of physical maintenance, manifested by substantial deferred maintenance and lack of maintenance of buildings, parking areas and streets, is present in 46 of the 46 parcels and 28 of 28 buildings in the Redevelopment Project Area.

7. **Lack of Community Planning**

Lack of community planning is present in the Redevelopment Project Area in the 7 parcels surrounded by Sears-owned commercial property.

CONCLUSION

The conclusion of the consultant team engaged to conduct the study is that the number, degree and distribution of factors as documented in this report warrant the designation of all of the Redevelopment Project Area as a Conservation Area within the definition set forth in the Act.

Specifically:

- * The building and improvements meet the statutory criterion that requires 50 percent or more of the structures to be 35 years of age or older.
- * Of the 14 factors for a Conservation Area set forth in the law, seven are present in the Redevelopment Project Area and only three are necessary for designation as a Conservation Area.
- * The conservation area factors which are present are reasonably distributed throughout the Redevelopment Project Area.
- * All areas within the Redevelopment Project Area show the presence of conservation area factors.

All parcels in the Redevelopment Project Area evidence the presence of some eligibility factors. The eligibility findings indicate that, without revitalization, the Redevelopment Project Area may become blighted and that designation as a redevelopment project area will contribute to the long-term well being of the City.

All factors indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and will not be developed without action by the City. In 1995, no permits for building improvements were filed for any property within the Redevelopment Project Area, and only a very limited investment of \$500 was made in 1994 in one retail storefront. Over the last three years, the Redevelopment Project Area has only experienced an overall equalized assessed value (EAV) increase of 8.5%, an average of 2.85% per year. Additionally, 61% of the 46 parcels in the Redevelopment Project Area either stayed the same or decreased in terms of equalized assessed valuation for the period from 1993 to 1994. Only four (4) of the 46 parcels showed increases of 13% or more in EAV for that same period; in fact, if these four parcels were not included, the EAV in the Redevelopment Project Area would only have increased by 1.0% from 1993 to 1994 which is well below the City's 5.0% rate of increase for this period.

The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc. The surveys, research and analysis conducted include:

1. Exterior surveys of the condition and use of the Redevelopment Project Area;

2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land use to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data; and
7. Analysis of the level of equalized assessed values (EAV) and building permits filed with the City of Chicago from 1993 to the present time in the Redevelopment Project Area.

Based upon the findings of the Eligibility Study for the Irving/Cicero Study Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan. But for the seed funds provided by the City, the proposed developments would not be financially feasible and would not go forward.

IRVING/CICERO REDEVELOPMENT PLAN AND PROJECT

A. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

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 some or all of the following actions:

1. **Assemblage of Sites.** To achieve the renewal of the Redevelopment Project Area, property identified in Map 4, Redevelopment Plan, attached hereto and made a part hereof, may be acquired by the City of Chicago and cleared of all improvements, if any, and either (a) sold, leased or conveyed for private redevelopment, or (b) sold, leased or dedicated for construction of public improvements or facilities. The City may pay for a private developer's cost of acquisition land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. The City may determine that to meet the renewal objectives of this Redevelopment Plan, other properties in the Redevelopment Project Area not scheduled for acquisition should be acquired or certain property currently listed for acquisition should not be acquired. Acquisition of land for public rights-of-way will also be necessary for the portions of said rights-of-way that the City does not own.

As a necessary part of the redevelopment process, the City may hold and secure property which it has acquired and place it in temporary use until such property is scheduled for disposition and redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the City may deem appropriate.

2. **Provision of Public Improvements and Facilities.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:

- a. Provision for streets and public rights-of-ways;
 - b. Provision of utilities necessary to serve the redevelopment;
 - c. Public landscaping;
 - d. Public landscape/buffer improvements, street lighting and general beautification improvements in connection with public improvements;
 - e. Provision for public parking; and
 - f. Provision for traffic signals.
3. **Provision for Soil and Site Improvements.** Funds may be made available for improvements to properties for the purpose of making land suitable for development. These improvements may include, but are not limited to:
- a. Environmental remediation necessary for redevelopment of the Redevelopment Project Area.
 - b. Site Preparation
 - c. Demolition
4. **Analysis, Administration, Studies, Legal, et al.** Funds may be provided for activities including the long-term management of the Redevelopment Project and Plan as well as the costs of establishing the program and designing its components. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
5. **Interest Subsidies.** Funds may be provided to developers or user for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a redeveloper related to the

construction, renovation or rehabilitation of a redevelopment project provided that:

- a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- b. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (6) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
- d. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

6. Rehabilitation Costs. The costs for rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures.

- a. **Provision for Facade Improvements.** Funds may be made available to privately held properties for the purpose of improving the facades of such privately held properties.

