

**ROOSEVELT/RACINE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois

July 1998

**Amendment Number 1
December 2004**

The Roosevelt/Racine Tax Increment Financing Redevelopment Project and Plan (the "Redevelopment Plan"), dated July 1998 for the Roosevelt/Racine Redevelopment Project Area (the "Project Area"), and adopted by the City Council of the City of Chicago on November 4, 1998, and published in the Journal of Proceedings of the City Council for such date at pages 80529-80644 is hereby amended as follows:

1. Cover and Title Page are amended as follows:

At the bottom of the Cover and Title Page, the following text is added:

Amendment No. 1, December 2004

2. Section V, Subsections E. 2., F, G and H are amended as follows:

Section V, Subsections E. 2., F, G and H are deleted in their entirety and replaced with the following text:

E. Redevelopment Improvements and Activities

2. Relocation

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937; (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

F. Redevelopment Project 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 Redevelopment 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. The costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective on November 1, 1999. A list of the estimated redevelopment project costs which are deemed to be necessary to implement this Redevelopment Plan (the “Redevelopment Project Costs”) is attached as Exhibit I to this Redevelopment Plan. Such eligible costs may include, without limitation, the following:

1. Eligible Redevelopment Project Costs

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or 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 sites within the area to prospective businesses, developers, and investors, financial, planning or other services (excluding lobbying expenses), related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;

2. The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements; and the costs of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the Project Area and proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Project Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
10. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

11. Payment in lieu of taxes as defined in the Act;
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 or more taxing districts, provided that such costs: (1) 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 Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and taxing districts(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 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of costs pursuant to Section 10-22.20a and 10-23.a of the School Code as cited in the Act.
13. Interest costs incurred by a developer 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 thirty percent (30%) of the annual interest costs incurred by the redeveloper 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 provision 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 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; and
 - e) Up to seventy-five percent (75%) of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

14. Instead of the interest costs described in subparagraphs 13(b), 13(d) and 13(e) above, the City may pay from tax increment revenues, up to 50% of the costs of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act;
15. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or portion of the cost of operation of day care centers established by the Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
16. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

The estimated eligible costs that are deemed to be necessary to implement this Redevelopment Plan are set forth in Exhibit I. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan, to the extent permitted by the Act. Additional funding in the form of State, Federal, County, or local grants, private developer contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)),

this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Exhibit I, or otherwise adjust the line items in Exhibit I without amendment to this Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustment result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Developers who receive TIF assistance for the construction of housing must comply with an ordinance, known as “City of Chicago Affordable Housing Ordinance” that was adopted by City Council on April 9, 2003, as such ordinance may be amended from time to time.

G. Sources of Funds to Pay Costs

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

The revenue that will be used to fund tax increment obligations and eligible Redevelopment Project Costs shall be the incremental real property tax revenues (“Incremental Property Taxes”). Incremental real property tax revenue is attributable to the increase of the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the Project Area over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the Project Area is not likely to occur.

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 institutions funds and other legally permissible sources of funds and revenues as the City from time to time may deem appropriate.

Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area is contiguous to the Western/Ogden Industrial Corridor and the Roosevelt/Union Redevelopment Project Area 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 Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project

areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit I of this Redevelopment Plan.

The Project Area 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 Project Area, the City may determine that it is the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area 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 Project Area to pay eligible redevelopment project 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 Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit I of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

H. Issuance of Obligations

To finance project costs, the City may issue bonds or obligations secured by Incremental Property Taxes generated within the Project Area pursuant to Section 11-74.4-7 of the Act, or such other bonds or obligations as the City may deem as appropriate. The City may require the utilization of guarantees, deposits, or other forms of security made available by private sector developers to secure such obligations. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" below. 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 of a 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 shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of 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.

In addition to paying the Redevelopment Project Costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, and the establishment of debt service reserves, and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to taxing districts that have jurisdiction over the Project Area in the manner provided by the Act.

3. Section X is amended as follows:

Section X is deleted in its entirety and replaced with the following text:

X. Phasing and Scheduling

Each private project within the Project Area shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible Redevelopment Project Costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance the Redevelopment Project Costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (here, because City Council approval of the original Project Area and Redevelopment Plan occurred in 1998, by December 31, 2022).

4. Exhibit I is amended as follows:

Exhibit I is deleted in its entirety and replaced with the following text:

Exhibit I: Estimated Redevelopment Project Costs

Project/Improvements	Estimated Project Costs
Professional Services	\$1,000,000
Property Assembly: including site preparation, demolition and environmental remediation	\$7,500,000
Rehabilitation Costs	\$1,000,000
Eligible Construction Costs (Affordable Housing)	\$11,000,000

Relocation Costs	\$2,000,000
Public Works or Improvements ^[1]	\$18,000,000
Job Training, Retraining, Welfare-to-Work Costs	\$4,500,000
Interest Costs	\$1,000,000
Child Day Care Costs	\$1,000,000
TOTAL REDEVELOPMENT COSTS ^{[2], [3], [4], [5]}	\$47,000,000

^[1] This category also may include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

^[2] All costs are in 1998 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

^[3] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

^[4] The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas (each an "RPA"), or separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous RPAs or those separated from the Project Area only by a public right-of-way.

^[5] Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to the redevelopment plan amendment procedures as provided under the Act.

**ROOSEVELT/RACINE
TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT AND PLAN**

City of Chicago, Illinois

This Redevelopment Plan is subject to review
and comment and may be revised
after comment and hearing.

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.

July 1998

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I. INTRODUCTION

This document is to serve as a redevelopment plan for an area approximately 1.5 miles southwest of the City of Chicago's central business district (the "Loop") subsequently referred to in this document as the Roosevelt/Racine Redevelopment Project Area (the "Project Area").

As part of its strategy to encourage managed growth and stimulate private investment within the Project Area, the City of Chicago (the "City") engaged Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") to study whether the Project Area of approximately 211.58 acres qualifies as a "conservation area," or a "blighted area" under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) (the "Act"). The Project Area is generally bounded by Cabrini Street on the north; Morgan Street and Racine Avenue on the east; 15th Street on the south; and Ashland Avenue and Loomis Street on the west.

The Project Area consists primarily of one of the largest and oldest concentrations of public housing in the City, the ABLA Homes. The ABLA Homes is made up of five sub-developments, constituting over 3,700 dwelling units. ABLA is an acronym for the five sub-developments; the Addams Homes, the Brooks Homes (including the Brooks Extension), Loomis Courts, the Abbott Homes, and although not represented in the ABLA acronym, the Jones Apartments for Senior Citizens make up the overall ABLA development in the Project Area. Buildings within the ABLA Development are of various types and ages. Buildings sizes range from rowhouses and walk-ups to high-rises. The ages of the buildings range from the late 1930s through the mid 1960s.

Decreases in the value and appearance of private property in and near the Project Area have been exacerbated by problems within ABLA. According to the Chicago Housing Authority (the "CHA"):

- The overall occupancy rate of ABLA is only 57%;
- ABLA is characterized by the results of long-term maintenance neglect of building exteriors as well as advanced deterioration of all building systems;
- The CHA has been cited for numerous code violations throughout the development;
- On average the crime rate of ABLA is 5 times higher than the City.

This Roosevelt/Racine Tax Increment Financing Redevelopment Plan and Project (the "Redevelopment Plan") represents a continuing cooperative effort on the part of the City and the CHA to provide safe, clean and affordable housing for Chicago's poor, while spurring private investment in the Project Area. Although the Project Area is dominated by the presence of public housing, there is privately owned property along the southern frontage of Roosevelt Road and along the eastern frontage of Ashland Avenue. Despite the blighted conditions prevalent in the Project Area, some aspects of the area offer hope that the opportunity for redevelopment may exist.

The physical assets of the Project Area include the following features:

- The close proximity of various public, and semi-public, educational and recreational facilities including the Smyth School, Riis School, Medill School, Jefferson School, Vernon Park, Fosco Park, the University of Illinois at Chicago, and YMCA facilities.
- Overall proximity, or ease of access to, major employment centers, including the Western/Ogden Industrial Corridor, the Illinois Medical District and the University of Illinois at Chicago.
- Both the Eisenhower Expressway (Interstate Route 290) and the Stevenson Expressway (Interstate Route 55) are readily accessible, as is the Dan Ryan Expressway (Interstate Route 90/94).
- Roosevelt Road provides important east-west arterial street access and major north-south access is provided by Ashland and Racine Avenues.
- The Project Area is adjacent to a portion of the eastern boundary of the Illinois Medical District (the "District"), an area of one square mile which includes Cook County Hospital, Rush Presbyterian-St. Luke's Medical Center, University of Illinois at Chicago ("UIC"), UIC Medical Center, the West Side Veterans Administration facility, and Chicago Technology Park and Research Center. District entities employ a total of over 40,000 people, according to the District's Master Plan, dated March 7th, 1997.

The Project Area described in more detail below, as well as in the accompanying Eligibility Study, has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be re-developed without the efforts and leadership of the City.

While much of the Project Area is publicly held property and would not be expected to be the subject of private investment, even the areas of privately held property have not been subject to growth and development through the investment of private enterprise, nor is it reasonably expected to be redeveloped without the efforts and leadership of the City.

TPAP has prepared this Redevelopment Plan and the related eligibility study with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related eligibility study in proceeding with the designation of the Redevelopment Plan, and (ii) the fact that TPAP has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act.

A. The Roosevelt/Racine Tax Increment Financing Redevelopment Project Area

The Project Area is located approximately 1.5 miles southwest of the Loop. The Project Area consists of 257 buildings, encompasses a total of 211.58 acres and comprises 449 separate tax parcels, 292 of which are tax exempt. The Project Area as a whole is an improved area; however there are some small scattered, individual vacant sites within the Project Area, totaling approximately 4.78 acres. Most, if not all, of these vacant sites have been improved with buildings at some prior time. For a map depicting the boundaries and a legal description of the Project Area, see *Section II, Legal Description*.

The Project Area encompasses six main areas: a) the Jane Addams Homes, which includes the CHA development north of Roosevelt, south of Cabrini Street and between the Racine Avenue on the east and Loomis Street on the west; b) the Robert Brooks Homes, which are located south of Roosevelt Road between Loomis Street and Racine Avenue and north of 14th Street; c) the Grace Abbott Homes, which are generally located south of Roosevelt Road, north of 15th Street, east of Ashland Avenue and west of Loomis Street, included near the Abbott Homes are the Jones Apartments for seniors. d) Loomis Courts which are located south of 14th Street, north of 15th Street and between Loomis Street on the west and Racine Avenue on the east; e) the Brooks Extension, which is immediately to the east of the original Brooks development and is bounded by Roosevelt Road on the north, Racine Avenue on the west, and Blue Island Avenue along the south and east and f) the Barbara Jean Wright Court Apartments, which is south of Maxwell Street, north of 14th Place, west of Morgan Street and east of the Congressman Collins and Newberry Apartments (not included in the Project Area).

The Jane Addams Homes

The Jane Addams Homes is the oldest of the five ABLA sub-developments. Its units were built in 1938. This development is located on a twenty-four acre site bounded by Cabrini Street on the north, Roosevelt Road on the south, Racine Avenue on the east, and Loomis Street on the west. The development consists of thirty-two buildings containing a total of 987 dwelling units, mostly three-story and four-story apartment buildings, with some two-story row houses. All buildings in this development are experiencing very low occupancy rates.

The Robert Brooks Homes and Brooks Extension

The Robert Brooks Homes consists of 89 rowhouses. The original Brooks development is bounded by Loomis Street on the west, Roosevelt Road on the north, Racine Avenue on the east and 14th Street on the south. Having been built in 1943, it is the second oldest of the sub-developments in the larger ABLA public housing complex and originally contained 835 dwelling units. According to CHA officials, federal funding from the 1996 HOPE VI application is currently being used to demolish a portion of the Brooks development and rehabilitate some of the remaining units.

The Brooks Extension is located on the east side of Racine, immediately adjacent to the original Brooks development. The Brooks Extension consists of three high-rise buildings, built in 1961, containing a total of 450 dwelling units. All three buildings are planned for demolition, with replacement housing to be built on the cleared site.

The Loomis Courts

The Loomis Courts are two mid-rise buildings, built in 1950, containing 126 dwelling units. They are located on the block immediately south of Medill Elementary School. The development is bounded by Loomis on the west, 14th Place on the north, Throop Street on the east and 15th Street on the south.

The Grace Abbott Homes

The Grace Abbott Homes are located south of Roosevelt Road, east of the commercial frontage on the east side of Ashland Avenue, north of 15th Street and west of Loomis Street. This development contains 7 high-rises and 33 rowhouse buildings, for a total of 1,200 dwelling units. The Jones Apartments, seniors housing, is included in the totals for this development. All buildings, with the exception of the Jones Apartments, were built in 1955. The Jones Apartment Building was built in 1963. In addition to the above mentioned residential buildings, this sub-area also includes Addams Park, currently the largest single tract of open space, at approximately 7.4 acres, within the ABLA development.

The Barbara Jean Wright Court Apartments

The Barbara Jean Wright Court Apartments is a multifamily residential complex with a mix of market rate and section 8 tenants. Despite a low vacancy rate and relatively young age of the complex, property maintenance has been deferred and deterioration of buildings and site conditions exist. Immediately adjacent to the Barbara Jean Wright Court Apartments is the Newberry Community Center which also is in need of maintenance and rehabilitation.

The Project Area as a Whole

The Project Area as a whole is substantial in size and is dominated by the presence of the ABLA public housing complex. The entire Project Area constitutes nearly 212 acres on the City's West Side. The five CHA housing projects within the Project Area constitute 127.1 acres, including right-of ways, or nearly 60% of the total Project Area. The entire Project Area currently contains 59.5 acres dedicated to rights-of-way. Rights-of-way account for 28% of the total land area in the Project Area.

There are three census tracts that very closely approximate the borders of the land within the Project Area. These three tracts are 2832, 2838 and 2839. According to the U.S. Bureau of the Census - 1990 Census of Population and Housing, these three census tracts collectively:

- Contain 3,479 total households.
- Have an average median age of 20.4 years of age.
- Are 97% renter occupied.
- Have an average median household income of \$5,320 and an average per capita income of \$3,597.
- Have just over 4% of all persons 25 years of age or older with college degrees.

The privately held property within the Project Area has not been subject to growth and development through investment by private enterprise. While the publicly held properties within the Project Area have been subject to some specific publicly funded investments (for example the CHA has been demolishing and rehabilitating selected units within the Brooks Development), the level of effort that will be needed to achieve a safe, clean and attractive mixed-income community has not been achieved yet. Evidence of this lack of privately funded growth and development is detailed in *Section VI* and summarized below.

- Numerous buildings show signs of obsolescence, deterioration, building code violations, excessive vacancies, and an overall depreciation of physical maintenance.
- Between 1991 and 1997, the assessed valuation (the "AV") of the privately held, taxable property in the Project Area increased by only 5.94%, (from \$3,187,660 to \$3,377,105). During the same period, the AV of the City as a whole increased by 16.25% (from \$13,349,817,293 to \$15,519,362,105).
- Between 1991 and 1997, the equalized assessed value (the "EAV") of the privately held, taxable property in the Project Area increased by only 10.93% (from \$6,542,035 to \$7,257,061). During the same period, the EAV of the City as a whole increased by 21.72% (from \$27,397,830,030 to \$33,349,557,227).
- Within the last five years, only 8 building permits have been issued for the construction of new structures in the Project Area. These permits represent an estimated \$627,460 in building projects. However, only 5 of these permits, representing an estimated \$263,000 in

building projects, are attributable to private investment. The rest represents publicly funded construction projects.

- Over the last 5 years, more than 97% of the dollar value of all projects requiring building permits, inclusive of new construction, rehabilitation of existing structures and work performed to bring building into compliance with code, has been attributable to public spending and not due to private investment.
- Nine building permits issued over the last 5 years (out of a total of 64) representing a total estimated project cost of \$124,650, are for repairs done by the order of the City of Chicago Department of Buildings.

B. Tax Increment Financing

In January 1977, Tax Increment Financing (“TIF”) was made possible by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible “redevelopment project costs” with incremental property tax revenues. “Incremental Property Tax” or “Incremental Property Taxes” are derived from the increase in the current EAV of taxable real property within the redevelopment project area over and above the “Certified Initial EAV” of such real property. Any increase in EAV is then multiplied by the current tax rate which results in Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the project area. In addition, a municipality may pledge towards 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; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues by increasing tax rates; it generates revenues by allowing the municipality to capture the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties for a period of up to 23 years. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and the redevelopment project costs necessary to implement the redevelopment plan. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

C. The Redevelopment Plan for the Roosevelt/Racine Tax Increment Financing Redevelopment Project Area

Without a comprehensive and area-wide effort by the City to promote investment in accordance with this Redevelopment Plan, the privately held properties within the Project Area will not likely be subject to sound growth and development through private forces. Additionally, the Project Area would likely continue to be characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, depreciation of physical maintenance and an overall lack of community planning. Additional loss to the existing tax base that results will lead to the overburdening of taxpayers with higher tax rates on taxable properties. The long term effect is a tax base that is not adequate to sustain its own need for governmental services.

While small-scale, piecemeal development might occur in limited portions of the Project Area, the City believes that the Project Area should be developed on a coordinated, comprehensive and planned basis to ensure continuity with the planning efforts of the City and the surrounding neighborhoods. A coordinated and comprehensive redevelopment effort will allow the City and other taxing districts to work cooperatively to prepare for the increased service demands that may arise from the conversion of underutilized land and buildings to more intensive uses as well as to initiate job training efforts that will prepare residents of the Project Area to work in the existing and newly-created jobs in the planned commercial strip along Ashland Avenue and in adjacent redevelopment areas.

As evidenced in *Section VI*, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF. While it is understood that much of the Project Area consists of exempt property not readily accessible to private investment, the private property surrounding ABLA has suffered declines in value and appearance similar to the decline in maintenance and upkeep of ABLA on the part of the CHA. Current and ongoing efforts on the part of CHA to revitalize ABLA make the coordination and timing of other non-CHA redevelopment effort all the more critical.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area in order to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated, rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and
2. On a reasonable, comprehensive and integrated basis to ensure that the factors of blight are eliminated; and

3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the City through an increased tax base and job creation.

Redevelopment of the Project Area will constitute a large and complex endeavor, and presents challenges and opportunities commensurate with its scale. The success of this redevelopment effort will depend, to a large extent, on the cooperation between the private sector and agencies of local government. Through this Redevelopment Plan, the City will serve as the guiding force for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall “Redevelopment Project” to be undertaken to accomplish the City’s above-stated goal. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements with private or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

This Redevelopment Plan specifically describes the Project Area and summarizes the blight factors which qualify the Project Area as a “blighted area” as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes generated by a TIF designation and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating the existing blight conditions which have precluded development of the Project Area by the private sector to date.

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. Anticipated benefits include:

- Improved living conditions for all residents of the Project Area, especially CHA residents.
- An increased property tax base arising from new private mixed-income housing development.
- An increased sales tax base resulting from new and revitalized commercial development.
- An increase in construction, and other full-time employment opportunities for existing and future residents of the City.
- The elimination of numerous physical impediments within the Project Area on a coordinated and timely basis so as to minimize the costs of redevelopment and promote the comprehensive, area-wide redevelopment.
- The construction of an improved system of roadways, including the re-introduction of Chicago’s traditional street grid system to some of the areas where it had been disrupted by

previous development patterns, utilities and other infrastructure which better serves existing buildings and adequately accommodates desired new development.

II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project improvements to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in Figure 1, *Project Area Boundary Map*, and are generally described below:

The Project Area is generally bounded by Cabrini Street on the north; Morgan Street and Racine Avenue on the east; 15th Street on the south; and Ashland Avenue and Loomis Street on the west.

The boundaries of the Project Area are legally described in Exhibit IV.

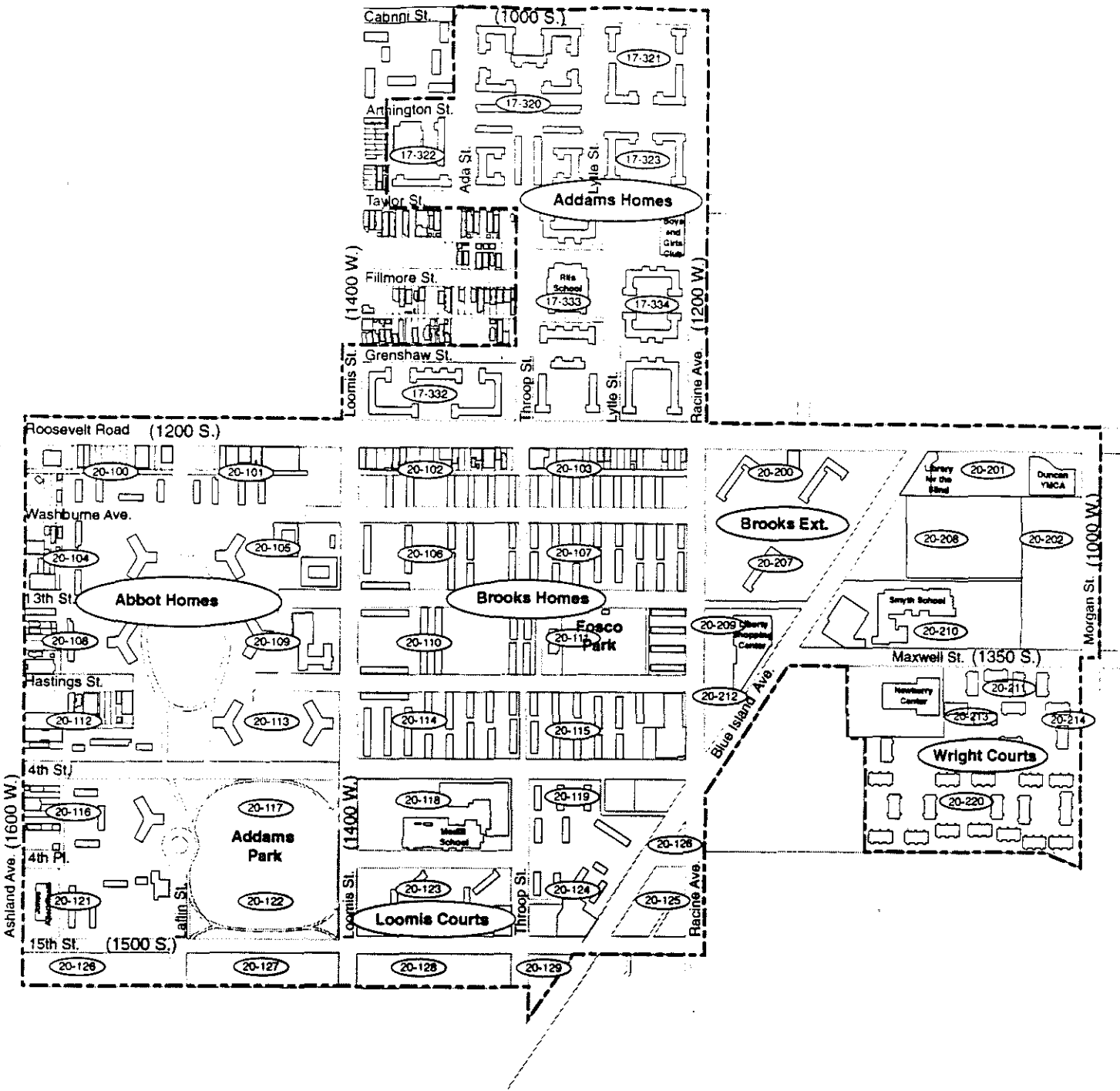


Figure 1
Project Area Boundary Map

Roosevelt Racine **Chicago, Illinois**

III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report which presents the definitions, applications and extent of the blight factors in the Project Area. The report, prepared by TPAP, entitled "*Roosevelt/Racine Project Area Tax Increment Financing Eligibility Study*" is attached as Exhibit III to this Redevelopment Plan.

- Of the 14 blighting factors set forth in the Act for "improved" blighted areas, 10 are present in the Project Area. Five factors are required to be present under the Act in order for the finding to be made that an area is an improved blighted area. Nine factors (age, dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, deleterious land use or layout, depreciation of physical maintenance and lack of community planning) are present to a major extent in the Project Area and one factor (excessive land coverage) is present to a limited extent in the Project Area. A factor present to a limited extent is present in a block, but the distribution or impact of the blight condition is limited in scope or severity. A factor which is present to a major extent is present throughout major portions of a block, with the presence of this condition severely impacting or influencing adjacent and nearby development. When assessing whether a factor is present to a major or minor extent throughout the Project Area as a whole, the scope and severity of that factor is considered. Therefore the determination of major or minor extent is not simply a determination of a majority or minority of blocks with the factor present to a major or limited extent.
- Within the "improved" blighted area, vacant land and vacant parcels exist where buildings have been removed. These vacant sites are characterized by obsolete platting and are adjacent to deteriorating structures or site improvements.
- The factors present are reasonably distributed throughout the Project Area, including the vacant portions of the Project Area.
- All blocks within the Project Area show the presence of blight factors.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

Surveys and Analyses Conducted

An analysis was made of each of the blighted area eligibility factors listed in the Act to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP and Ray/Dawson, P.C. Architects & Engineers included:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant sites and vacant buildings;
7. Analysis of building floor area and site coverage;
8. Analysis of building permits issued for the Project Area from 1993 through 1997; and
9. Review of previously prepared plans, studies and data.

IV. REDEVELOPMENT GOALS AND OBJECTIVES

Comprehensive and coordinated area-wide investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, additional employment opportunities and the addition to a clean and safe public housing stock.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section V presents more specific objectives for development and design within the Project Area and the redevelopment activities the City plans to undertake to achieve the goals and objectives presented in this section.

A. General Goals

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. Improve the quality of life in the City by revitalizing the Project Area. This can be accomplished through assisting the Project Area to become a secure, functional and attractive mixed-income neighborhood and by encouraging the construction of new, affordable housing.
2. Create an environment within the Project Area which will contribute more positively to the health, safety and general welfare of the City, and preserve and enhance the value of properties within and adjacent to the Project Area.
3. Create an increased real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.
4. Retain and enhance sound and viable existing businesses within the Project Area.
5. Create new job opportunities within the Project Area.
6. Employ residents from within the Project Area as well as surrounding areas, in jobs in the Project Area and adjacent redevelopment project areas.

B. Redevelopment Objectives

Listed below are the redevelopment objectives which will guide planning decisions regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions which qualify the Project Area as a blighted area. These conditions are described in detail in Exhibit III to this Redevelopment Plan.
2. Strengthen the economic well-being of the Project Area by increasing taxable values.
3. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
4. Encourage visually attractive buildings, rights-of-way and open spaces incorporating high design standards.
5. Provide necessary public improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
6. Provide necessary incentives to encourage the development of quality market rate, and affordable, housing.
7. Provide necessary incentives to encourage business retention, rehabilitation and new development.
8. Establish job training and job readiness programs to provide residents from within and surrounding the Project Area with the skills necessary to secure jobs within the Project Area and adjacent redevelopment project areas.
9. Secure commitments from employers located in adjacent redevelopment project areas to interview graduates of the Project Area's job readiness and job training programs.
10. Provide opportunities for women and minority businesses to share in the redevelopment of the Project Area.

V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City, the CHA and by private entities on behalf of the City in furtherance of this Redevelopment Plan. The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the overall redevelopment concept, b) development and design objectives, c) the land use plan, d) improvement and development recommendations for planning sub-areas, e) a description of redevelopment improvements and activities, f) estimated redevelopment project costs, g) a description of sources of funds to pay estimated redevelopment project costs, h) a description of obligations that may be issued, and i) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

Preparation of this Redevelopment Plan has included a review of the CHA's 1997 *Hope VI Revitalization Application for ABLA* dated July 17, 1997, the CHA's *ABLA Redevelopment document* dated December 6, 1997, the CHA's *Hope VI Application for a Revitalization Plan ABLA Homes (Brooks Extension - Target Development)* and the City of Chicago Department of Urban Renewal's 1966 *Roosevelt/Halsted Proposals for Renewal*, as well as numerous physical needs assessments and modernization cost estimate reports prepared for the use of CHA planners. These previously prepared plans and studies were supplemented with interviews of representatives of the CHA, which owns significant land within the Project Area. This Redevelopment Plan incorporates many of the findings and recommendations of these previous plans and studies.

A. Overall Redevelopment Concept

The Project Area should be redeveloped as a functional, clean and attractive mixed-use and mixed-income residential neighborhood with convenient commercial service enterprises typical of sound neighborhoods throughout the City. It should consist of residential and business areas offering a range of site development opportunities.

The Project Area should be marked by improvements in infrastructure, improvements in existing residential developments, creation of new mixed-income residential units, creation of new public housing, business development, and enhancement of the area's overall image and appearance. Improvement projects should include the rehabilitation and reuse of existing public housing buildings where viable, new business development, new market-rate and affordable residential development, street repairs, sewer system and infrastructure maintenance, landscaping and other appearance improvements.

The Project Area should maximize its existing accessibility features and should be served by a street system and public transportation facilities that provide safe and convenient access to, and circulation within, the Project Area.

The Project Area should be characterized by an organized network of open spaces, pedestrian facilities and public amenities which will link major residential areas and other facilities.

The Project Area should have a coherent overall design and character. Individual developments should be visually distinctive and compatible. Where it is not in conflict with current public housing development practices, the Project Area should respect Chicago's traditional neighborhood form which is characterized by a grid pattern of streets, with buildings facing the street, including rear and front yards. To see planned re-introduction of street right-of-ways reference Figure 2: *Generalized Land Use Plan*.

B. Development And Design Objectives

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment throughout the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

The Development Guidelines are intended to help attract desirable new residential, business and employment development, foster a consistent and coordinated development pattern, and create an attractive and quality image and identity for the Project Area.

1. Land Use

- Redevelop the Project Area as a distinctive residential environment including a mix of housing types serving a range of households and income levels.
- Promote comprehensive, area-wide redevelopment of the Project Area as a planned and cohesive mixed-income residential neighborhood with adequate supporting commercial development.
- Provide sites for a wide range of land uses, including mixed-income residential development, consistent with contemporary residential standards, institutional, retail, commercial service and open green space.
- Promote retail and commercial uses in selected locations which support the needs of the Project Area's residents.
- Protect areas designated for residential and commercial uses from competing and conflicting land uses.
- Encourage continued growth of high quality market-rate residential units in the vicinity of the Project Area.

2. Building and Site Development

- New residential development should be compatible with and complement the existing development pattern within the majority of the City's neighborhoods. Residential buildings should be positioned perpendicular to the street, with their front doors facing the street.
- Setbacks should conform to the requirements of the R-4 zoning district. However, setbacks should be consistent within each block.
- Repair and rehabilitate existing public housing buildings in poor condition and demolish buildings where rehabilitation is not feasible.
- Reuse vacant buildings in serviceable condition.
- Ensure that the design of new buildings is compatible with the surrounding building context.
- Promote the use of architectural treatments and landscaping around buildings to add visual interest
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service and support facilities which can be shared by multiple buildings.
- Discourage the use of chain link fencing.

3. Transportation and Infrastructure

- Provide safe and convenient access to the Project Area for pedestrians, autos and public transportation.
- Provide an adequate supply of conveniently located parking to serve all residential and commercial areas.
- Alleviate traffic congestion along arterial routes throughout the Project Area.
- Improve the street surface conditions, street lighting, and traffic signalization.
- Provide well-defined, safe pedestrian connections between developments within the Project Area, and between the Project Area and nearby destinations.
- Upgrade public utilities and infrastructure throughout the Project Area as required.

4. Urban Design

- The Project Area should have a strong pedestrian orientation. Sidewalks should be provided along all street frontages. Safe and convenient pedestrian connections should be provided between residential areas and nearby shopping and other activity areas.

- Establish a comprehensive streetscape system to guide the design and location of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage throughout the Project Area.
- Promote high quality and harmonious architectural and landscape design throughout the Project Area.
- Enhance the appearance of the Project Area by landscaping the major street corridors.
- Install streetpole banners throughout the Project Area to signal revitalization and reinvestment.
- Preserve and reuse buildings with historic and architectural value, where appropriate.
- Clear, clean and maintain vacant land, particularly in highly visible locations; where possible, use vacant lots for open space or off-street parking.
- Improve the condition and appearance of remaining public housing areas.
- Eliminate illegal dumping, abandoned vehicles and graffiti.
- Promote the development of public art at selected locations.
- Prohibit billboards and restrict other outdoor advertising.

5. Landscaping and Open Space

- Provide landscaped buffers to secure and beautify residential areas and reduce the adverse impact of non-residential adjacent uses.
- Encourage landscaped open spaces in front setbacks, particularly along arterial collector streets.
- Screen active rail tracks with landscaping.
- Promote the use of landscaping and attractive fencing to screen dumpsters, waste collection areas, loading areas, service areas and the perimeter of parking lots and other vehicular use areas.
- Ensure that all landscaping and design materials comply with the City of Chicago Landscape Ordinance.
- Promote the development of shared open spaces within residential areas, including courtyards, eating areas, recreational areas, etc.
- Ensure that all open spaces are designed, landscaped and lighted to achieve a high level of security.

C. *Generalized Land Use Plan*

Figure 2 represents the Generalized Land Use Plan that will be in effect upon adoption of this Redevelopment Plan. This plan is a generalized plan in that it depicts “ideal” uses for various portions of the Project Area. This plan does not preclude other uses from existing within any of the various land use categories. However, it does restrict potential TIF assistance to those redevelopment projects that comply with the Generalized Land Use Plan.

As indicated in Figure 2, the Project Area should be redeveloped as a planned and cohesive mixed-income residential neighborhood providing for a wide range of land uses, including public housing, market-rate residential, commercial service, open space and public and institutional uses. The various land uses should be arranged and located to minimize conflicts between different land use activities.

The Generalized Land Use Plan highlights numerous opportunities for mixed-income residential and business improvement, enhancement and new development within the Project Area. The plan is focused on maintaining and enhancing sound and viable existing residential and businesses, and promoting residential and business development at selected locations.

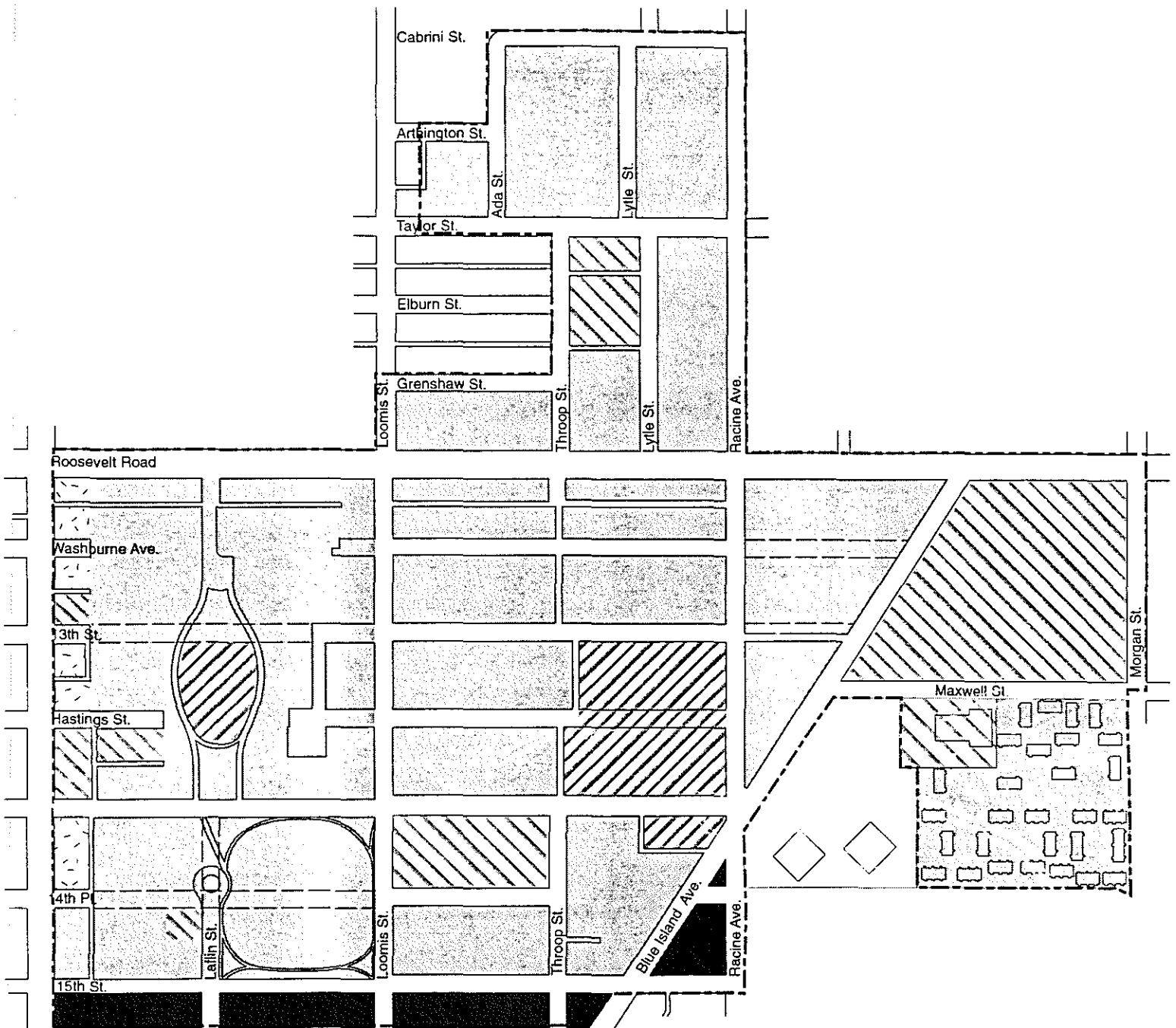
As part of this Redevelopment Plan the City plans to acquire most of the privately held parcels along the southern frontage of Roosevelt Road from Racine Avenue on the east to a parcel immediately east of the Shell Gasoline Station on the south east corner of Ashland Avenue and Roosevelt Road. The City also plans to acquire most of the privately held parcels along the eastern frontage of Ashland Avenue, beginning immediately south of the aforementioned Shell Station, and continuing south to the north line of West 14th Place. In addition the City also plans to acquire the parcels fronting 15th Street on the south and bounded by Lafflin Street on the west and Loomis Street on the east. This acquisition plan is depicted on Figure 4: Acquisition Map.

The Generalized Land Use Plan designates five (5) land use categories within the Project Area, as described below:

- *Residential* - Areas that are predominately residential in nature. Residential areas can include single-family and multi-family dwelling units; market-rate housing, low/moderate income housing, as well as housing owned and maintained by the CHA. Some areas under this category may contain privately developed housing on land owned by the CHA but leased to a private developer for all, or some, of the aforementioned purposes.
- *Commercial* - Includes the eastern frontage of Ashland Avenue from Roosevelt Road on the north to 14th Place on the south. The City plans to acquire a sufficient number of parcels along this frontage to accommodate development of a new cohesive commercial strip. Permitted uses include: barber/beauty salons, dry cleaners and other convenience retail and service uses.

- *Mixed-Use* - Includes areas where a range of uses may be appropriate and will depend to great extent upon the type of redevelopment activities that occur in surrounding areas. Possible uses in this land use category include: Residential, Parks/Open Space, Commercial or Public/Educational.
- *Public/Educational* - Includes areas controlled by the City, Chicago Park District, YMCA, Chicago Public Schools and other like entities.
- *Parks/Open Space* - Includes improved parks and playgrounds, and landscaped areas used primarily for recreational purposes. Open Space may also serve as a buffer between different types of land use, or buildings of different scales.
- *Reintroduction of Rights-of-Way ("R.O.W.")*. As specified on the Generalized Land Use Plan there are areas where the City plans to reintroduce the street grid system.

Recommended land use strategies for specific sub-areas are presented in the following section of this Redevelopment Plan.



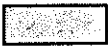
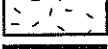

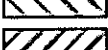
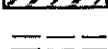

-  Residential
-  Commercial
-  Mixed Use
-  Public/ Educational
-  Parks/ Open Space
-  R-O-W Reintroduction

Figure 2
Proposed Land-Use Plan



Roosevelt Racine

Chicago, Illinois

D. Planning Sub-areas

The Project Area has been subdivided into nine (9) sub-areas, each of which would be suitable for a different mix of uses and intensity of development, and each of which warrants a different approach to improvement and redevelopment. (See Figure 3)

It should be emphasized that the boundaries of these sub-areas and the specification of uses within the sub-areas are for guidance only, and are subject to refinement and modification as a part of the City's planned development process.