7. Provision for Relocation Costs. Funds may be made available for the relocation expenses of public facilities and for private property owners and tenants of properties relocated or acquired by the City for redevelopment purposes.

8. Financing Costs. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment

project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.

9. **Redevelopment Agreements.** The City may enter into Redevelopment Agreements with private developers which may include, but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements.

B. REDEVELOPMENT PLAN

The Redevelopment Plan proposes the redevelopment of the Irving/Cicero Area to stimulate or stabilize not only the Redevelopment Project Area, but also the properties within the surrounding area. The Redevelopment Plan includes two components, Phase I and Phase II, that will assist in creating the needed synergy for redevelopment of the area and reversing the recent effects of the neighborhood's decline.

Phase I of the proposed Plan includes the development of approximately 120,000 square feet of new retail space that takes advantage of the Redevelopment Project Area's transportation access and location. This proposed retail space will include a needed grocery store to serve the Area. A 16 acre site, to be assembled from privately-owned land to the northeast and the east of the Sears store and automotive center, will require that existing rights-of-way be vacated to allow for the logical development of the neighborhood. This development will improve local traffic patterns and provide for a minimum of 860 parking spaces for the convenience of consumers visiting the retail development. Pedestrian circulation walkways will also be constructed to allow for access by neighborhood patrons who will not require automotive transportation to shop at the site.

At the completion of Phase I, the proposed retail space and the existing 350,000 square foot Sears complex will be integrated into a logically-developed 560,000 square foot shopping nexus, or "Marketplace", easily accessed by residential foot traffic, mass transit, local streets and the

expressway system. Additionally, 200 permanent full-time jobs are expected to be created directly within the new retail space.

Commensurate with and spurred by the completion of the Phase I development, retail rejuvenation is expected to occur in the neighborhood, creating a Phase II. Existing storefronts and commercial space in the Milwaukee, Belle Plain and Cicero "triangle", both occupied and vacant, may be renovated and leased as traffic and shopping patterns in the area increase. A facade improvement program is one optional tool to encourage higher use of existing space.

The proposed Redevelopment Project Area will require planning and programming of improvements. The redevelopment agreements will generally provide for the City to provide funding for activities permitted by the Act. The funds for these improvements will come directly from the incremental increase in tax revenues generated from the entire Redevelopment Project Area or the City's issuance of bonds to be repaid from the incremental increase in tax revenues to be generated from the entire Redevelopment Project Area. A developer or user will undertake the responsibility for the required site improvements, a portion of which may be paid for from the issuance of bonds, and will further be required to build any agreed to ancillary improvements required for the project.

C. GENERAL LAND-USE PLAN

This Redevelopment Plan and the proposed projects described herein will be approved by the Chicago Plan Commission prior to the adoption of the Plan.

The Land-Use Plan, Map 3, identifies proposed land-uses and public rights-of-way to be in effect upon adoption of this Redevelopment Plan. The major land-use category for the Redevelopment Project Area will be commercial and retail uses which are permitted as a matter of right under existing zoning. The location of major street rights-of-way may be subject to change and modification.

D. ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelopment Project costs mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. 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, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services 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 interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the

- extent the municipality by written agreement accepts and approves such costs;
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
 9. Payment in lieu of taxes;
 10. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
 11. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

- b. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment 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; and
 - d. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of (i) costs paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
12. Unless explicitly stated in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

The estimated Redevelopment Project costs are shown in Table 1. To the extent that municipal obligations have been issued to pay for such Redevelopment Project costs incurred prior to, but in anticipation of, the adoption of tax increment financing, the City shall be reimbursed for such Redevelopment Project costs. The total Redevelopment Project costs are intended to provide an upper limit on expenditures. Within this limit, adjustments may be made in line items, including provision for capitalized interest and other cost of financing associated with the issuance of obligations, without amendment of this Redevelopment Plan.

TABLE 1

ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvements

Land Acquisition	\$ 1,500,000
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Rehabilitation	\$ 1,500,000
Public Improvements	\$ 2,000,000
Interest Subsidies	\$ 200,000
Relocation Costs	\$ 100,000
Planning, Legal, Professional	\$ 200,000
 TOTAL REDEVELOPMENT PROJECT COSTS*	 \$ 8,500,000

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

E. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project costs are to be derived principally from tax increment revenues and proceeds of municipal obligations which are secured principally by tax increment revenues and/or tax increment revenues from adjacent Tax Increment Financing Districts should the redevelopment plans of such adjacent Tax Increment Financing Districts so provide. There may be other sources of funds which the City may elect to use to pay for Redevelopment Project costs or obligations issued, the proceeds of which will be used to pay for such costs, including but not limited to state and federal grants and land disposition proceeds generated from the district.

The primary revenue which may be used to secure municipal obligations or pay for eligible Redevelopment Project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value

of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Without the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be anticipated to be developed. All incremental revenues utilized by the City of Chicago will be utilized exclusively for the development of the Redevelopment Project Area.

Issuance of Obligations

To finance Redevelopment Project costs a municipality may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Redevelopment Project Area or the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers to secure such obligations. In addition, a municipality may pledge toward payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the Redevelopment Project Area; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within 23 years (by the year 2019) from the adoption of the ordinance approving the Redevelopment Project Area. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Redevelopment Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of a parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Tax increment revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and Redevelopment Project costs, and, to the extent that real property tax increment is not used for such purposes, shall be declared surplus and shall

then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The total 1994 equalized assessed valuation for the entire Redevelopment Project Area is \$8,150,631. After verification by the County Clerk of Cook County, this amount will serve as the "Initial Equalized Assessed Valuation."

Anticipated Equalized Assessed Valuation

By the year 1999 when it is estimated that Phase I of the commercial development will be completed and fully assessed, the estimated equalized assessed valuation of real property within the Redevelopment Project Area is estimated at between \$14,000,000 and \$17,000,000. By the year 2005, when it is estimated that all of the Phase II commercial development will be completed and fully assessed, the equalized assessed valuation of real property within the Redevelopment Project Area is estimated to be between \$22,000,000 and \$27,000,000. These estimates are based on several key assumptions, including: 1) Phase I commercial redevelopment will be completed in 1999 and Phase II commercial development will be completed by 2005; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Plan; 3) the most recent State Multiplier of 2.1135 as applied to 1994 assessed values will remain unchanged; and 4) for the duration of the project, the tax rate for the entire Redevelopment Project Area is assumed to be the same and will remain unchanged from the 1994 level.

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

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

summary of building permit requests to the City of Chicago from 1993 to 1995 demonstrates that very little investment took place in the Redevelopment Project Area during that time. For 1995, no permits were filed for any parcel within the Redevelopment Project Area; in 1994, only one \$500 installation permit was filed for a store-front (retail) parcel located on Milwaukee Avenue.

The lack of growth and investment by the private sector is supported by the trend in the equalized assessed valuation, or "EAV", of all the property in the Redevelopment Project Area. Over the last three years, the Redevelopment Project Area has only experienced an overall equalized assessed value (EAV) increase of 8.5%, an average of 2.85% per year. Additionally, 61% of the 46 parcels in the Redevelopment Project Area either stayed the same or decreased in terms of equalized assessed valuation for the period from 1993 to 1994. Only four (4) of the 46 parcels showed increases of 13% or more in EAV for that same period; in fact, if these four parcels were not included, the EAV in the Redevelopment Project Area would only have increased by 1.0% from 1993 to 1994 which is well below the City's 5.0% rate of increase for this period.

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

G. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

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

Sections A, B, & C of this Redevelopment Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private

investment can occur. The Redevelopment Project will be staged with various developments taking place over a period of years. If the Redevelopment Project is successful, it will alleviate the Conservation Area conditions, which caused the Redevelopment Project Area to qualify as a Conservation Area under the Act, creating new jobs and promoting development in the Redevelopment Project Area.

The Redevelopment Project is expected to have short and long term financial impacts on the taxing districts affected by the Redevelopment Plan. During the period when tax increment financing is utilized, real estate tax increment revenues (from the increases in Equal Assessed Valuation [EAV] over and above the certified initial EAV established at the time of adoption of this Plan and Project) will be used to pay eligible redevelopment project costs for the Tax Increment Financing District. Incremental revenues will not be available to these taxing districts during this period. At the end of the time period when tax increment financing is utilized, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area.

H. DEMAND ON TAXING DISTRICT SERVICES

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

The proposed Redevelopment Plan involves the acquisition of vacant and underutilized land, and new construction and redevelopment of commercial/retail buildings. Therefore, the financial burden of the Redevelopment Project on taxing districts is expected to be negligible.

Non-residential development, such as retail, commercial and industrial uses, should not cause increased demand for services or capital improvements on any of the taxing districts named above except for the Metropolitan Water Reclamation District. Replacement of vacant and underutilized land with active and more intensive uses will result in additional demands on services and facilities provided by the Metropolitan Water Reclamation District. However, it is expected that any increase in demand for treatment of sanitary and storm sewage associated

with the Redevelopment Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Additionally, any additional cost to the City of Chicago for police, fire protection and sanitation services will be minimal since the commercial/retail and industrial developments will privately pay for the majority of the costs of these services (i.e., sanitation services).

I. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS

As described in detail in prior sections of this report, the complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty at this time and the demand for services provided by those taxing districts cannot be quantified.

As indicated in Section D, Estimated Redevelopment Project Costs of the Redevelopment Plan and Project, the City may provide public improvements and facilities to service the Redevelopment Project Area. It is likely that any potential improvements may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Plan.