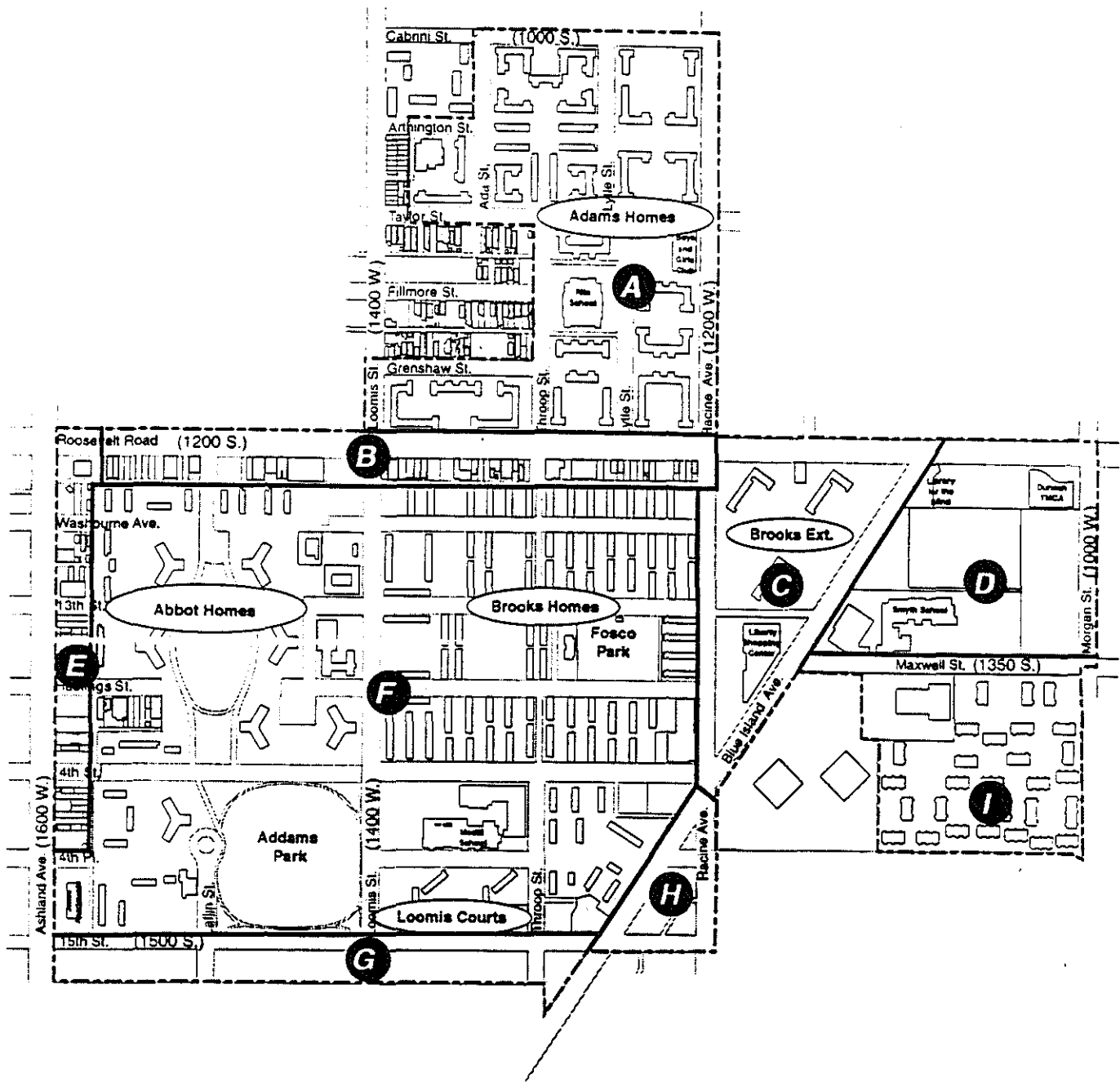


Figure 3
 Planning Subareas

Roosevelt Racine **Chicago, Illinois**

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen, & Payne, inc.

Sub-area A

Planning Sub-area A constitutes the northernmost portion of the Project Area. It is bounded generally by Cabrini Street on the north, Racine Avenue on the east, Roosevelt Road on the south, and Loomis and Throop Streets on the west. This area is currently CHA property, and contains some of the oldest public housing in Chicago. It is expected that this area will remain primarily residential in nature, but with the addition of some newly constructed, mixed-income residential development. Currently this area is dominated by the CHA's Addams Homes.

Two major factors that should be taken into consideration when redeveloping this area are: a) the area is bounded on two sides by major thoroughfares, Roosevelt Road and Racine Avenue, and b) there are two public-use facilities within the area (the Boys and Girls Club and Riis School). Residences located along Roosevelt Road should complement those to be located along the southern frontage of Roosevelt Road and include attractive landscaping similar on both the north and south sides of the road. Residential buildings should be of a human scale with attractive masonry facades similar to multi-family residences in the established residential neighborhoods to the north. The Roosevelt and Racine intersection should serve as a "gateway area" for the newly redeveloped area and be a symbol of what a safe, clean, viable and diverse, mixed-income neighborhood can look like.

Sub-area B

Sub-area B consists of the southern frontage along Roosevelt Road from Racine Avenue on the east to the eastern property line of the Shell gas station located on the southeast corner of Ashland Avenue and Roosevelt Road. (The gas station parcel will remain commercial and is part of the commercial sub-area E.) It is recommended that mixed-income residential development made up of two and three unit multifamily buildings of masonry construction that blend into traditional urban residences in appearance be built in this sub-area. Landscaping on both sides of Roosevelt Road, along with appropriate street furniture, would add significantly to an enhanced neighborhood setting. The City expects that it will move to acquire all privately owned properties that it does not already own within this sub-area. Refer to Figure 4, Acquisition Map, for specific parcels targeted for acquisition.

Sub-area C

Sub-area C currently consists of three CHA high-rise buildings, as of the date of TPAP field survey, (the Brooks Extension) in the northern section and the Liberty Shopping Center on the southern section. Future plans for this sub-area should include the demolition of all existing structures and the consolidation of the residential section with what is currently a dilapidated retail area to form a more solidly residential area. In conjunction with the demolition and rehabilitation in the Brooks Homes already begun by CHA, replacement housing should be built in this sub-area similar to that being recommended along Roosevelt Road in Sub-area B.

In addition, Washburne Avenue and 13th Street should be extended to run through to this area, essentially creating three new blocks, integrating the larger street grid system.

Sub-area D

Sub-area D currently contains several public and semi-public uses including Smyth School and the Duncan YMCA. It is anticipated that this sub-area will be maintained for public and semi-public uses, but that there may be some reconfiguration of open space.

The service oriented entities in this sub-area provide a range of services to the population living in ABLA. Just like ABLA many of these entities are striving to maintain clean, safe and sanitary conditions within their service areas.

Sub-area E

Sub-area E contains the eastern frontage along Ashland Avenue from Roosevelt Road on the north to the north side of 14th Place. Currently this area is a mixture of vacant buildings, vacant lots, a few inhabited residential structures, a used car lot and two cellular telephone towers. This sub-area should be redeveloped as a commercial area containing businesses that serve the nearby residential population. The church located at the northeast corner of Ashland Avenue and Hastings Street, which may have architectural and historical significance, should remain.

The City expects to acquire all remaining privately owned properties within this sub-area, with the exception of the aforementioned church. Refer to Figure 4, Acquisition Map, for specific parcels identified for acquisition.

Sub-area F

Sub-area F contains the bulk of the CHA's ABLA Public Housing Development. It is anticipated that this sub-area will remain residential in nature, but that there will be modifications in the configuration and density of the buildings, configuration of open space, and the extent and configuration of City rights-of-way. Existing public and semi-public buildings, such as the Medill Elementary School, are expected to remain. As part of the reintroduction of the street grid to the area, 13th Street, 14th Street and 14th Place should be re-opened through this sub-area. Open space in this sub-area, Fosco Park, approximately 2.4 acres has the potential, based on the Generalized Land Use Plan, to be expanded to approximately 4.9 acres, although the exact configuration has not been determined at this time.

Sub-area G

Sub-area G currently contains several active industrial uses and it is expected at this time that those uses will remain. Most buildings appear to contain a substantial amount of vacant space, which suggests the possibility for some intensification. Since this is a sub-area where industrial

uses abut residential uses, buffer areas should be introduced, possibly on the north side of 15th Street, in the form of trees and other landscaping. Opportunity sites for new development also exist in this sub-area.

The City expects that it will move to acquire some privately owned properties within this sub-area. Refer to Figure 4, Acquisition Map, or Exhibit V, Parcels Identified for Acquisition, for specific parcels targeted for acquisition.

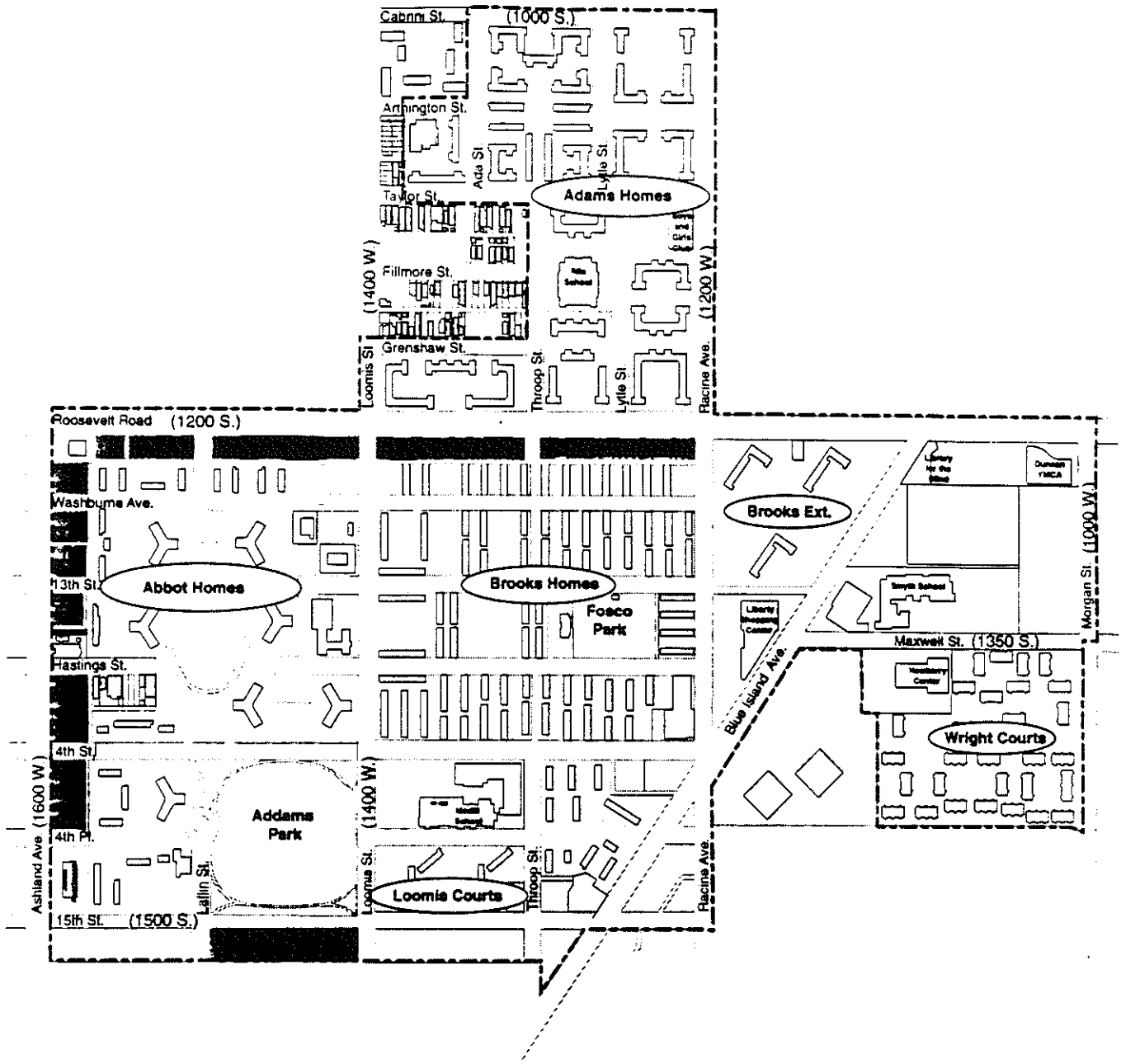
Sub-area H

Sub-area H is a triangular piece of land bounded by Blue Island Avenue on the northwest, Racine Avenue on the east and 15th Street on the south. This sub-area contains parcels that are small and isolated by the configuration of the streets. However the potential exists to greatly enhance the image of the community by applying attractive landscaping in such a way that buffers the neighboring residential uses not only from the parcels themselves, but also the South Water Market immediately east of Racine Avenue.

Sub-area I

Sub-area I is bounded by Maxwell Street on the north, Morgan Street on the east, 14th Place on the south and the eastern parcel lines of the parcels containing the Congressman Collins Apartments and the Newberry Apartments on the west. The western north/south boundary for this sub-area runs between Barbara Jean Wright Court and the other two apartment complexes. The Collins Apartments and Newberry Apartments are not included in the Project Area. This sub-area is heavily influenced by the presence of the Barbara Jean Wright Court Apartments complex, in fact the only structure in this sub-area that is not part of the apartment complex is the Newberry Center, a community center.

This sub-area is currently planned to continue as a multi-family residential development with the Newberry Center continuing to operate in its current location. However, the apartment complex suffers from neglect, nearby infrastructure needs investment and landscaping could provide some relief in term of a buffer from the activity at the South Water Market to the south and the activities at the UIC Athletic fields to the east.



■ Parcels Authorized to be Acquired

Figure 4
Acquisition Plan



Roosevelt Racine

Chicago, Illinois

E. Redevelopment Improvements and Activities

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing in order to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

Wherever possible the City will seek to maximize a positive impact, through this Redevelopment Plan, on the Project Area's job training programs, public school facilities, park facilities and infrastructure.

The City may enter into redevelopment agreements with public or private entities for the furtherance of this Redevelopment Plan. Such redevelopment agreements may be for the assemblage of land; the construction, rehabilitation, renovation or restoration of improvements or facilities; the provision of services; or any other lawful purpose. Redevelopment agreements may contain terms and provisions which are more specific than the general principles set forth in this Redevelopment Plan and which may include affordable housing requirements.

1. Property Assembly

To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties.

Figure 4, Acquisition Plan, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Project Area. Exhibit V, Parcels to be Acquired, contains the block and parcel identification number of parcels proposed for acquisition.

As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and redevelopment.

The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods and so that the adverse effects of clearance activities may be minimized.

The City may incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

In connection with the City exercising its power to acquire real property not currently identified on Figure 4, Acquisition Map, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment 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 of Chicago. Included in this Redevelopment Plan is an Acquisition Map, Figure 4, depicting all of the real property that the City anticipates it will need to acquire in this redevelopment effort.

Land acquisition activities contemplated in this Redevelopment Plan and indicated on Figure 4, Acquisition Plan, will be initiated by the City within five years of the date of adoption of the Plan by the City.

2. Relocation

In the event that active businesses or other occupants are displaced by the public acquisition of property, they may be relocated and may be provided with financial assistance and advisory services in accordance with City policy.

Relocation assistance is available to eligible businesses and residential occupants in cases where the City's acquisition of property forces a move.

3. Provision of Public Works or Improvements

The City may provide public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) Streets and Utilities

A range of individual roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) Parks and Open Space

Improvements to, or relocation of existing parks, or the creation of new parks, open spaces and public plazas may be provided, including the construction of pedestrian walkways, stairways, lighting, landscaping and general beautification improvements for use by the general public.

4. Rehabilitation of Existing Buildings

The City will encourage the rehabilitation, reconstruction, repair, or remodeling of public or private buildings and fixtures that are structurally sound and/or historically significant, and are compatible with the Redevelopment Project.

The City may implement programs designed to increase the skills of the labor force to maximize the employment opportunities within the Project Area.

5. Taxing Districts Capital Costs

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

6. Interest Subsidies

Funds may be provided to developers or redevelopers for a portion of interest costs incurred by a developer or 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 developer or redeveloper with respect 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, then the amounts 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 (i) costs paid or incurred by a developer or redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.

7. Analysis, Administration, Studies, Surveys, Legal, etc.

The City may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

F. Redevelopment Project Costs

The various redevelopment expenditures which are eligible for payment or reimbursement under the Act are reviewed below. A list of estimated redevelopment project costs which are deemed

to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs") is attached as Exhibit I to this Redevelopment Plan.

1. Eligible Redevelopment Project Costs

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or 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 that no charges for professional services are 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 thereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- 7) All or a portion of a taxing district's capital costs resulting from a 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 as defined in the Act;
- 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 per-

sons 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 (as described in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as described in the Act);

- 11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 1. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
 2. 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;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 4. the total of such interest payments incurred pursuant to this Act may not exceed 30 percent of the total: (i) costs paid or incurred by the redeveloper for such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act.
- 12) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a special service area has been established pursuant to the Special Service Area Tax Act, [35 ILCS 235/0.01 *et. seq.*] then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the Project Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

2. Estimated Redevelopment Project Costs

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit I of this Redevelopment Plan.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan. The estimated costs depicted in this Redevelopment Plan are estimated costs for potential redevelopment activities and are not actual commitments, budgetary authority, encumbrances or expenditures on the part of the City, or any of its constituent departments or agencies. Total Redevelopment Project Costs as described in Exhibit I do not include private redevelopment costs, or costs financed from non-TIF public resources.

The City requires that developers who receive TIF assistance for market rate housing set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than one hundred and 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.

G. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the municipality may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is

separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area may, in the future, be contiguous to, or be separated only by a public right of way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right of way, and vice versa. The amount of revenue from the Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right of way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS

5/11-74.6-1, 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 Project Area, the City may determine that it is in the best interests of the City and in the furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project 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 Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit I of this Redevelopment Plan.

H. Issuance of Obligations

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the City pursuant to this Redevelopment Plan and the Act shall be retired within 23 years from the adoption of the ordinance approving the Project Area and the Redevelopment Plan, such ultimate retirement date occurring in the year 2021. 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. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

I. Valuation of the Project Area

1. Most Recent EAV of Properties in the Project Area

The most recent (1997) EAV of all taxable parcels within the Project Area is estimated to be \$7,257,061. This 1997 EAV is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk. This certified amount

shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by the County. The 1997 EAV of the Project Area is summarized in Exhibit II: *1997 EAV by Tax Parcel: Project Area*.

If the 1997 EAV figures for all taxable parcels within the Project Area shall become available prior to the date of the adoption of the Redevelopment Plan by the City Council, and the City update the Redevelopment Plan by replacing the 1996 EAV with the 1997 EAV without further City Council action.

2. Anticipated Equalized Assessed Valuation

By the tax year 2013 (collection year 2014), the assumed end of a 15 year buildout period and following the construction of mixed-income residential developments, commercial developments and redevelopment, roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, as currently anticipated, the EAV of the Project Area is estimated to total approximately \$84 million. Uses for revenue collected based on the increased EAV after the buildout period will depend on the method used to finance redevelopment activities, and the additional actions that may need to be taken by the City in furtherance of the Plan. Such actions may include assisting private redevelopment or providing public improvements. No surplus can be declared until all obligations are retired, and all Redevelopment Project Costs have been incurred. Once all obligations incurred have been satisfied, and all Redevelopment Project Costs have been incurred the Redevelopment Project can be dismantled.

Estimates are based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) inflation of EAV of 2% per triennial reassessment period; 3) approximately 2.5 million square feet of taxable residential space

will be constructed in the Project Area; 4) approximately 406,000 square feet of commercial space will be constructed in the Project Area; 5) approximately 979,000 square feet of land, formerly tax exempt status, will be placed on the tax rolls and; 6) the five year average state equalization factor of 2.1240 (tax years 1992 through 1996) is used in all years to calculate estimated EAV.

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

As described in *Section III* of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous blight factors that are reasonably distributed throughout the Project Area. These factors are widespread within the Project Area and represent major impediments to sound growth and development.

The decline and lack of private investment in the Project Area are evidenced by the following:

The Physical Condition of the Project Area

- Specifically, the age of structures, dilapidation, obsolescence, deterioration, the illegal use of individual structures, the presence of structures below minimum code standards, excessive vacancies, overcrowding of structures and community facilities, a lack of ventilation, light, or sanitary facilities, inadequate utilities, excessive land coverage, deleterious land-use or lay-out, depreciation of physical maintenance and a lack of community planning
- From January 1, 1993 through December 1997, 195 building code violations have been cited within the Project Area by the City of Chicago Department of Buildings

Lack of New Construction by Private Enterprise

- Within the last five years, only 8 building permits have been issued for the construction of new structures in the Project Area. These permits represent an estimated \$627,460 in building projects. However, only 5 of these permits, representing an estimated \$263,000 in building projects, are attributable to private investment. The remaining permits represent publicly funded construction projects.

Lack of Renovation by Private Enterprise

- There has been no large-scale, comprehensive rehabilitation of existing private buildings within the Project Area for at least five years.
- Over the last 5 years, more than 97% of the dollar value of all projects requiring building permits, inclusive of new construction, rehabilitation of existing structures and work performed to bring building into compliance with code, has been attributable to public spending and not due to private investment.
- Nine building permits issued over the last 5 years, representing a total estimated project cost of \$124,650, are for repairs done by the order of the City of Chicago Department of Buildings.