PROVISION FOR AMENDING ACTION PLAN

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

AFFIRMATIVE ACTION PLAN

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

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Plan, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
- B. Every developer will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises as required in Redevelopment Agreements.
- C. This commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

PHASING AND SCHEDULING OF REDEVELOPMENT

A phased implementation strategy will be utilized to achieve a timely and orderly redevelopment of the Redevelopment Project Area. The implementation of Phase I will begin with the demolition of identified improvements within the Project Area with construction to follow as soon thereafter as is practical. Phase II will begin as individual property owners identify opportunities for expansion and new tenants attracted by the Phase I development. City expenditures for Redevelopment Project costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The estimated date for completion of the Redevelopment Plan shall be no later than 23 years from the adoption of the ordinance of the City Council of the City approving the Redevelopment Project Area.

LEGAL DESCRIPTION

A tract of land in the West half of the Southwest quarter of Section 15 and the East half of the Southeast quarter of Section 16 along with the South half of Irving Park Road adjacent to the hereon described parcel, said South half of Irving Park Road falling in the West half of the Northwest quarter of Section 22 and in the East half of the Northeast quarter of Section 21, all in Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at the Westerly line of the Chicago, Milwaukee and St. Paul Railroad right-of-way and the South line of Irving Park Road as dedicated; thence West 609 feet along the South line of Irving Park Road to the East line of Lot 12 and said East line extended South in Block 60 in Lombard's Addition to Montrose in said Section 15; thence North 250 feet along last said East line to the North line of said Lot 12; thence West 100 feet along the North line of Lots 11 and 12 in Block 60 to the East line of Kilpatrick Avenue; thence South 250 feet along last said East line of Kilpatrick Avenue to the South line of Irving Park Road; thence West 66 feet along the South line of Irving Park Road to the West line of Kilpatrick Avenue; thence North 400 feet along last said West line to the South line of Culver Avenue; thence West 383 feet to the East line of Cicero Avenue; thence South 400 feet along last said East line to the South line of Irving Park Road; thence West 175 feet along last said South line to a point 100 feet South of the intersection of the Southwesterly line of Milwaukee Avenue and the North line of Irving Park Road; thence North 100 feet on a line normal to Irving Park Road to the last described intersection; thence Northwest 554 feet along the Southwesterly line of Milwaukee Avenue to a bend; thence continuing 343 feet along last said Southwesterly line to the North line of Belle Plaine Avenue; thence East 310 feet along last said North line to the West line of Lot 2 extended North of Arthur W. Dickinson's Resubdivision in the Southeast quarter of Section 16; thence South 105 feet along last said West line of last said Lot 2; thence Southeasterly 301 feet along the Southwesterly line of said Lot 2 to the South line of Lot 2; thence East 8 feet along last said South line to the East line of Lot 2; thence North 311 feet along last said East line to the North line of Belle Plaine Avenue; thence East 141 feet along last said North line to the West line of Cicero Avenue; thence North 83 feet along the West line of Cicero Avenue to the North line of Belle Plaine Avenue also being the South line of Block 57 of Pischel's Resubdivision of Block 57 of Lombard's Addition to Montrose; thence East 483 feet along the North line of Belle Plaine Avenue, also being the South line of Block 57, to the West line of Kilpatrick Avenue; thence North 150 feet along last said West line to the North line of Lot 7, 10 to 14 inclusive and extended West of Block 56 of Lombard's Addition to Montrose; thence East 422 feet along last said North line to the West right-of-way line of the Chicago, Milwaukee and St. Paul Railroad; thence Southeasterly along last said right-of-way a distance of 1046 feet to the place of beginning, all in the City of Chicago, Cook County, Illinois.

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Planning, Legal, Professional	\$ 200,000

**TOTAL REDEVELOPMENT
PROJECT COSTS*** \$ 8,500,000

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

TABLE 2
1994 EQUALIZED ASSESSED VALUATION

Perrin Index #	EAV
13-15-312-002	\$ 23,001
13-15-312-003	\$ 23,001
13-15-312-004	\$ 23,001
13-15-312-005	\$ 23,001
13-15-312-006	\$ 81,573
13-15-313-026	\$2,059,927
13-15-314-001	\$ 198,927
13-15-314-002	\$ 12,286
13-15-314-003	\$ 46,660
13-15-314-009	\$ 14,854
13-15-314-010	\$ 23,682
13-15-314-011	\$ 22,813
13-15-314-012	\$ 28,061
13-15-314-013	\$ 75,010
13-15-314-021	\$ 22,179
13-15-314-022	\$ 13,209
13-15-314-023	\$ 19,850
13-15-314-024	\$ 271,952
13-15-316-030	\$ 346,024
13-15-316-031	\$ 92,812
13-15-316-032	\$ 255,833
13-16-431-001	\$ 274,753
13-16-431-002	\$ 71,140
13-16-431-003	\$ 90,147
13-16-431-004	\$ 244,509
13-16-431-005	\$ 147,869
13-16-431-006	\$ 327,593
13-16-431-007	\$ 205,551
13-16-431-008	\$ 234,049
13-16-431-009	\$ 201,516
13-16-431-010	\$ 115,319
13-16-431-011	\$1,225,754
13-16-431-013	\$ 94,535
13-16-431-014	\$ 105,208
13-16-431-018	\$ 104,906
13-16-431-019	\$ 104,906
13-16-431-021	\$ 1,209
13-16-431-022	\$ 170,462