Assessed Values that Fail to Keep Pace with the City as a Whole

- Between 1991 and 1997, the assessed valuation (the "AV") of the privately held, taxable property in the Project Area increased by only 5.94%, (from \$3,187,660 to \$3,377,105). During the same period, the AV of the City as a whole increased by 16.25% (from \$13,349,817,293 to \$15,519,362,105).
- Between 1991 and 1997, the equalized assessed value (the "EAV") of the privately held, taxable property in the Project Area increased by only 10.93% (from \$6,542,035 to \$7,257,061). During the same period, the EAV of the City as a whole increased by 21.72% (from \$27,397,830,030 to \$33,349,557,227).

Impediments to Future Development

Development of the Project Area cannot be reasonably anticipated without intervention from the City and adoption of this Redevelopment Plan due to the following impediments:

- Incentive to maintain or upgrade properties is reduced by the overall appearance of disinvestment and blight associated with the overall Project Area.
- Street conditions, within much of the Project Area, are poor and lacking curbs, gutters and street lights.
- The diversity of ownership of land needed to be assembled for any large scale redevelopment along the Ashland Avenue and Roosevelt Road Frontages.

Problems Symptomatic of a Lack of Private and Public Investment

According to the *July 17, 1997 Redevelopment Fact Sheet*, prepared by the CHA:

- The overall occupancy rate of ABLA is only 57%.
- ABLA is characterized by the manifestations of a lack of maintenance of building exteriors as well as advanced deterioration of all building systems.
- The CHA has been cited for numerous code violations throughout the development.
- On average the crime rate of ABLA is 5 times higher than that of the City.

Contained in the Act is the provision that TIF may only be used if the Project Area were not to be reasonably expected to be redeveloped "but for" the use of TIF. The preceding statements are meant as supporting evidence to meet this "but for" test.

The Project Area is a blighted area as evidenced in the accompanying Eligibility Study, Exhibit III. The Project Area on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be re-developed without the efforts and leadership of the City and the adoption of this Redevelopment Plan for the Project Area.

VII. FINANCIAL IMPACT

Without the adoption of the Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives, there is a prospect that blight factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and new construction on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant positive financial impacts on the taxing districts affected by this Redevelopment Plan. After the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in EAV caused by the Redevelopment Projects.

VIII. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against non-exempt properties located within the Project Area:

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. 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.

Chicago Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

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

In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Project Area. The City of Chicago Library Fund was formerly a separate taxing district from the City. While it no longer extends taxing levies as a separate taxing agency it continues to exist for the purpose of receiving delinquent taxes. The Library Fund now levies taxes as a fund within the total rate of the City of Chicago.

A. Impact of the Redevelopment Project

The replacement of vacant and underutilized properties within the Project Area may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City and possibly the Chicago Public Schools. The nature of the estimated increased demands on these taxing districts are described below:

Metropolitan Water Reclamation District of Greater Chicago. The CHA's construction of new replacement housing within the ABLA development along with the rehabilitation of many dwelling units may increase occupancy levels in ABLA. In addition, a possible resurgence of viable commercial properties in the Project Area may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement of vacant and underutilized properties with new and rehabilitated residential dwelling units along with resulting business development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Chicago Public Schools. The addition to and rehabilitation of the housing stock within the Project Area may result in an increased population of school aged children. Capacity for additional students exists at schools within the Redevelopment Project Area, as well as at schools in the vicinity of the Project Area. However, the extent to which unused capacity is actually suitable for use has not been determined.

B. Program to Address Increased Demand for Services or Capital Improvements

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

As it is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District, no assistance is proposed for the Metropolitan Water Reclamation District.

If it is determined that actions on the part of the City which are directly linked to this Redevelopment Plan increase the demand on the Chicago Public Schools beyond their existing capacity at facilities with attendance areas which overlap with any portion of the Project Area the City may compensate the Chicago Public Schools for some portion of their increased costs, provided they are TIF eligible expenses.

If it is determined that actions on the part of the City which are directly linked to this Redevelopment Plan increase the demand on the Chicago Park District at facilities within the Project

Area the City may compensate the Chicago Park District for some portion of their increased costs, provided they are TIF eligible expenses.

This proposed program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs listed above. In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise this proposed program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

Exhibit I to this Redevelopment Plan illustrates the preliminary allocation of Redevelopment Project Costs.

IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY

This Redevelopment Plan and the Redevelopment Project described herein include the generalized land uses set forth in Figure 2, as approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan by the City Council of the City.

X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

Estimates of anticipated EAV assume a buildout period for improvements of 15 years; the maximum legal life of a TIF is 23 years. All obligations incurred as a result of this Plan must be met within the 23 year maximum life of the TIF. It is currently assumed that tax increment revenues will be used every year of this TIF's existence to fund eligible Redevelopment Project Costs.

XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND PREVAILING WAGE AGREEMENT

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, 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) Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises, the City Resident Construction Worker Employment Requirement, and the prevailing wage requirement as required in redevelopment agreements.
- C) This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

EXHIBIT I: ESTIMATED REDEVELOPMENT PROJECT COSTS

ELIGIBLE EXPENSE

	<u>Estimated Cost</u>	
Analysis, Administration, Studies, Surveys, Legal, etc.	\$	1,000,000
Property Assembly		
-Acquisition		6,000,000
-Site Prep and Demolition		1,500,000
-Environmental Remediation		2,000,000
Rehabilitation of Existing Buildings		1,000,000
Public Works & Improvements ¹		
-Streets and Utilities		10,000,000
-Parks and Open Space		6,000,000
-Public Facilities		10,000,000
Relocation Costs		2,000,000
Job Training		6,500,000
Developer/Interest Subsidy		1,000,000
TOTAL^{2,3}	\$	47,000,000

[1.] This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, the City may pay, or reimburse all, or a portion of the Board of Education's and the Park District's capital costs resulting from the Redevelopment Project, pursuant to a written agreement by the City accepting and approving such costs.

[2.] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.

[3.] The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right of way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right of way.

**EXHIBIT II: ESTIMATED EQUALIZED ASSESSED VALUATION BY TAX PARCEL
ROOSEVELT/RACINE TIF
CHICAGO, ILLINOIS**

Count	PINs	1997 EAV
1	17-17-320-001-0000	Exempt
2	17-17-320-002-0000	Exempt
3	17-17-321-001-0000	Exempt
4	17-17-322-009-0000	Exempt
5	17-17-323-001-0000	Exempt
6	17-17-332-005-0000	Exempt
7	17-17-333-001-0000	Exempt
8	17-17-333-002-0000	Exempt
9	17-17-333-003-0000	Exempt
10	17-17-333-004-0000	Exempt
11	17-17-333-005-0000	Exempt
12	17-17-333-006-0000	Exempt
13	17-17-334-003-0000	Exempt
14	17-17-334-004-0000	Exempt
15	17-17-334-005-0000	Exempt
16	17-20-100-006-0000	34,058
17	17-20-100-007-0000	27,467
18	17-20-100-008-0000	3,339
19	17-20-100-009-0000	3,339
20	17-20-100-010-0000	3,339
21	17-20-100-011-0000	Exempt
22	17-20-100-012-0000	3,339
23	17-20-100-013-0000	3,339
24	17-20-100-014-0000	5,009
25	17-20-100-015-0000	20,077
26	17-20-100-016-0000	55,762
27	17-20-100-017-0000	3,339
28	17-20-100-018-0000	3,339
29	17-20-100-019-0000	38,869
30	17-20-100-020-0000	47,100
31	17-20-100-021-0000	9,391
32	17-20-100-022-0000	3,382
33	17-20-100-023-0000	3,382
34	17-20-100-024-0000	20,170
35	17-20-100-042-0000	Exempt

Count	PINs	1997 EAV
36	17-20-100-043-0000	Exempt
37	17-20-100-044-0000	Exempt
38	17-20-100-045-0000	Exempt
39	17-20-100-046-0000	228,359
40	17-20-101-001-0000	3,378
41	17-20-101-002-0000	9,700
42	17-20-101-003-0000	7,672
43	17-20-101-004-0000	17,608
44	17-20-101-005-0000	44,087
45	17-20-101-006-0000	47,639
46	17-20-101-007-0000	16,994
47	17-20-101-008-0000	51,975
48	17-20-101-009-0000	18,481
49	17-20-101-010-0000	23,157
50	17-20-101-011-0000	10,020
51	17-20-101-012-0000	7,884
52	17-20-101-039-0000	Exempt
53	17-20-101-040-0000	24,444
54	17-20-101-041-0000	Exempt
55	17-20-102-001-0000	164,898
56	17-20-102-002-0000	8,677
57	17-20-102-003-0000	8,426
58	17-20-102-004-0000	54,541
59	17-20-102-007-0000	6,722
60	17-20-102-008-0000	3,657
61	17-20-102-009-0000	3,657
62	17-20-102-010-0000	3,756
63	17-20-102-011-0000	Exempt
64	17-20-102-012-0000	3,479
65	17-20-102-013-0000	9,992
66	17-20-102-014-0000	9,992
67	17-20-102-015-0000	21,747
68	17-20-102-016-0000	6,818
69	17-20-102-017-0000	3,339
70	17-20-102-018-0000	7,313
71	17-20-102-019-0000	15,857
72	17-20-102-020-0000	8,265
73	17-20-102-021-0000	25,464
74	17-20-102-045-0000	Exempt
75	17-20-102-046-0000	Exempt
76	17-20-102-047-0000	Exempt

Count	PINs	1997 EAV
77	17-20-102-048-0000	Exempt
78	17-20-102-049-0000	Exempt
79	17-20-102-050-0000	Exempt
80	17-20-102-051-0000	Exempt
81	17-20-102-052-0000	Exempt
82	17-20-102-053-0000	23,492
83	17-20-103-001-0000	49,083
84	17-20-103-002-0000	8,254
85	17-20-103-003-0000	8,254
86	17-20-103-004-0000	10,794
87	17-20-103-005-0000	10,959
88	17-20-103-006-0000	8,546
89	17-20-103-007-0000	10,626
90	17-20-103-008-0000	4,349
91	17-20-103-009-0000	4,349
92	17-20-103-010-0000	23,285
93	17-20-103-011-0000	127,668
94	17-20-103-012-0000	8,699
95	17-20-103-013-0000	4,349
96	17-20-103-014-0000	10,128
97	17-20-103-015-0000	4,349
98	17-20-103-046-0000	Exempt
99	17-20-103-047-0000	Exempt
100	17-20-103-048-0000	104,464
101	17-20-103-050-0000	201,199
102	17-20-104-001-0000	Exempt
103	17-20-104-002-0000	13,858
104	17-20-104-003-0000	15,034
105	17-20-104-004-0000	13,235
106	17-20-104-022-0000	Exempt
107	17-20-104-023-0000	Exempt
108	17-20-104-024-0000	Exempt
109	17-20-104-025-0000	Exempt
110	17-20-104-026-0000	Exempt
111	17-20-104-027-0000	Exempt
112	17-20-104-047-0000	Exempt
113	17-20-104-048-0000	Exempt
114	17-20-104-049-0000	Exempt
115	17-20-104-050-0000	Exempt
116	17-20-105-009-0000	Exempt
117	17-20-105-010-0000	Exempt

Count	PINs	1997 EAV
118	17-20-105-011-0000	Exempt
119	17-20-105-020-0000	Exempt
120	17-20-105-021-0000	Exempt
121	17-20-105-022-0000	Exempt
122	17-20-105-023-0000	Exempt
123	17-20-105-024-0000	Exempt
124	17-20-105-025-0000	Exempt
125	17-20-105-026-0000	Exempt
126	17-20-105-027-0000	Exempt
127	17-20-105-028-0000	Exempt
128	17-20-105-029-0000	Exempt
129	17-20-105-030-0000	Exempt
130	17-20-105-031-0000	Exempt
131	17-20-105-032-0000	Exempt
132	17-20-105-033-0000	Exempt
133	17-20-105-034-0000	Exempt
134	17-20-105-035-0000	Exempt
135	17-20-105-036-0000	Exempt
136	17-20-105-037-0000	Exempt
137	17-20-105-038-0000	Exempt
138	17-20-105-039-0000	Exempt
139	17-20-105-040-0000	Exempt
140	17-20-105-041-0000	Exempt
141	17-20-105-042-0000	Exempt
142	17-20-105-043-0000	Exempt
143	17-20-105-044-0000	Exempt
144	17-20-105-045-0000	Exempt
145	17-20-105-047-0000	Exempt
146	17-20-105-048-0000	Exempt
147	17-20-106-056-0000	Exempt
148	17-20-106-057-0000	Exempt
149	17-20-106-058-0000	Exempt
150	17-20-106-059-0000	Exempt
151	17-20-106-060-0000	Exempt
152	17-20-106-061-0000	Exempt
153	17-20-107-046-0000	Exempt
154	17-20-108-001-0000	35,240
155	17-20-108-002-0000	2,802
156	17-20-108-003-0000	5,469
157	17-20-108-004-0000	5,469
158	17-20-108-005-0000	Exempt

Count	PINs	1997 EAV
159	17-20-108-022-0000	Exempt
160	17-20-108-023-0000	Exempt
161	17-20-108-044-0000	Exempt
162	17-20-108-045-0000	Exempt
163	17-20-109-001-0000	Exempt
164	17-20-109-002-0000	Exempt
165	17-20-109-003-0000	Exempt
166	17-20-109-004-0000	Exempt
167	17-20-109-005-0000	Exempt
168	17-20-109-006-0000	Exempt
169	17-20-109-007-0000	Exempt
170	17-20-109-008-0000	Exempt
171	17-20-109-009-0000	Exempt
172	17-20-109-010-0000	Exempt
173	17-20-109-011-0000	Exempt
174	17-20-109-012-0000	Exempt
175	17-20-109-013-0000	Exempt
176	17-20-109-014-0000	Exempt
177	17-20-109-015-0000	Exempt
178	17-20-109-016-0000	Exempt
179	17-20-109-017-0000	Exempt
180	17-20-109-018-0000	Exempt
181	17-20-109-019-0000	Exempt
182	17-20-109-020-0000	Exempt
183	17-20-109-021-0000	Exempt
184	17-20-109-022-0000	Exempt
185	17-20-109-023-0000	Exempt
186	17-20-109-024-0000	Exempt
187	17-20-109-025-0000	Exempt
188	17-20-109-026-0000	Exempt
189	17-20-109-027-0000	Exempt
190	17-20-109-028-0000	Exempt
191	17-20-109-029-0000	Exempt
192	17-20-109-030-0000	Exempt
193	17-20-109-031-0000	Exempt
194	17-20-109-032-0000	Exempt
195	17-20-109-033-0000	Exempt
196	17-20-109-034-0000	Exempt
197	17-20-109-035-0000	Exempt
198	17-20-109-036-0000	Exempt
199	17-20-109-037-0000	Exempt

Count	PINs	1997 EAV
200	17-20-109-038-0000	Exempt
201	17-20-109-039-0000	Exempt
202	17-20-109-040-0000	Exempt
203	17-20-109-041-0000	Exempt
204	17-20-109-042-0000	Exempt
205	17-20-109-043-0000	Exempt
206	17-20-110-051-0000	Exempt
207	17-20-111-005-0000	Exempt
208	17-20-111-013-0000	Exempt
209	17-20-111-014-0000	Exempt
210	17-20-111-015-0000	Exempt
211	17-20-111-022-0000	Exempt
212	17-20-111-023-0000	Exempt
213	17-20-111-024-0000	Exempt
214	17-20-111-025-0000	Exempt
215	17-20-111-026-0000	Exempt
216	17-20-111-027-0000	Exempt
217	17-20-112-001-0000	10,396
218	17-20-112-002-0000	3,056
219	17-20-112-003-0000	4,158
220	17-20-112-004-0000	29,137
221	17-20-112-005-0000	15,195
222	17-20-112-006-0000	55,850
223	17-20-112-009-0000	845
224	17-20-112-010-0000	845
225	17-20-112-011-0000	845
226	17-20-112-012-0000	Exempt
227	17-20-112-013-0000	Exempt
228	17-20-112-037-0000	20,634
229	17-20-112-038-0000	Exempt
230	17-20-112-039-0000	Exempt
231	17-20-112-040-0000	Exempt
232	17-20-112-041-0000	Exempt
233	17-20-113-001-0000	Exempt
234	17-20-113-002-0000	Exempt
235	17-20-113-003-0000	Exempt
236	17-20-113-004-0000	Exempt
237	17-20-113-005-0000	Exempt
238	17-20-113-006-0000	Exempt
239	17-20-113-007-0000	Exempt
240	17-20-113-008-0000	Exempt

Count	PINs	1997 EAV
241	17-20-113-009-0000	Exempt
242	17-20-113-010-0000	Exempt
243	17-20-113-011-0000	Exempt
244	17-20-113-012-0000	Exempt
245	17-20-113-013-0000	Exempt
246	17-20-113-014-0000	Exempt
247	17-20-113-015-0000	Exempt
248	17-20-113-016-0000	Exempt
249	17-20-113-017-0000	Exempt
250	17-20-113-018-0000	Exempt
251	17-20-113-019-0000	Exempt
252	17-20-113-020-0000	Exempt
253	17-20-113-045-0000	Exempt
254	17-20-114-044-0000	Exempt
255	17-20-115-048-0000	Exempt
256	17-20-115-049-0000	Exempt
257	17-20-116-001-0000	Exempt
258	17-20-116-002-0000	14,060
259	17-20-116-003-0000	2,837
260	17-20-116-004-0000	18,584
261	17-20-116-005-0000	13,098
262	17-20-116-006-0000	2,837
263	17-20-116-008-0000	16,768
264	17-20-116-009-0000	Exempt
265	17-20-116-010-0000	2,837
266	17-20-116-011-0000	10,375
267	17-20-116-046-0000	Exempt
268	17-20-116-047-0000	Exempt
269	17-20-116-048-0000	44,839
270	17-20-116-049-0000	1,730
271	17-20-116-050-0000	4,306
272	17-20-116-051-0000	41,177
273	17-20-117-050-0000	Exempt
274	17-20-117-051-0000	Exempt
275	17-20-118-024-0000	Exempt
276	17-20-118-025-0000	Exempt
277	17-20-118-026-0000	Exempt
278	17-20-118-027-0000	Exempt
279	17-20-119-001-0000	Exempt
280	17-20-119-002-0000	Exempt
281	17-20-119-003-0000	Exempt

Count	PINs	1997 EAV
282	17-20-119-004-0000	Exempt
283	17-20-119-005-0000	Exempt
284	17-20-119-006-0000	Exempt
285	17-20-119-007-0000	Exempt
286	17-20-119-008-0000	Exempt
287	17-20-119-009-0000	Exempt
288	17-20-119-010-0000	Exempt
289	17-20-119-011-0000	Exempt
290	17-20-119-012-0000	Exempt
291	17-20-119-013-0000	Exempt
292	17-20-119-014-0000	Exempt
293	17-20-119-015-0000	Exempt
294	17-20-119-019-0000	Exempt
295	17-20-119-020-0000	Exempt
296	17-20-119-021-0000	Exempt
297	17-20-119-022-0000	Exempt
298	17-20-119-023-0000	Exempt
299	17-20-119-024-0000	Exempt
300	17-20-119-025-0000	Exempt
301	17-20-119-026-0000	Exempt
302	17-20-119-027-0000	Exempt
303	17-20-119-028-0000	Exempt
304	17-20-119-029-0000	Exempt
305	17-20-119-030-0000	Exempt
306	17-20-119-031-0000	Exempt
307	17-20-119-032-0000	Exempt
308	17-20-119-033-0000	Exempt
309	17-20-120-001-0000	Exempt
310	17-20-121-022-0000	Exempt
311	17-20-121-023-0000	Exempt
312	17-20-121-033-0000	Exempt
313	17-20-121-034-0000	Exempt
314	17-20-121-035-0000	Exempt
315	17-20-121-036-0000	Exempt
316	17-20-121-040-0000	Exempt
317	17-20-122-040-0000	Exempt
318	17-20-122-041-0000	Exempt
319	17-20-123-037-0000	Exempt
320	17-20-124-001-0000	Exempt
321	17-20-124-002-0000	Exempt
322	17-20-124-003-0000	Exempt

Count	PINs	1997 EAV
323	17-20-124-004-0000	Exempt
324	17-20-124-005-0000	Exempt
325	17-20-124-006-0000	Exempt
326	17-20-124-007-0000	Exempt
327	17-20-124-008-0000	Exempt
328	17-20-124-009-0000	Exempt
329	17-20-124-010-0000	Exempt
330	17-20-124-011-0000	Exempt
331	17-20-124-012-0000	Exempt
332	17-20-124-013-0000	Exempt
333	17-20-124-014-0000	Exempt
334	17-20-124-019-0000	Exempt
335	17-20-124-020-0000	Exempt
336	17-20-125-001-0000	38,530
337	17-20-125-002-0000	7,085
338	17-20-125-003-0000	6,470
339	17-20-125-004-0000	6,470
340	17-20-125-005-0000	6,470
341	17-20-125-006-0000	6,470
342	17-20-125-007-0000	7,650
343	17-20-125-008-0000	6,470
344	17-20-125-009-0000	6,696
345	17-20-125-010-0000	10,319
346	17-20-125-011-0000	21,324
347	17-20-126-001-0000	22,847
348	17-20-126-002-0000	14,645
349	17-20-126-003-0000	26,006
350	17-20-126-004-0000	71,883
351	17-20-126-005-0000	Exempt
352	17-20-126-006-0000	Exempt
353	17-20-127-001-0000	631,871
354	17-20-127-002-0000	1,405
355	17-20-127-003-0000	1,405
356	17-20-127-004-0000	1,405
357	17-20-127-005-0000	1,405
358	17-20-127-006-0000	1,405
359	17-20-127-007-0000	1,405
360	17-20-127-008-0000	1,405
361	17-20-127-009-0000	1,405
362	17-20-127-010-0000	1,405
363	17-20-127-011-0000	1,405

Count	PINs	1997 EAV
364	17-20-127-012-0000	1,405
365	17-20-127-013-0000	1,405
366	17-20-127-014-0000	1,405
367	17-20-127-015-0000	1,405
368	17-20-128-018-0000	21,783
369	17-20-128-020-0000	562,827
370	17-20-128-021-0000	112,594
371	17-20-128-022-0000	168,901
372	17-20-129-001-0000	10,964
373	17-20-129-002-0000	8,076
374	17-20-129-003-0000	4,171
375	17-20-200-014-0000	Exempt
376	17-20-200-062-0000	Exempt
377	17-20-200-063-0000	Exempt
378	17-20-200-064-0000	Exempt
379	17-20-201-021-0000	Exempt
380	17-20-201-026-0000	Exempt
381	17-20-201-027-0000	Exempt
382	17-20-201-029-0000	Exempt
383	17-20-201-030-0000	Exempt
384	17-20-201-032-0000	Exempt
385	17-20-201-033-0000	Exempt
386	17-20-201-034-0000	Exempt
387	17-20-201-035-0000	Exempt
388	17-20-201-036-0000	Exempt
389	17-20-202-024-0000	Exempt
390	17-20-202-025-0000	Exempt
391	17-20-202-026-0000	Exempt
392	17-20-202-027-0000	Exempt
393	17-20-202-028-0000	Exempt
394	17-20-202-029-0000	Exempt
395	17-20-202-030-0000	Exempt
396	17-20-202-031-0000	Exempt
397	17-20-202-032-0000	Exempt
398	17-20-202-033-0000	Exempt
399	17-20-202-034-0000	Exempt
400	17-20-202-035-0000	Exempt
401	17-20-202-036-0000	Exempt
402	17-20-202-037-0000	Exempt
403	17-20-202-038-0000	Exempt
404	17-20-202-049-0000	Exempt

Count	PINs	1997 EAV
405	17-20-202-053-0000	Exempt
406	17-20-202-054-0000	Exempt
407	17-20-202-055-0000	Exempt
408	17-20-202-056-0000	Exempt
409	17-20-202-057-0000	Exempt
410	17-20-207-045-0000	Exempt
411	17-20-208-041-0000	Exempt
412	17-20-209-022-0000	710,555
413	17-20-210-002-0000	Exempt
414	17-20-210-003-0000	Exempt
415	17-20-210-004-0000	Exempt
416	17-20-210-005-0000	Exempt
417	17-20-210-006-0000	Exempt
418	17-20-210-007-0000	Exempt
419	17-20-210-008-0000	Exempt
420	17-20-210-009-0000	Exempt
421	17-20-210-010-0000	Exempt
422	17-20-210-017-0000	Exempt
423	17-20-210-018-0000	Exempt
424	17-20-210-036-0000	Exempt
425	17-20-210-039-0000	Exempt
426	17-20-210-040-0000	Exempt
427	17-20-210-041-0000	Exempt
428	17-20-211-037-0000	356,399
429	17-20-211-038-0000	Exempt
430	17-20-211-040-0000	Exempt
431	17-20-212-001-0000	25,194
432	17-20-212-002-0000	8,172
433	17-20-212-003-0000	8,873
434	17-20-212-004-0000	4,545
435	17-20-212-005-0000	4,051
436	17-20-212-006-0000	5,824
437	17-20-212-007-0000	4,807
438	17-20-212-008-0000	3,625
439	17-20-212-009-0000	4,852
440	17-20-213-088-0000	365,463
441	17-20-213-090-0000	387,621
442	17-20-213-092-0000	Exempt
443	17-20-214-016-0000	139,141
444	17-20-214-020-0000	282,570
445	17-20-220-061-0000	188,250

Count	PINs	1997 EAV
446	17-20-220-062-0000	10,787
447	17-20-220-065-0000	751,728
448	17-20-500-007-0000	Exempt
449	17-20-500-023-0000	Exempt
<hr/>		
Totals		7,257,061

Exhibit III

**ROOSEVELT/RACINE
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

City of Chicago, Illinois

July 1998

City of Chicago
Richard M. Daley, Mayor

**ROOSEVELT/RACINE
TAX INCREMENT FINANCING
ELIGIBILITY STUDY**

City of Chicago, Illinois

This Eligibility Study is subject to review
and comment and may be revised
after comment and hearing.

Prepared by:
Trkla, Pettigrew, Allen & Payne, Inc.

July 1998

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EXECUTIVE SUMMARY

The purpose of this study is to determine whether the Roosevelt/Racine Redevelopment Project Area (the "Project Area") qualifies for designation as a "blighted area" within the definitions set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Ray/Dawson, P.C., CHA staff and Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 211.6 acres located one and one half miles southwest of the central business district of Chicago, Illinois.

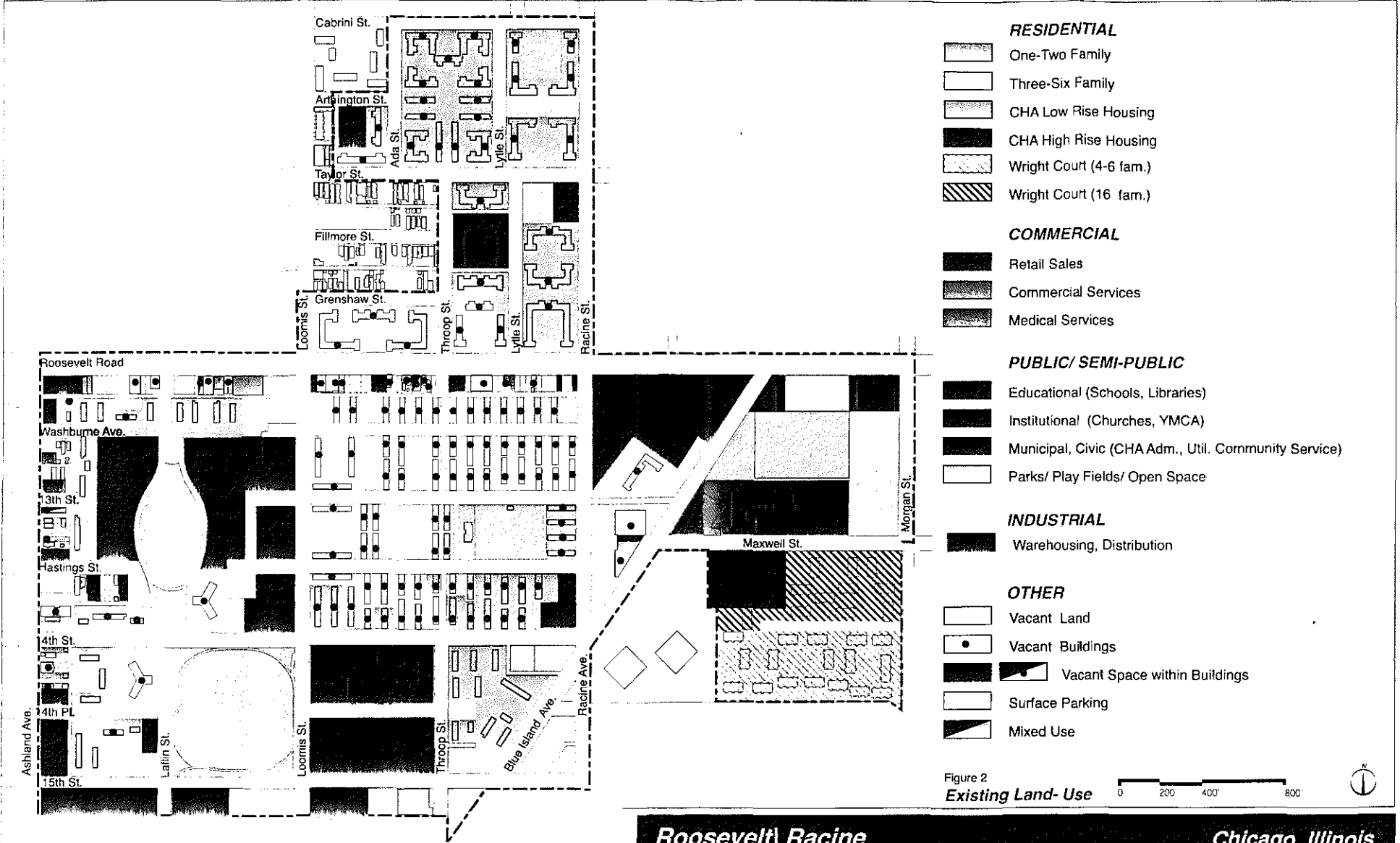
The Project Area is an improved area that encompasses 47 tax blocks and 449 tax parcels of various sizes. The Project Area is generally bounded by portions of Cabrini Street and Roosevelt Road on the north; portions of Racine Street, Morgan Street and Blue Island Avenue on the east; 15th Street and 14th Place on the south; and a portion of Ashland Avenue and Loomis Street on the west.

The boundaries of the Project Area are shown on Figure 1, *Boundary Map*. A more detailed description of the Project Area is presented in Section II, *The Roosevelt/Racine Project Area*.

Figure 2, *Current Generalized Land Use*, demonstrates a generalized view of current land use patterns within the Project Area. This figure is generalized and does not constitute the totality of land uses on a parcel by parcel basis within the Project Area.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors--dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning--is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.



Roosevelt Racine

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen, & Payne, Inc.

Exhibit IV

**Order No.: 9801012
Ordered By: T.P.A.P.**

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF S. RACINE AVE. WITH THE NORTH LINE OF W. ROOSEVELT RD.;

THENCE EAST ALONG SAID NORTH LINE OF W. ROOSEVELT RD. TO THE EAST LINE OF S. MORGAN ST.;

THENCE SOUTH ALONG SAID EAST LINE OF S. MORGAN ST. TO THE CENTERLINE OF W. MAXWELL ST.;

THENCE WEST ALONG SAID CENTER LINE OF W. MAXWELL ST. TO THE WEST LINE OF S. MORGAN ST.;

THENCE SOUTH ALONG THE WEST LINE OF S. MORGAN ST. TO THE NORTHEASTERLY LINE OF 14th PL.;

THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF W. 14th PL. TO THE SOUTHEAST CORNER OF LOT 53 IN BLOCK 1 IN SWIFT, McAULEY & TYRRELL'S SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTH LINE OF SAID LOT 53 BEING ALSO THE NORTH LINE OF W. 14th PL.;

THENCE WEST ALONG SAID NORTH LINE OF W. 14th PL., A DISTANCE OF 571.43 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID BLOCK 1 IN SWIFT, McAULEY & TYRRELL'S SUBDIVISION TO THE CENTER LINE OF VACATED 14th ST.;

THENCE WEST ALONG SAID CENTERLINE OF VACATED 14th ST., A DISTANCE OF 3.00 FEET, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 70 IN BLOCK 5 IN HENRY WALLER'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 70 AND THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 21 IN SAID BLOCK 5 IN HENRY WALLER'S SUBDIVISION, A DISTANCE

Order No. 9801012-R3
Chicago Guarantee Survey Co. 123 W. Madison St., Chicago, Il.

July 13, 1998
(312) 726-6880

OF 169.95 FEET;

THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5 IN HENRY WALLER'S SUBDIVISION, TO A POINT ON THE WEST LINE OF LOT 25 IN SAID BLOCK 5 IN HENRY WALLER'S SUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE OF LOT 25 IN SAID BLOCK 5 IN HENRY WALLER'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF AND ALONG THE WEST LINE OF LOT 25 IN BLOCK 4 IN SAID HENRY WALLER'S SUBDIVISION TO THE SOUTH LINE OF W. MAXWELL ST.

THENCE WEST ALONG SAID SOUTH LINE OF W. MAXWELL ST. TO THE SOUTHEASTERLY LINE OF BLUE ISLAND AVE.;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF BLUE ISLAND AVE. TO THE EAST LINE OF S. RACINE AVE.;

THENCE SOUTH ALONG SAID EAST LINE OF S. RACINE AVE. TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 THRU 10, INCLUSIVE, IN BLOCK 16, IN WM. SAMPSON'S SUBDIVISION OF BLOCKS 7, 9, 10, 15 AND 16 IN SAMPSON'S AND GREENE'S ADDITION TO CHICAGO, SAID NORTH LINE OF LOTS 1 THRU 10, INCLUSIVE, BEING ALSO THE SOUTH LINE OF W. 15th ST.;

THENCE WEST ALONG SAID SOUTH LINE OF W. 15th ST. TO THE NORTHWESTERLY LINE OF BLUE ISLAND AVE.;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF BLUE ISLAND AVE. TO THE EAST LINE OF S. THROOP ST.;

THENCE NORTH ALONG SAID EAST LINE OF S. THROOP ST. TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 26 THRU 50, INCLUSIVE, IN WILLIAM SAMPSON'S SUBDIVISION OF BLOCK 7, 9, 10, 15 AND 16 IN SAMPSON'S AND GREENE'S ADDITION TO CHICAGO, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF 15th ST.;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF 15th ST. TO THE EAST LINE OF S. ASHLAND AVE.;

THENCE NORTH ALONG SAID EAST LINE OF S. ASHLAND AVE. TO THE NORTH LINE OF W. ROOSEVELT RD.;

Order No. 9801012-R3

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July 13, 1998

(312) 726-6880

THENCE EAST ALONG SAID NORTH LINE OF W. ROOSEVELT RD. TO THE WEST LINE OF S. LOOMIS ST.;

THENCE NORTH ALONG SAID WEST LINE OF S. LOOMIS ST. TO THE NORTH LINE OF W. GRENSHAW ST.;

THENCE EAST ALONG SAID NORTH LINE OF W. GRENSHAW ST. TO THE WEST LINE OF S. THROOP ST.;

THENCE NORTH ALONG SAID WEST LINE OF S. THROOP ST. TO THE SOUTH LINE OF W. TAYLOR ST.;

THENCE WEST ALONG SAID SOUTH LINE OF W. TAYLOR ST. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 56 IN ROBERT L. MARTIN'S SUBDIVISION OF BLOCK 11 AND 16 IN VERNOR'S PARK ADDITION TO CHICAGO;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 56 IN ROBERT L. MARTIN'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF AND THE EAST LINE OF LOT 52 IN SAID ROBERT L. MARTIN'S SUBDIVISION AND THE EAST LINE OF LOTS 1 THRU 6, INCLUSIVE, IN ROBERT L. MARTIN'S RESUBDIVISION OF LOTS 47 THRU 51, INCLUSIVE, IN ROBERT L. MARTIN'S SUBDIVISION AND ALONG THE EAST LINE OF LOT 46 IN SAID ROBERT L. MARTIN'S SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF W. ARTHINGTON ST.;

THENCE EAST ALONG SAID NORTH LINE OF W. ARTHINGTON ST. TO THE WEST LINE OF S. ADA ST.;

THENCE NORTH ALONG SAID WEST LINE OF S. ADA ST. TO THE NORTH LINE OF W. CABRINI ST.;

THENCE EAST ALONG SAID NORTH LINE OF W. CABRINI ST. TO THE EAST LINE OF S. RACINE AVE.;

THENCE SOUTH ALONG SAID EAST LINE OF S. RACINE AVE. TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH LINE OF W. ROOSEVELT RD.

Exhibit V

Parcels To Be Acquired

PIN

17-20-100-006-0000
17-20-100-007-0000
17-20-100-008-0000
17-20-100-009-0000
17-20-100-010-0000
17-20-100-012-0000
17-20-100-013-0000
17-20-100-014-0000
17-20-100-015-0000
17-20-100-016-0000
17-20-100-017-0000
17-20-100-018-0000
17-20-100-019-0000
17-20-100-020-0000
17-20-100-021-0000
17-20-100-022-0000
17-20-100-023-0000
17-20-100-024-0000
17-20-101-001-0000
17-20-101-002-0000
17-20-101-003-0000
17-20-101-004-0000
17-20-101-005-0000
17-20-101-006-0000
17-20-101-007-0000
17-20-101-008-0000
17-20-101-009-0000
17-20-101-010-0000
17-20-101-011-0000
17-20-101-012-0000
17-20-102-001-0000
17-20-102-002-0000
17-20-102-003-0000
17-20-102-004-0000
17-20-102-007-0000
17-20-102-008-0000
17-20-102-009-0000
17-20-102-010-0000
17-20-102-012-0000
17-20-102-013-0000
17-20-102-014-0000

Exhibit V

Parcels To Be Acquired

PIN

17-20-102-015-0000
17-20-102-016-0000
17-20-102-017-0000
17-20-102-018-0000
17-20-102-019-0000
17-20-102-020-0000
17-20-102-021-0000
17-20-102-053-0000
17-20-103-001-0000
17-20-103-002-0000
17-20-103-003-0000
17-20-103-004-0000
17-20-103-005-0000
17-20-103-006-0000
17-20-103-007-0000
17-20-103-008-0000
17-20-103-009-0000
17-20-103-010-0000
17-20-103-011-0000
17-20-103-012-0000
17-20-103-013-0000
17-20-103-014-0000
17-20-103-015-0000
17-20-103-048-0000
17-20-103-050-0000
17-20-104-001-0000
17-20-104-002-0000
17-20-104-003-0000
17-20-104-004-0000
17-20-104-022-0000
17-20-104-023-0000
17-20-104-024-0000
17-20-104-025-0000
17-20-104-026-0000
17-20-104-027-0000
17-20-108-001-0000
17-20-108-002-0000
17-20-108-003-0000
17-20-108-004-0000
17-20-108-022-0000
17-20-112-001-0000

Exhibit V

Parcels To Be Acquired

PIN

17-20-112-002-0000
17-20-112-003-0000
17-20-112-004-0000
17-20-112-005-0000
17-20-112-006-0000
17-20-116-002-0000
17-20-116-003-0000
17-20-116-004-0000
17-20-116-005-0000
17-20-116-006-0000
17-20-116-008-0000
17-20-116-010-0000
17-20-116-011-0000
17-20-116-048-0000
17-20-116-049-0000
17-20-116-050-0000
17-20-116-051-0000
17-20-127-001-0000
17-20-127-002-0000
17-20-127-003-0000
17-20-127-004-0000
17-20-127-005-0000
17-20-127-006-0000
17-20-127-007-0000
17-20-127-008-0000
17-20-127-009-0000
17-20-127-010-0000
17-20-127-011-0000
17-20-127-012-0000
17-20-127-013-0000
17-20-127-014-0000
17-20-127-015-0000

As set forth in the Act, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by: (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused rail yards, rail tracks or railroad rights-of way, or (5) the area, prior to the area's designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 or more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of the subsections (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

While it may be concluded that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of blight, this evaluation was made on the basis that the blighting factors must be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of blighting factors throughout the study area must be reasonable so that basically good areas are not arbitrarily found to be conservation areas or blighted simply because of proximity to areas which are blighted.

On the basis of this approach, the Project Area is found to be eligible as a blighted area within the definitions set forth in the Act. Specifically:

- Of the 14 blighting factors set forth in the Act for "improved" blighted areas, 10 are present in the Project Area. Nine factors (age, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage, deleterious land-use or layout, depreciation of physical maintenance and lack of community planning) are present to a major extent and one factor (dilapidation) is present to a limited extent. When assessing whether a factor is present to a major or minor extent throughout the Project Area as a whole, the scope and severity of that factor is considered. Therefore the determination of major or minor extent is not simply a determination of a majority or minority of blocks with the factor present to a major or minor extent.
- The factors present are reasonably distributed throughout the Project Area.

- All 47 blocks within the Project Area show the presence of blight factors.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project area qualifies either as a “blighted area” or as a “conservation area” within the definitions for each set forth in the Act (Section 11-74.4-3). These definitions are described below.