City of Chicago
Irving/Cicero - Redevelopment Plan


13-16-431-026	\$ 57,622
13-16-431-027	\$ 892
13-16-431-028	\$ 199,929
13-16-431-029	\$ 134,083
13-16-431-030	\$ 47,523
13-16-431-031	\$ 76,312
13-16-431-032	\$ 166,937
13-16-431-033	\$ 70,246
TOTAL	\$ 8,150,631

MAPS

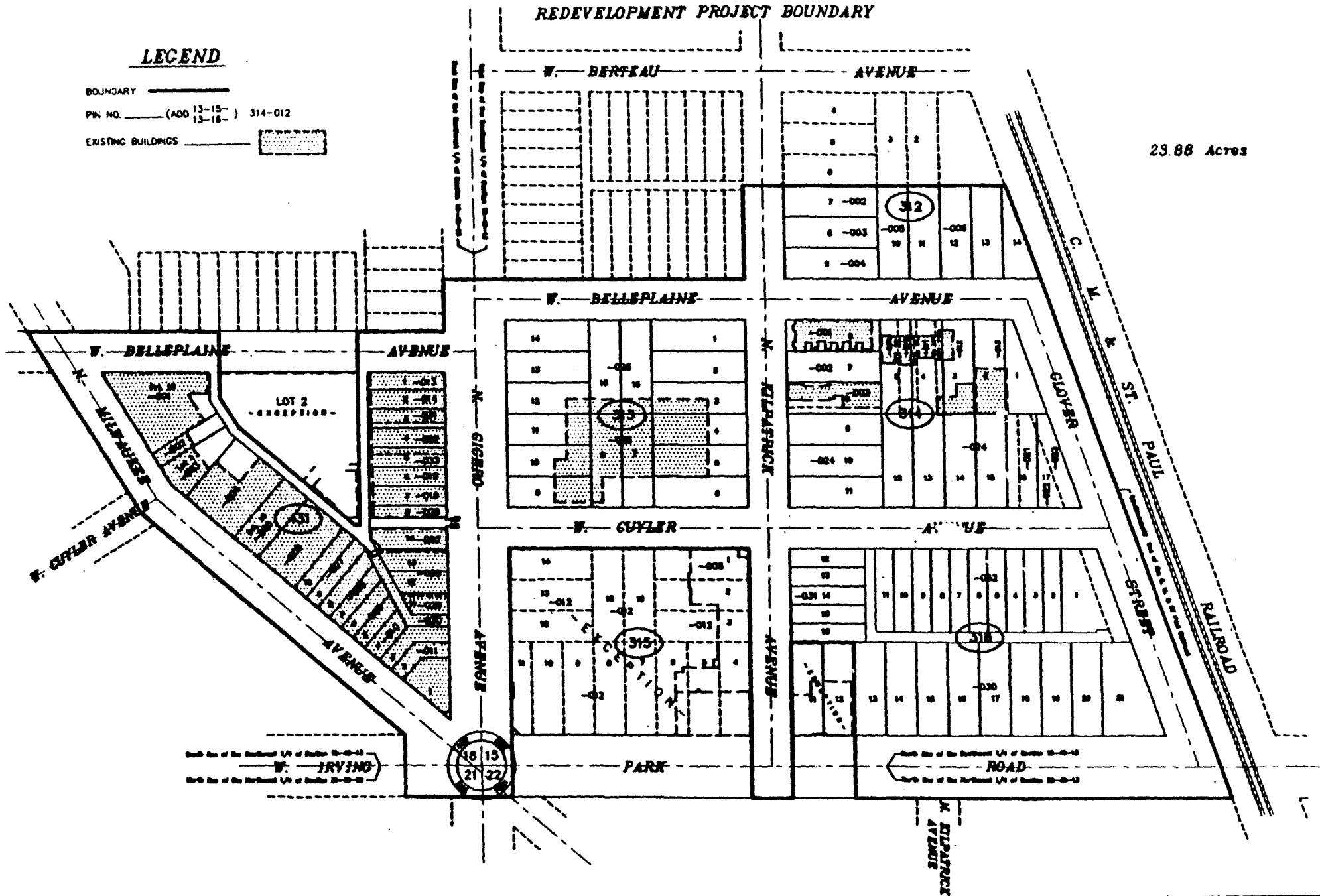
- Map 1 Redevelopment Project Boundary
- Map 2 Existing Land-Use
- Map 3 Proposed Land-Use
- Map 4 Property Which May Be Acquired