ELIGIBILITY OF A BLIGHTED AREA

A blighted area may be either improved or vacant. If the area is improved (*e.g.*, with industrial, commercial and residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following fourteen factors:

- Age
- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following criteria:

- A combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
- The area immediately prior to becoming vacant qualified as a blighted improved area.
- The area consists of an unused quarry or unused quarries.
- The area consists of unused rail yards, rail tracks or railroad rights-of-way.
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts upon real property which is included in, or is in proximity to, any improvement on real property which has been in existence for at least five years and which substantially contributes to such flooding.
- The area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.
- The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in the first bullet point listed above, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

ELIGIBILITY OF A CONSERVATION AREA

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the fourteen factors listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of individual structures
- Presence of structures below minimum code standards
- Abandonment
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land-use or lay-out
- Depreciation of physical maintenance
- Lack of community planning

While the Act defines a blighted area and a conservation area, it does not define the various factors for each, nor does it describe what constitutes the presence or the extent of presence necessary to determine that a factor exists. Therefore, reasonable criteria should be developed to support each local finding that an area qualifies as either a blighted area or as a conservation area. In developing these criteria, the following principles have been applied:

1. The minimum number of factors must be present and the presence of each must be documented;
2. For a factor to be considered present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the project area.

II. THE ROOSEVELT/RACINE PROJECT AREA

The Project Area is generally bounded on the north by sections of Cabrini Street and Roosevelt Road; on the east by Racine Avenue, Morgan Street and Blue Island Avenue; on the south by 15th Street and 14th Place; and on the west by Ashland Avenue and Loomis Street.

In total, the Project Area contains 257 buildings, 47 tax blocks, 449 tax parcels of various sizes and encompasses 211.6 acres of land. The acreage is distributed as indicated in Table 1 below.

The Project Area is dominated by the ABLA Public Housing Areas. ABLA is an acronym for five distinct housing developments which include: Jane Addams Homes, Robert Brooks Homes, Brooks Extension, Loomis Courts, Grace Abbott Homes and the Jones Senior Apartments. Another large housing area within the Project Area is the Barbara Jean Wright Courts located east of Blue Island Avenue, consisting of 272 units in 27 buildings of varying size. In addition to these housing developments, commercial frontage on Ashland Avenue, between 15th Street and Roosevelt Road and along Roosevelt Road, between Ashland Avenue and Loomis Street is included. Three blocks of industrial activity along 15th Street, between Ashland Avenue and Throop Street is also within the Project Area.

**Table 1: Acreage Distribution
Roosevelt/Racine Project Area**

Area	Land Area	R.O.W	Total
• Addams Homes	26.6	11.8	38.4
• Brooks Homes	24.8	6.8	31.6
• Brooks Extension	7.6		7.6
• Abbott Homes	41.2	3.9	45.1
• Loomis Courts	3.6		3.6
• Jones Sr. Apartments	.8		.8
Total CHA Housing Areas	104.6	22.5	127.1
• Barbara Jean Wright Courts	13.9		13.9
• Ashland/Roosevelt Frontage	6.9	2.4	9.3
• 15th Street Industrial Frontage	4.9	.4	5.3
• Other commercial/public areas	21.8		21.8
• Remaining streets and alleys		34.2	34.2
Area Total	152.1	59.5	211.6

The Project Area includes the five ABLA housing developments, Barbara Jean Wright Courts and the commercial and industrial frontage of Ashland Avenue, Roosevelt Road and 15th Street. The Project Area is characterized by conditions which may be some of the most serious evidence of urban decay in this portion of the City or any comparable area.

The ABLA housing developments range in age from 60 to 38 years while the Barbara Jean Wright Courts are approximately 25 years old. They suffer from years of deferred maintenance, obsolete mechanical systems excessive maintenance costs, vacancies, vandalism, deterioration, uninhabitable and unsanitary conditions and other factors. The combination of which has impacted the area, creating the current conditions.

The super-blocks within the ABLA portion of the Project Area display an excessive density of dwelling units within buildings as well as a close placement of buildings within blocks. This contributes to problems caused by the improper layout of blocks and buildings; for example, a lack of recreational space and adequate vehicle parking space. There is no recreational space within the Barbara Jean Wright Courts. The commercial frontage also contains similar characteristics including: aging buildings, vacancies, deterioration, debris around properties and conflicting commercial and residential activity in close proximity.

While there are parcels within the Project Area that do not contain buildings they are not devoid of improvements and exhibit blighting factors just as those parcels with buildings present.

III. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS: IMPROVED AREAS

An analysis was conducted of each of the blighting eligibility factors listed in the Act to determine which are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP, Ray/Dawson, P.C. and CHA Staff included:

1. Exterior survey of the condition and use of each building;
2. Site surveys of streets, alleys, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original and current platting and building size and layout;
6. Analysis of vacant sites and vacant buildings;
7. Analysis of building floor area and site coverage;
8. Analysis of sample building code violations issued to CHA by the City; and
9. Review of previously prepared plans, facility condition studies and data.

Figure 3 presents the survey form used to record building conditions.

A factor noted as “not present” indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as “present to a limited extent” indicates that conditions exist which document that the factor is present, but that the distribution or impact of the blight condition is limited. Finally, a factor noted as “present to a major extent” indicates that conditions exist which document that the factor is present throughout major portions of the block, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development.

The following statement of findings is presented for each blight factor listed in the Act. The conditions that exist and the relative extent to which each factor is present in the Project Area are described. What follows is the summary evaluation of the 14 factors for an “improved” blighted area. The factors are presented in order of their listing in the Act.

EXTERIOR BUILDING SURVEY FORM

Prepared by: Trkla, Pettigraw, Allen & Payne, Inc.

PROJECT: JOB NUMBER:													COMMENTS				
		A.															
PARCEL	BLDG.	ACTIVITY	LAND USE NO. 1	NUMBER OF UNITS	LAND USE NO. 2	NUMBER OF UNITS	HEIGHT	CONSTRUCTION	DECADE	FOUNDATION	WALLS	ROOF	SECONDARY	BUILDING RATING	BLIGHTING INFLUENCE	ACTIVITY CODE NO. 1	ACTIVITY CODE NO. 2

A. LAND USE
 R RESIDENTIAL P PUBLIC
 C COMMERCIAL S SEMIPUBLIC
 I INDUSTRIAL T TRANSIENT

B. HEIGHT
 1 ONE STORY
 01 ONE AND ONE-HALF STORIES
 2 TWO STORIES
 02 TWO AND ONE-HALF STORIES
 3 THREE STORIES
 4 FOUR STORIES
 5 FIVE STORIES, ETC

C. CONSTRUCTION
 1 MASONRY 3 WOOD
 2 CONCRETE 4 METAL
 COMBINATIONS OF THE ABOVE MATERIALS
 SHALL BE LISTED IN THE FOLLOWING MANNER:
 5 ROLL COVERED 9 STUCCO COVERED, I.E. -
 6 SHINGLE COVERED 93 WOOD, STUCCO COVERED
 7 SLATE COVERED 12 MASONRY AND CONCRETE
 8 TILE COVERED 13 MASONRY AND WOOD, ETC.
 34 WOOD AND METAL

D. DECADE
 0 BEFORE 1900
 1 1900-1910
 2 1910-1920
 3 1920-1930
 4 1930-1940
 5 1940-1950
 6 1950-1960
 7 1960-1970
 8 1970-1980
 9 1980-1990
 10 AFTER 1990

E. STRUCTURAL CONDITION
 0 SOUND
 1 REQUIR: MINOR REPAIR
 2 REQUIR: MAJOR REPAIR
 3 IN CRITIC AL CONDITION
 9 UNABLE TO VIEW

F. BUILDING RATING
 0 SOUND
 1 REQUIR: S MINOR REPAIR
 2 REQUIR: S MAJOR REPAIR
 3 SUBSTANDARD

G. BLIGHTING INFLUENCES
 1 AGE
 2 DILAPIDATION
 3 OBSOLESCENCE
 4 DETERIORATION
 5 ILLEGAL USE OF INDIVIDUAL STRUCTURES
 6 PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS
 7 EXCESSIVE VACANCIES
 8 OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES
 9 LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES
 10 INADEQUATE UTILITIES
 11 EXCESSIVE LAND COVERAGE
 12 DELETERIOUS LAND-USE OR LAY-OUT
 13 DEPRECIATION OF PHYSICAL MAINTENANCE
 14 LACK OF COMMUNITY PLANNING

A. AGE

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time, temperature, moisture and level of maintenance over an extended period of years, structures which are 35 years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings. Structures within the Project Area include some of the oldest buildings in the City, many of which were built between the 1890's and the 1920's along the commercial corridors of Roosevelt Road and Ashland Avenue. The ABLA housing developments date back to 1938 for the Addams Homes which was the first public assisted housing development in the city. The high rise buildings in the other housing areas were built as recently as the 1960's.

Of the 257 buildings within the Project Area, 217, or 84%, are 35 years of age or older. Age as a factor of blight is present to a major extent in 37 of the 41 blocks in the Project Area containing buildings.

Figure 4, *Age*, illustrates the location of all buildings in the Project Area which are more than 35 years of age.

B. DILAPIDATION

Dilapidation refers to advanced disrepair of buildings and site improvements. Webster's New Collegiate Dictionary defines "dilapidate," "dilapidated" and "dilapidation" as

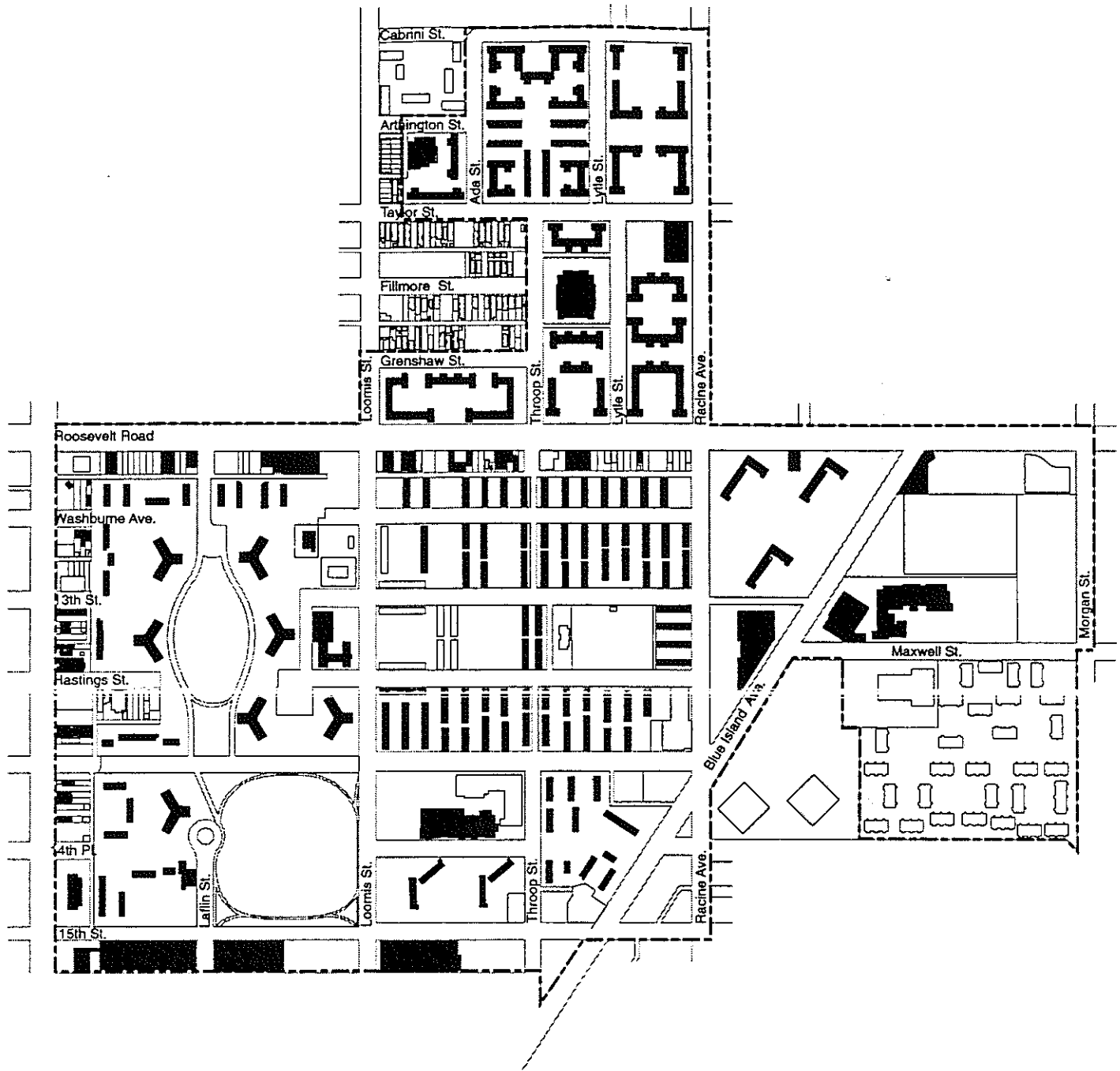
Dilapidate, "... to become or cause to become partially ruined and in need of repairs, as through neglect."

Dilapidated, "... falling to pieces or into disrepair; broken down; shabby and neglected."

Dilapidation, "... dilapidating or becoming dilapidated; a dilapidated condition."

To determine the existence of dilapidation, an assessment was undertaken of all buildings within the Project Area. The process used for assessing building conditions, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation are presented below.

The building condition analysis is based an exterior inspection of all buildings undertaken during December of 1997 and July of 1998. Noted during the inspections were structural deficiencies in building components and related environmental deficiencies in the Project Area.



Buildings 35 Years or Older

Figure 4
Age



Roosevelt Racine

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen, & Payne, Inc.

1. Building Components Evaluated.

During the field survey, each component of a building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural

These include the basic elements of any building: foundation walls, load bearing walls and columns, roof and roof structure.

Secondary Components

These components are generally secondary to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building, and the effect that deficiencies in the various components have on the remainder of the building.

2. Building Rating Classifications

Based on the evaluation of building components, each building was rated and classified into one of the following categories:

Sound

Buildings which contain no defects, are adequately maintained, and require no treatment outside of normal maintenance as required during the life of the building.

Deficient

Buildings which contain defects (loose or missing material or holes and cracks) over either limited or widespread areas which may or may not be correctable through the course of normal maintenance (depending on the size of the building or number of buildings in a large complex). Deficient buildings contain defects which, in the case of limited or minor defects, clearly indicate a lack of or a reduced level of maintenance. In the case of major defects, advanced defects are present over widespread areas would require major upgrading and significant investment to correct.

Dilapidated

Buildings which contain major defects in primary and secondary components over widespread areas. The defects are so serious and advanced that the building is considered to be substandard, requiring improvements or total reconstruction. Corrective action may not be feasible.

Of the 257 buildings within the Project Area, 11, or 4% are in a substandard (dilapidated) condition. The factor of dilapidation is present to a major extent in 1 block and to a limited extent in 6 blocks of the 41 blocks containing buildings.

It should be noted that the various building rating classifications, i.e. sound, deficient to a minor or major extent or substandard (dilapidated) is based on the exterior survey of structures and property. Typically, in an exterior survey, components which are visible are limited to exterior walls, roofs (not including flat roofs) and secondary components such as windows, doors, porches, steps, chimneys, fascias, gutters and downspouts, etc. Foundations can only be visible over the limited area above grade in some buildings. A detailed interior, exterior survey where many more components are visible, including mechanical systems, would reveal many more defects in the buildings surveyed. Building conditions within the ABLA developments based on interior analysis along with exterior conditions would indicate an increase in all classifications to a higher rating, i.e. minor to major deficient and major deficient to substandard. A review of facility inspection reports and code violation documents for the ABLA developments indicate that interior components and mechanical systems are severely deteriorated and or dilapidated. While these conditions may be present, dilapidation as a factor was based only on the severe conditions of limited visible exterior components of each structure that in combination and criteria resulted in a substandard (dilapidated) rating.

Figure 5, *Dilapidation*, illustrates the location of substandard buildings in the Project Area.

C. OBSOLESCENCE

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in a proposed redevelopment project area. In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

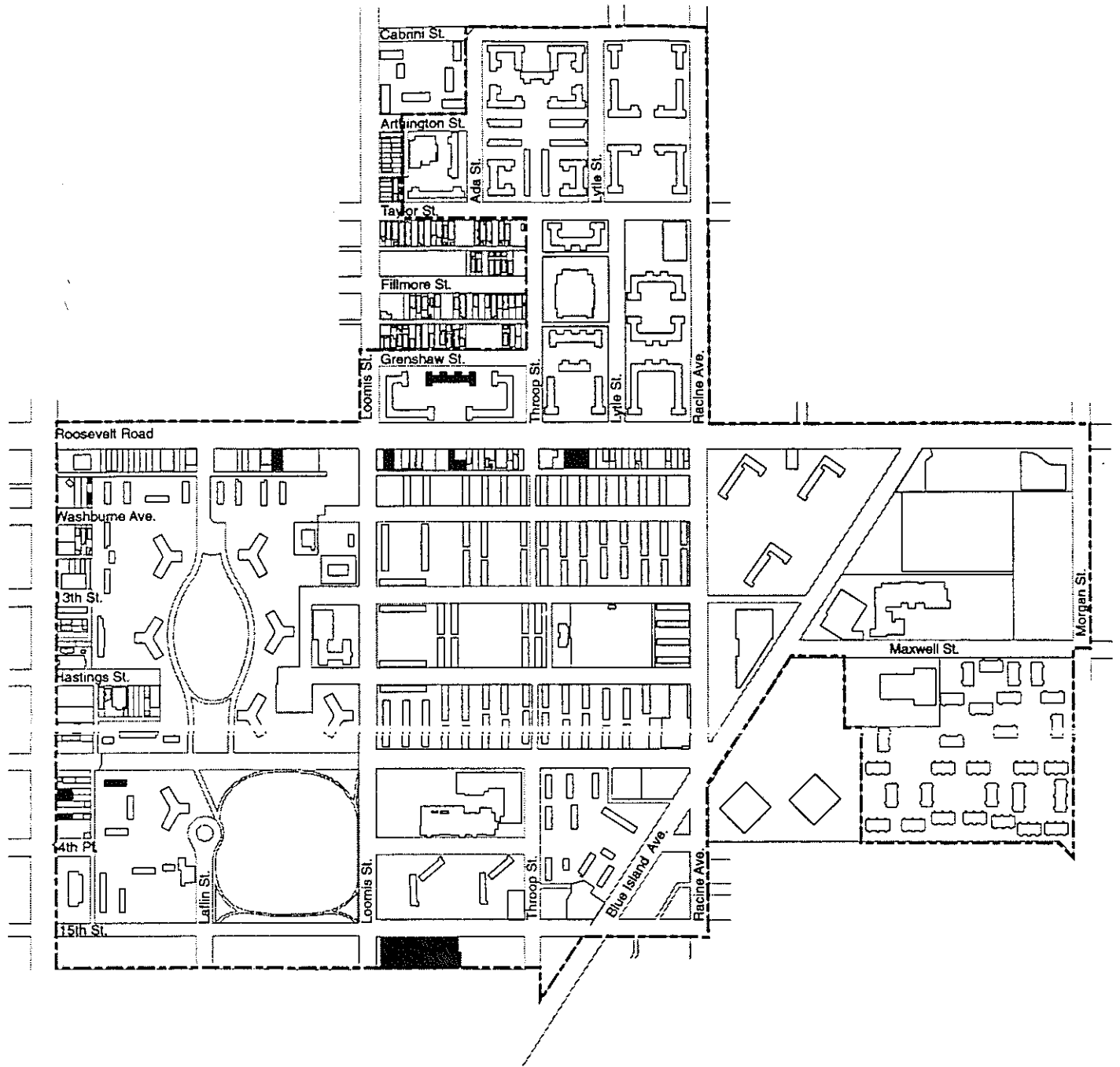


Figure 5
Dilapidation

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Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

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1. Obsolete Building Types

Functional or economic obsolescence in buildings, which limits their long-term use or reuse, is typically difficult and expensive to correct. Deferred maintenance, deterioration and vacancies often result. The presence of obsolete buildings can have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Characteristics of obsolete buildings include:

- Small, buildings with limited space for existing or long-term utility, unsuitable for expansion.
- Single purpose buildings of limited size, designed for a specific use which are not easily adaptable or suited to other uses. Single purpose buildings which have been added on to or converted to accommodate other activity.
- Multi-story, mixed-use, commercial buildings with store fronts converted to apartments.
- Multi-story industrial buildings with inefficient or outdated mechanical systems; including a lack of central air conditioning, limited lighting and small elevators or the lack of freight elevators.
- Commercial buildings with triangular shapes which result in narrow store fronts with limited depth.
- Older school buildings with high ceilings and single pane windows, resulting in costly upkeep and high energy loss.
- Three and four story residential buildings lacking elevators.

Thirty-eight of the 257 buildings in the Project Area are impacted by obsolescence. Buildings characterized by obsolescence are limited in their efficient or economic use consistent with contemporary standards.

2. Obsolete Platting and Layout

The Project Area was originally platted prior to the turn of the century. The diagonal alignment of Blue Island Avenue contributed to an inconsistent pattern of block sizes and shapes resulting in parcels of varying configurations and depth. Blocks along Roosevelt Road and Ashland Avenue are the remaining frontage of the original blocks which formed the typical street and block grid pattern and still contain the original platting of narrow 25 foot lots. The subsequent development of the super-blocks created for public housing has resulted in a fragmented pattern of blocks with dead-end streets, reduced interior circulation and isolation of these large block areas from the surrounding neighborhood.

Overall, platting, block layout and configuration and the high density building placement of the Project Area is not consistent with modern day standards for residential and commercial development.

Conclusion

Obsolescence, as evidenced by the obsolete buildings and obsolete platting and layout is present to a major extent in 27 blocks and to a limited extent in 18 of the 47 blocks.

Figure 6, *Obsolescence*, illustrates the location of obsolete buildings and obsolete platting and layout in the Project Area.

D. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements which require treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack a lack of paint, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. Minor deficient and major deficient buildings are characterized by defects in the secondary building components (*e.g.*, doors, windows, fire escapes, gutters and downspouts, fascia materials, etc.), and defects in primary building components (*e.g.*, foundations, exterior walls, floors, roofs, etc.), respectively.

It should be noted that all buildings and site improvements classified as dilapidated are also deteriorated.

Deterioration of Buildings

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on “Dilapidation.” Of the 257 buildings in the Project Area (including dilapidated buildings) 238, or 93%, are classified as exhibiting deterioration.

Table 2, *Summary of Building Deterioration*, summarizes building deterioration within the blocks containing buildings in the Project Area.

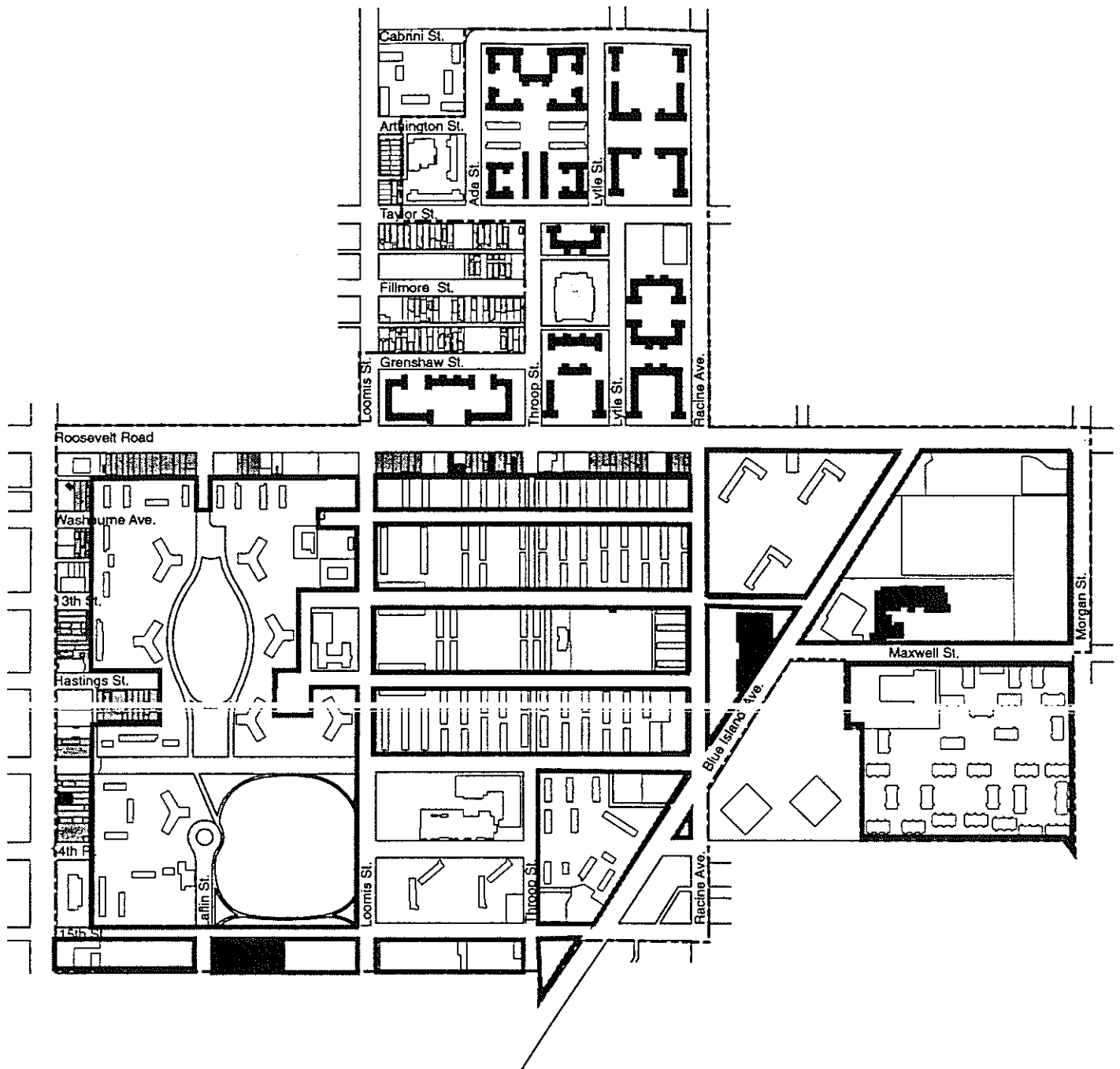


Figure 6
Obsolescence



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Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen, & Payne, Inc.

Deterioration of Parking Areas, Alleys, Streets and Sidewalks

Field surveys were conducted to identify the condition of streets, alleys, curbs, gutters and sidewalks in the Project Area. All of the alleys in the blocks fronting Roosevelt Road and Ashland Avenue contain deteriorated surfaces with pot holes, broken and cracked pavement with weeds and debris. Interior walks within the Abbott and Brooks housing development are deteriorated with broken, sunken, or missing sections, and cracked surfaces. Poor, irregular and deteriorated street pavement exists along 15th Street near the industrial properties. Broken pavement sections are present in portions of Maxwell street and parking lots within the Barbara Jean Wright Courts contain sections of settling pavement with standing water during rain periods.

Deterioration as a factor is present to a major extent in 40 blocks and to a limited extent in 6 blocks of the total 47 blocks within the Project Area.

Figure 7, *Deterioration*, illustrates deterioration within the Project Area.

E. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

No illegal uses of individual structures were evident from the field surveys conducted.

Table 2: Summary of Building Deterioration

Survey Block* No.	Building Condition			
	No. Of Buildings	Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
100	12	3	7	2
101	9	--	8	1
102	15	1	12	2
103	14	2	11	1
104	9	2	7	--
105	4	2	2	--
106	9	--	9	--
107	16	--	16	--
108	8	--	8	--
109	2	--	2	--
110	10	--	10	--
111	6	1	5	--
112	10	--	10	--
113	2	--	2	--
114	14	--	14	--
115	12	1	11	--
116	7	--	4	3
118	2	--	2	--
119	6	--	--	--
121	6	1	5	--
123	2	--	2	--
124	5	--	5	--
126	1	--	1	--
127	1	--	1	--
128	2	1	--	1
200	4	--	4	--
201	2	1	1	--
207	1	--	1	--
209	1	--	1	--
210	2	2	--	--
211	4	1	3	--
213	6	--	6	--
214	3	--	3	--
220	15	--	15	--
320	13	--	13	--
321	4	--	4	--
322	3	--	3	--
323	2	--	2	--

* Blocks with buildings

Table 2: Summary of Building Deterioration (Cont.'d)

Survey Block No.	No. Of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
332	3	--	2	1
333	6	--	6	--
334	4	1	3	--
<hr/>				
Project Area Total	257	19	227	11
Percent	100.0	7.4	88.3	4.3

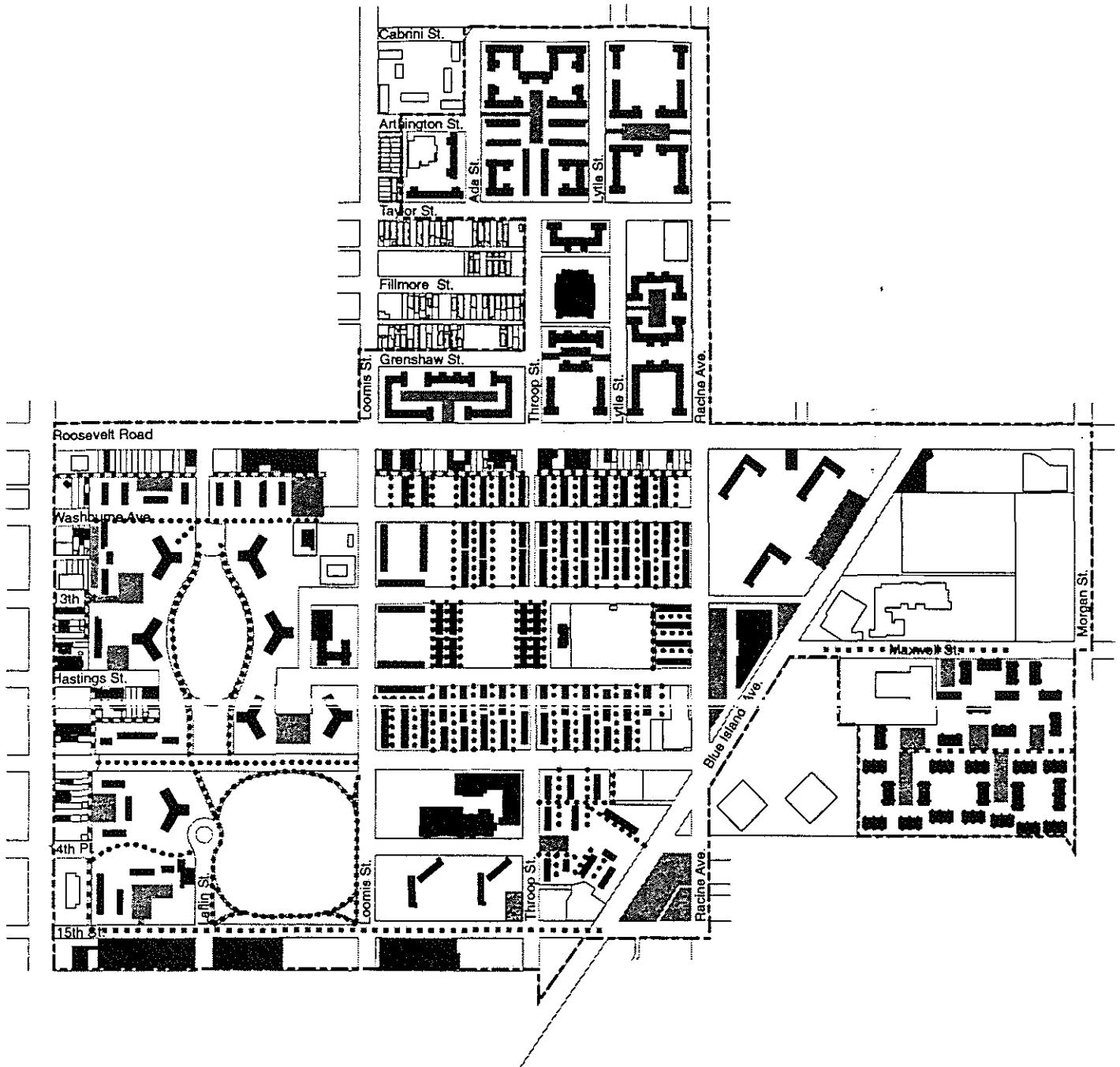


Figure 7
Deterioration



Roosevelt Racine

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen, & Payne, Inc.

F. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards as a factor of blight as defined in the Act, is evidenced by structures which do not meet the applicable subdivision, building, housing, property maintenance, fire, or other governmental codes. The principal purposes of such codes are to require buildings to be constructed so that they will be strong enough to support the loads expected, to be safe against fire and similar hazards, and to establish other minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which threaten health and safety.

A sample of recent code violations incurred by CHA properties within the Project Area was analyzed so as to classify the type of violation. The categories are listed below, by sub-division.

Addams Homes

- Fire damage on kitchen wall and base cabinets.
- Holes, peeling paint, loose, broken and missing plaster on interior walls and ceilings
- Broken doors and missing door hardware.
- Broken and missing window panes.
- Broken and missing floor tile.
- Accumulation of refuse and debris.
- Defective plumbing, broken faucets, leaking pipes and drains, bathtub water leaks.
- Infestation of cockroaches and mice.
- Missing smoke detectors.
- Defective lead-based paint.
- Gas, smoke and sewage odors.
- Stagnant water and raw sewage in basement areas.

Abbott Homes

- Open masonry joints in chimneys.
- Rotting and broken window sills.
- Exterior stairs with missing parts, handrails, broken concrete.
- Defective fencing and service walks.
- Doors loose and out of openings, missing hardware.
- Broken, missing, or torn screens on storm doors and windows
- Missing dead-bolt locks.
- Windows with missing putty, broken frames and missing hardware
- Missing or broken floor tile.
- Broken or missing light fixtures.
- Cockroach and mice infestation.
- Defective kitchen and bath faucets, defective commode flush tanks.
- Disconnected downspouts.

Abbott Homes (con't)

- Broken fascias, soffit and water leaks.
- Defective radiator valves.
- Doors without peep holes.
- Missing smoke alarms.

Brooks Homes

- Obstructions and debris in front of exits.
- Loose, peeling paint and plaster on interior walls and ceilings.
- Broken and loose doors.
- Inadequate light and fixtures in common areas.
- Large holes and cracks in interior walls and ceilings.
- Broken and missing floor tile.
- Broken and missing window panes and inoperable windows.
- Inadequate doors, missing screens and door closing devices.
- Infestation of rats, cockroaches and mice., need to seal off rodent holes.
- High weeds and tree growth (vegetation) on roof.
- Faucet, pipes and radiator leaks, loose plumbing fixtures.
- Clogged pipe drains.
- Missing smoke detectors.
- Roof leaks and seepage.
- Loose or broken concrete canopies at door entries

Brooks Extension

- Obstructed passageways
- Abandoned refrigerators
- Missing self-closers on doors.
- Broken interior surfaces on walls and ceilings
- Loose or broken flooring.
- Loose windows, missing glazing and hardware.
- Broken exterior service walks.
- Leaking roofs.
- Infestation of mice and cockroaches.
- Defective smoke alarms.
- Inadequate hot and cold water pressure and supply.
- Missing refuse chute doors.
- Leaking and broken plumbing fixtures and piping.
- Missing or torn window screens.
- Exit signs not illuminated.

Barbara Jean Wright Courts

City code violation records for this private development did not consist of the level of detail as those of the ABLA developments. City records did indicate violations within 8 of the 27 residential buildings. Comparing the type of defects of the ABLA properties with those of the Jean Wright Courts visible during the exterior surveys, however, would include similar code related defects as follows:

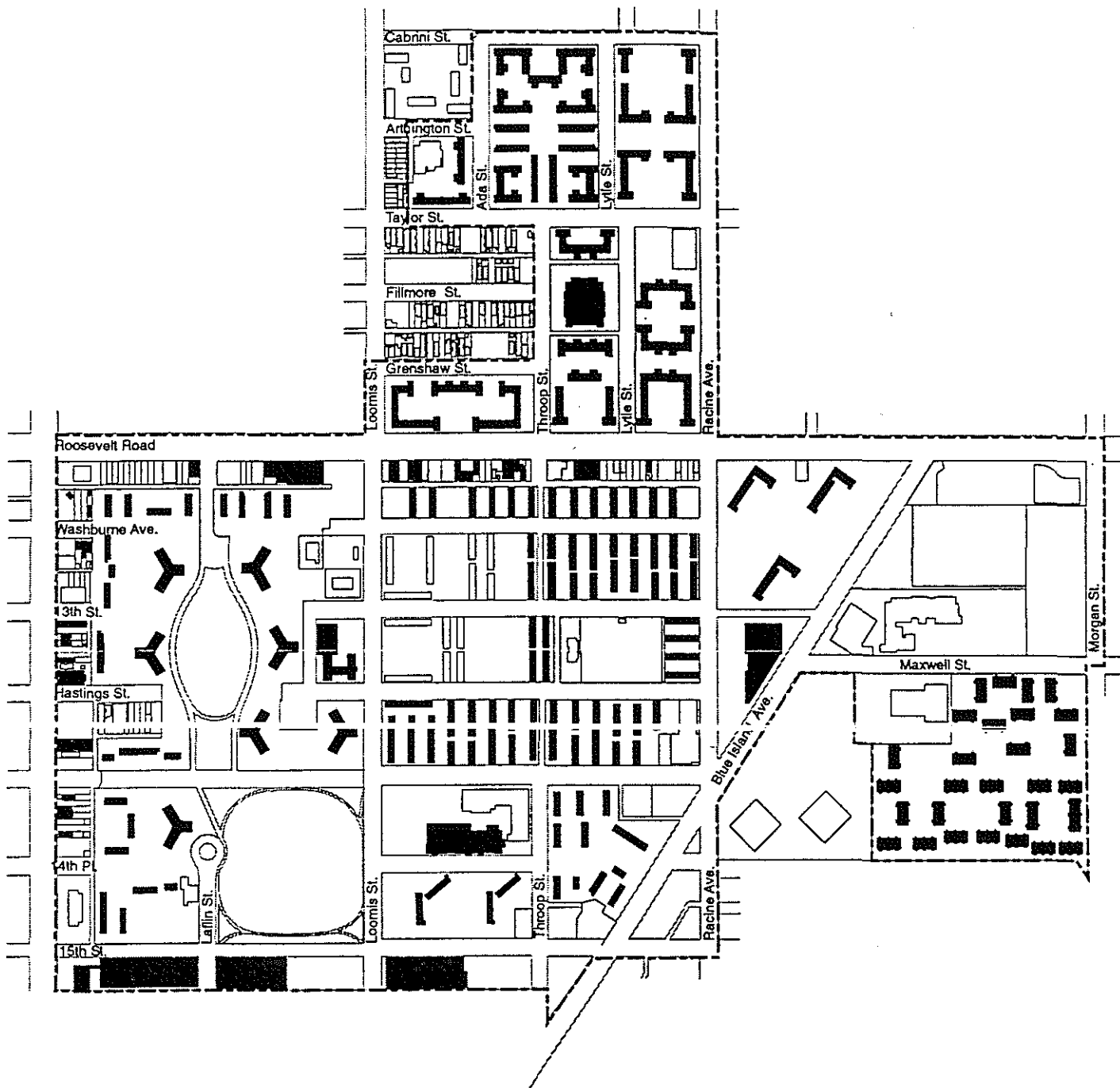
- Loose, mildewed and deteriorated vertical wood siding.
- Loose, warped and paint-blistered fascia boards.
- Cracked window panes, windows without screens.
- Curled and brittle roofing shingles, roofing which has reached it's material life.
- Loose and deteriorated wood siding on roof dormers over stair wells.
- Blistered gutters and downspouts, missing bottom sections of downspouts and splash blocks
- Masonry damage at service doors.
- Masonry cracks from settlement due to erosion at foundations caused by improper downspouts.
- Settled concrete steps and sidewalk sections.

The factor of structures below minimum code standards is present to a major extent in 38 of the 41 blocks containing buildings. Figure 7 illustrates the location of buildings below minimum code standards.

G. EXCESSIVE VACANCIES

Excessive vacancies refers to the presence of buildings or sites which are either totally unoccupied or not fully utilized. These buildings and sites exert an adverse influence on the surrounding area because of the frequency or duration of vacancies. Excessive vacancies include properties for which there is little expectation of future occupancy or utilization.

Excessive building vacancies are found throughout major portions of the Project Area. Vacancies include buildings which are entirely vacant and buildings with vacant floor areas. Vacancies are prevalent in most of the buildings fronting Ashland Avenue and Roosevelt Road. According to CHA, the vacancy rate of the ABLA Homes, as a whole, is approaching 50%. Totally vacant buildings are dominant in the Addams and Brooks Homes areas.