REDEVELOPMENT PLAN
 MAP 1
 REDEVELOPMENT PROJECT BOUNDARY

LEGEND

- BOUNDARY ————
- PIN NO. (ADD 13-15-) 314-012
 (ADD 13-16-)
- EXISTING BUILDINGS 

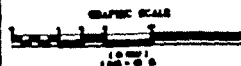
23.88 Acres



**LOUIK/SCHNEIDER
 & ASSOCIATES, INC.**



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 PHONE: 708-720-1000 FAX: 708-720-1008
 LAND SURVEYING LAND PLANNING

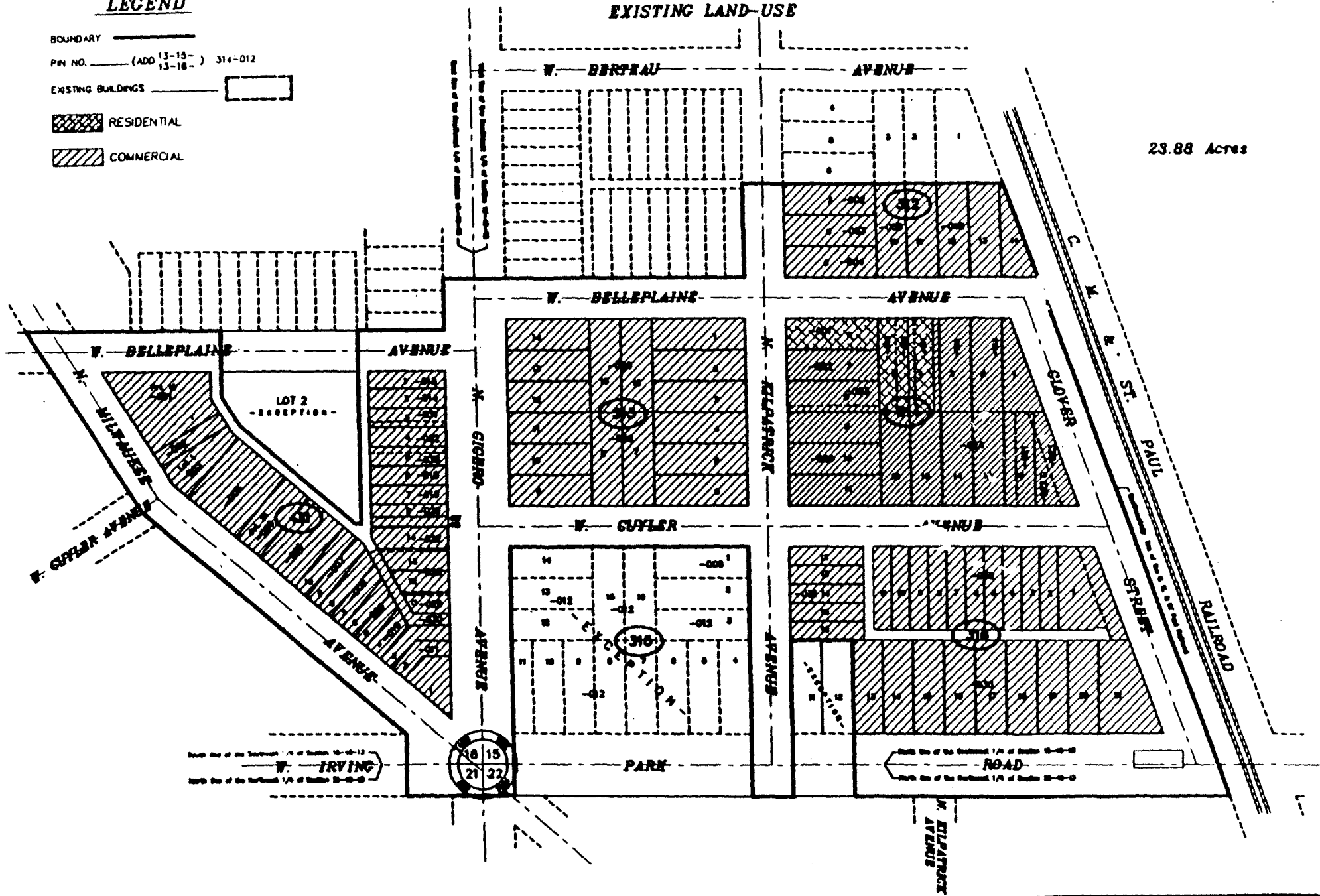


**IRVING/CICERO TAX INCREMENT
 FINANCING DISTRICT
 CITY OF CHICAGO**

REDEVELOPMENT PLAN
MAP 2
EXISTING LAND-USE

LEGEND

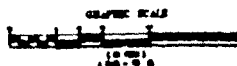
- BOUNDARY
- PN NO. (ADD 13-15) 314-012
13-18
- EXISTING BUILDINGS
- RESIDENTIAL
- COMMERCIAL



**LOUIK/SCHNEIDER
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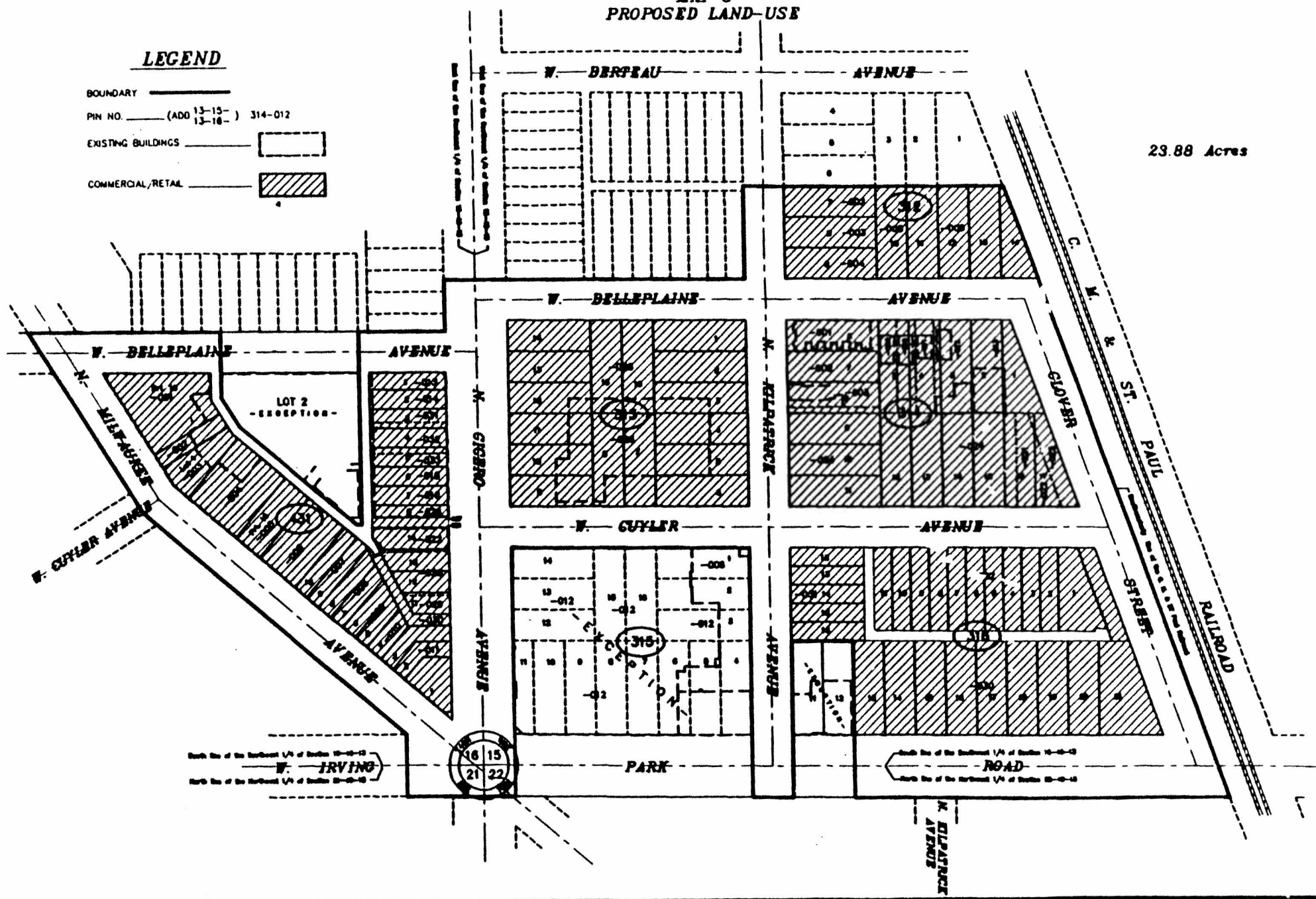


**IRVING/CICERO TAX INCREMENT
FINANCING DISTRICT
CITY OF CHICAGO**

REDEVELOPMENT PLAN
MAP 3
PROPOSED LAND-USE

LEGEND

- BOUNDARY
- PIN NO. (ADD 13-15 / 13-18) 314-012
- EXISTING BUILDINGS
- COMMERCIAL/RETAIL



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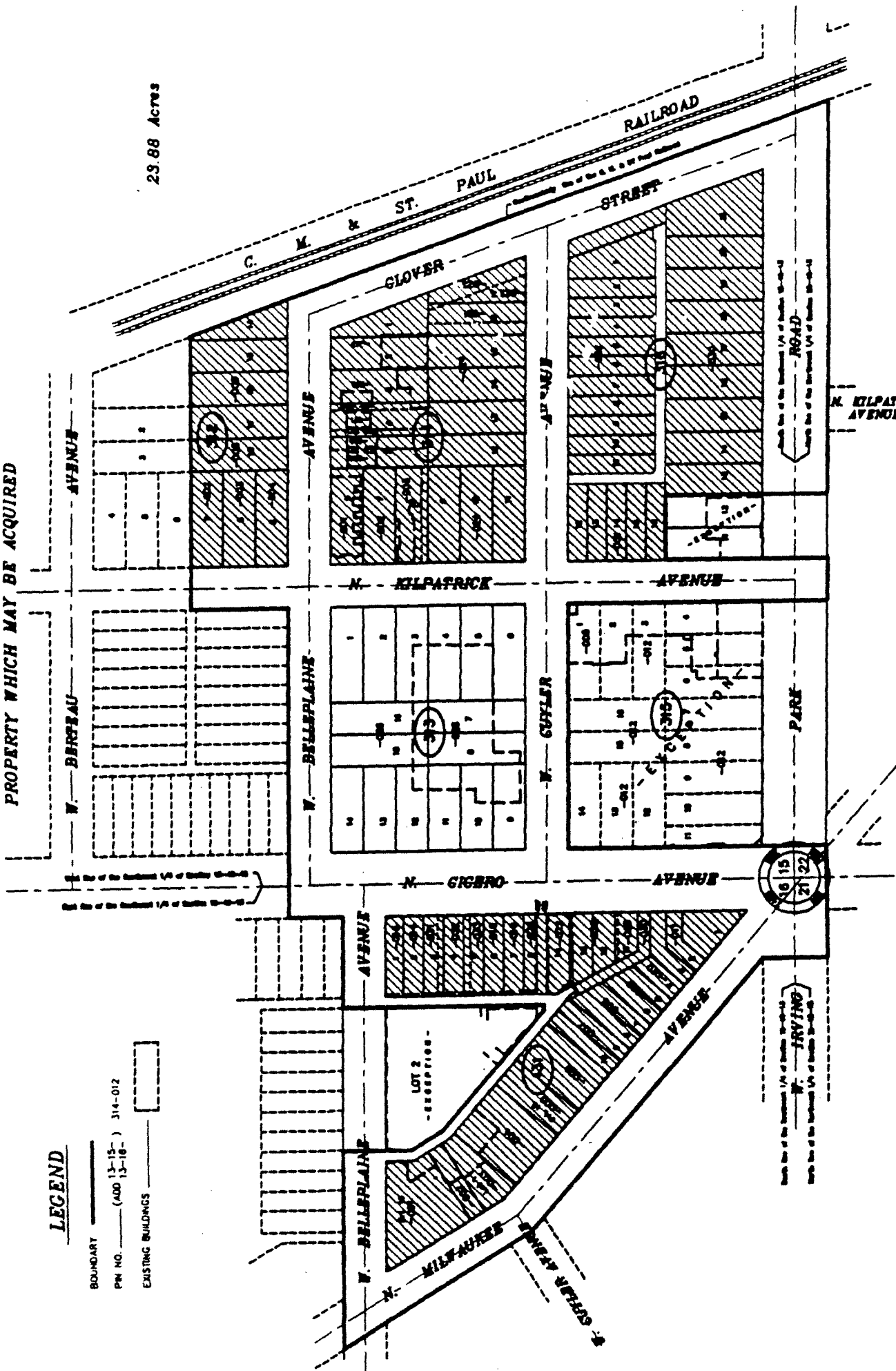
**IRVING/CICERO TAX INCREMENT
FINANCING DISTRICT**
CITY OF CHICAGO
March 22, 1996

REDEVELOPMENT PLAN
MAP 4
PROPERTY WHICH MAY BE ACQUIRED

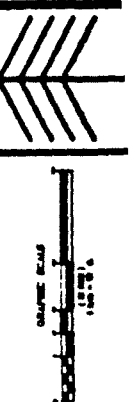
29.88 Acres

LEGEND

- BOUNDARY
- PLAN NO. (ADD 13-15) 314-012
- EXISTING BUILDINGS



IRVING/CICERO TAX INCREMENT
FINANCING DISTRICT
CITY OF CHICAGO



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