Structures Below Minimum Code Standards

Figure 8
Structures Below Minimum Code



Roosevelt Racine

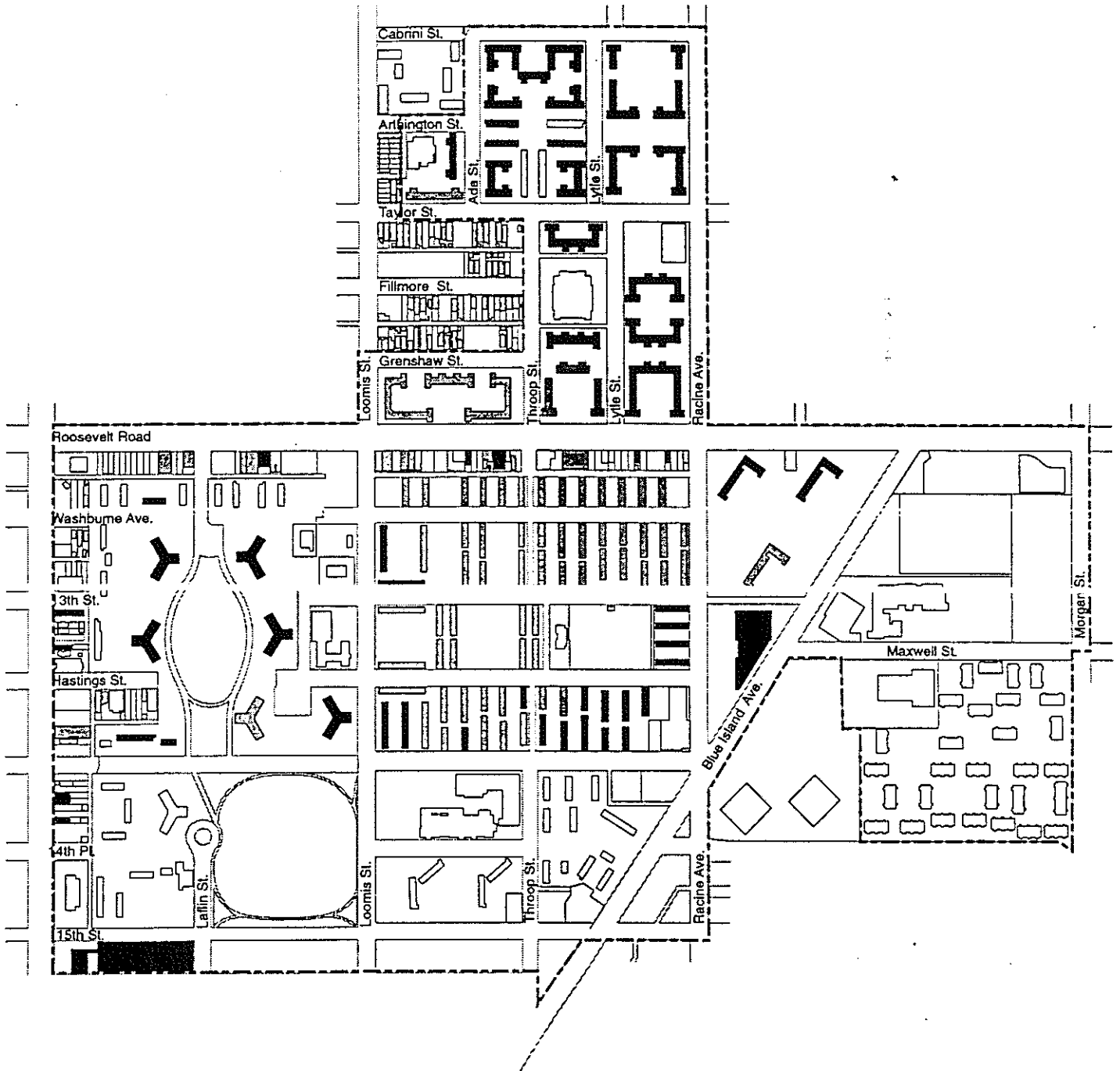
Chicago, Illinois

Information regarding vacancies in individual buildings was obtained from exterior building surveys conducted by TPAP, Ray/Dawson, P.C. and CHA staff. Vacancies were determined on a combination of shuttered or gutted buildings, boarded windows in units, obvious vacant units, or areas with signs advertising space available. Documents received from CHA also discussed the vacancies within each housing development area. It should be noted that along the Roosevelt Road and Ashland Avenue commercial corridors businesses which appear to be within buildings may not exist either due to old signage, for rent or lease signs, or padlocked doors, including security gates. There may also be businesses which are seasonal or temporary, or businesses which operate for a limited time during the day. Vacancies were judged by visible conditions of the building store fronts and obvious signs of activity at the time the survey was being conducted.

Of the total 257 buildings, 79, or 31% are totally vacant and 60 buildings are partially vacant. Vacant ABLA buildings include 68 which are totally vacant and 50 which are partially vacant. Vacancies within the Barbara Jean Wright Court apartments are limited to 2 percent. In combination, 139 buildings, or 54.1 percent of the buildings in the major portion of the area are totally or partially vacant.

Excessive vacancies as a factor is present to a major extent in 19 blocks and to a limited extent in 11 of the 41 blocks containing buildings.

Figure 9, *Excessive Vacancies*, illustrates buildings in the Project Area which are 20 percent or more vacant.





 Vacant Buildings
 Buildings with Vacant Space/ Units

Figure 9
Excessive Vacancies



Roosevelt Racine

Chicago, Illinois

H. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Overcrowding of structures and community facilities refers to the utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequate regard for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

No conditions of overcrowding of structures and community facilities have been documented as part of any exterior or interior surveys undertaken within the Project Area.

I. LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES

Lack of ventilation, light, or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, *e.g.*, residents, employees, or visitors. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, *i.e.*, bathrooms, and rooms that produce dust, odor or smoke;
- Adequate natural light and ventilation by means of skylights or windows, proper window sizes, and adequate room area to window area ratios; and
- Adequate sanitary facilities, *i.e.*, garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

Review of documents received from CHA regarding code violations indicates that items such as improper refuse disposals, inoperable incinerators, inoperable windows and screens, inadequate plumbing and related defects are widespread throughout the housing areas. Stagnant water in basements and crawlspaces and infestations of rodents and insects are also prevalent. Steam pipes that deliver heat to many dwelling units throughout the development are inadequate. Leaking valves and broken sections of pipe are common.

While these conditions exist, the factor of lack of ventilation, light, or sanitary facilities is not sufficiently documented as part of the exterior surveys conducted for the Project Area.

J. INADEQUATE UTILITIES

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which serve a property or area. Utilities include, but are not limited to, storm drainage, water supply, electrical power, streets, sanitary sewers and natural gas.

No determination as to the adequacy, or inadequacy of the existing utilities serving the Project Area has been documented as part of the surveys and analyses undertaken within the Project Area.

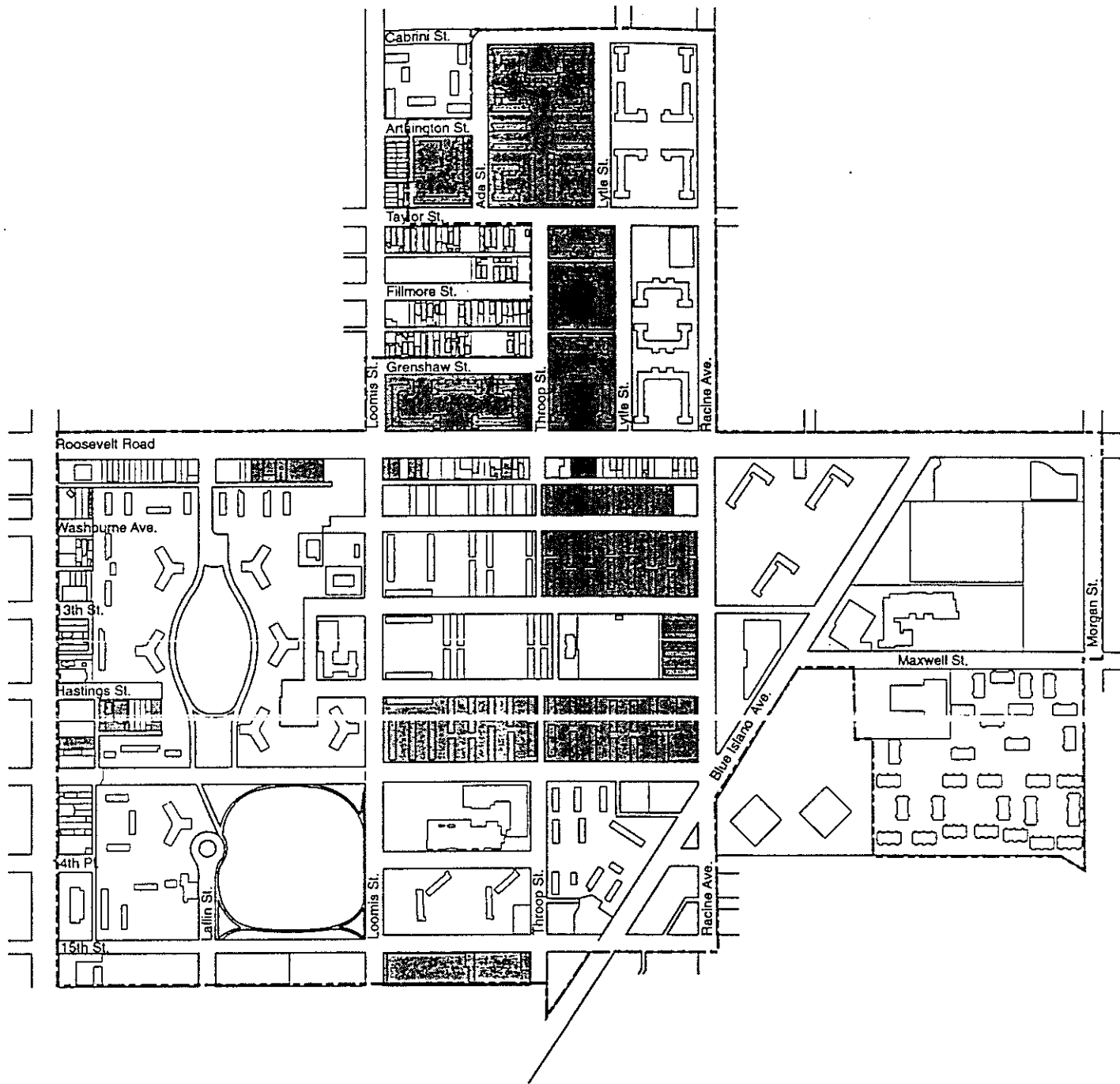
K. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of land and the crowding of buildings and accessory facilities on a site. Problem conditions include buildings either improperly situated on a parcel, or located on parcels of inadequate size or irregular shape in relation to present-day standards for health and safety. The result is insufficient light and air, increased threat of fires due to the close proximity of buildings, lack of adequate access to a public right-of-way, lack of required off-street parking, and inadequate provisions for loading and service. Excessive land coverage can have an adverse, or blighting, effect on nearby development.

The overall dwelling unit density throughout the five ABLA developments is 37.2 units per acre. This would be considered excessive according to modern residential development standards for this type of housing. Throughout most of the Abbott, Addams and Brooks Homes, buildings are placed in close proximity to each other with no provisions for interior green areas or storage. There are very limited off-street parking areas. Along the Ashland Avenue and Roosevelt Road corridors there are properties where buildings cover most of the sites, allowing no provisions for off-street parking, loading or service.

The factor of excessive land coverage is present to a major extent in 6 blocks and to a limited extent in 8 of the 47 total blocks.

Figure 10, *Excessive Land Coverage*, illustrates these properties within the Project Area.




 Blocks and Parcels with Excessive Land Coverage

Figure 10
Excessive Land Coverage



Roosevelt Racine

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen, & Payne, Inc.

L. DELETERIOUS LAND-USE OR LAYOUT

Deleterious land-uses include all instances of incompatible land-use relationships. This can include buildings occupied by inappropriate mixed uses, and uses which may be considered noxious or offensive.

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels including the building's relationship to other nearby buildings.

Incompatible Uses

Along Ashland Avenue within the Project Area, all five blocks contain residential buildings adjacent to incompatible commercial properties.

Improper Layout and Platting

Five blocks within the Addams Homes development are very large blocks (super-blocks) with limited provisions for parking, open space, play areas or proper vehicular access. The Abbott area contains two super-blocks with similar problems. The Brooks Homes blocks are linear with excessive lengths and a high density of low rise buildings. Four tax blocks were combined into a super-block for the Barbara Jean Wright Courts accessible by one interior cul-de-sacced 14th Street. Several other large super-blocks along Blue Island Avenue also lack the proper access, parking and open space provisions for the residents. The entire area was developed by eliminating the typical grid pattern of medium sized blocks resulting in the creation of isolated large housing development areas with no relationship to the pattern of adjacent development. Three partial blocks containing industrial activity have limited depth and abut the rail line at the south end of the area. Due to the limited block size and depth, loading and service can only be accomplished by blocking 15th Street. Many problems, such as poor access, vandalism, crime, isolation, maintenance and security are exacerbated by the deleterious layout of the area.

The factor of deleterious land-use or layout is present to a major extent 22 blocks and to a limited extent in 12 of the 47 total blocks.

Figure 11, *Deleterious Land Use or Layout*, illustrates these conditions in the Project Area.

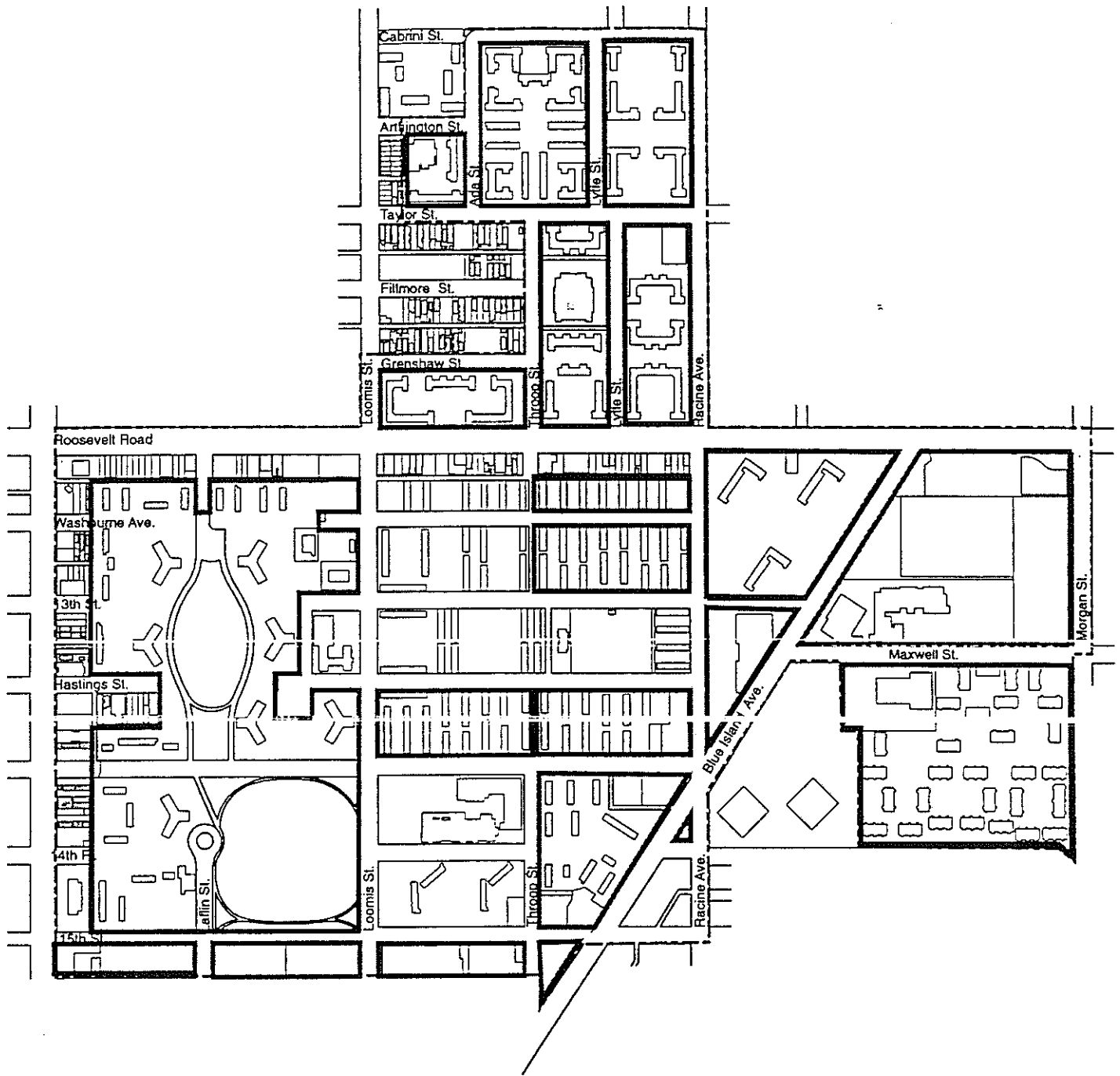


Figure 11
Incompatible Land Use/ Layout

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Chicago, Illinois

M. DEPRECIATION OF PHYSICAL MAINTENANCE

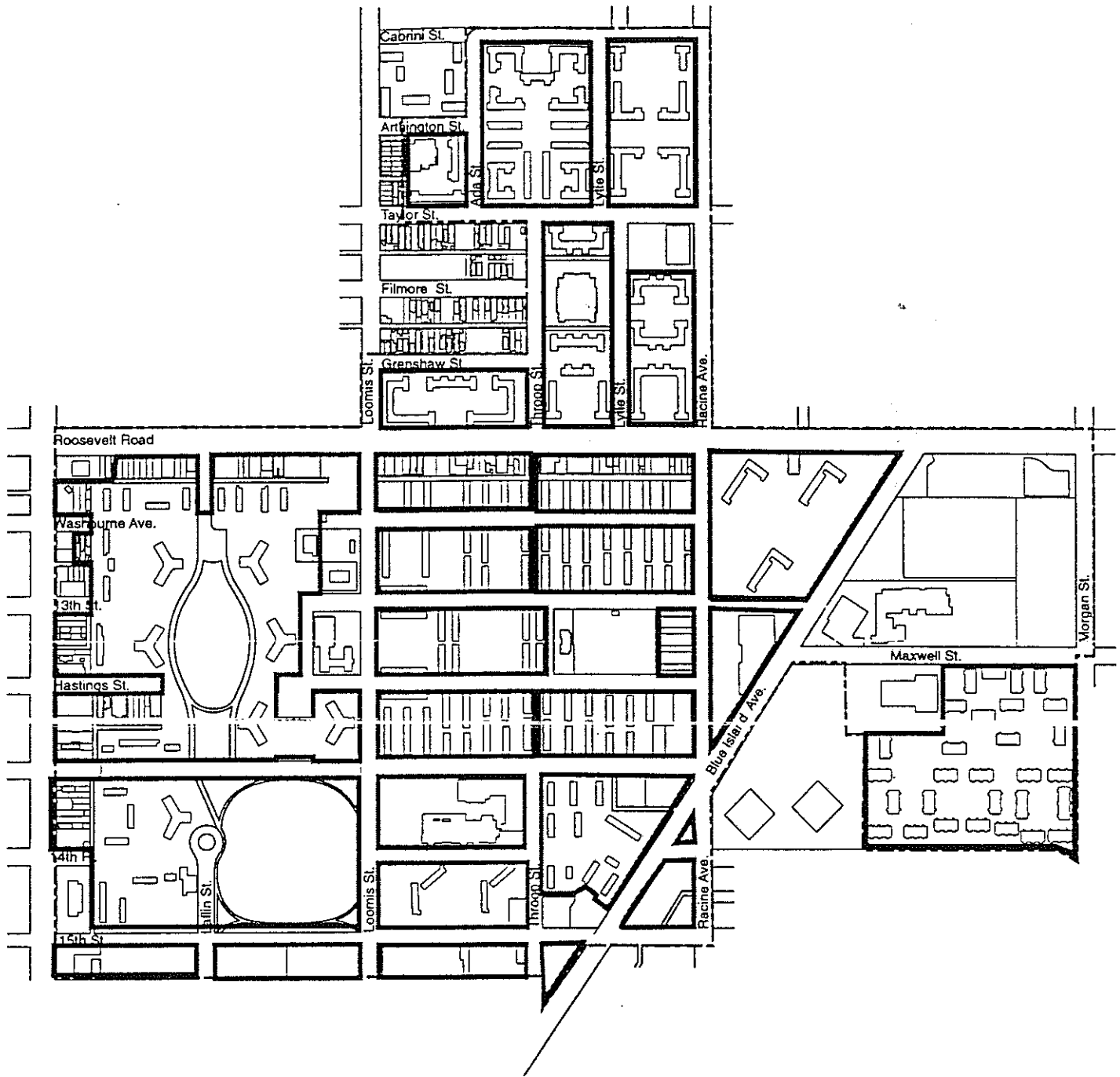
Depreciation of physical maintenance refers to deferred maintenance of buildings, parking areas and public improvements such as alleys, sidewalks and streets.

The presence of this factor within the Project Area includes:

- Buildings and Premises. Of the 257 buildings, 238 suffer from deferred maintenance of windows, doors, store fronts, exterior walls, cornices, fire escapes, porches and steps, loading docks, fascias, gutters, downspouts and chimneys. Yards and premises throughout much of the area contain high weeds, deteriorated fencing, exposed outdoor storage and debris.
- Streets, Alleys, Sidewalks. Deterioration of these improvements is widespread throughout the Project Area. Poor pavement conditions are evidenced by pot holes and deteriorated pavement along 15th Street. Alleys in the blocks along Ashland Avenue and Roosevelt Road are deteriorated with irregular surfaces and pot holes. They also exhibit excessive amounts of debris, litter and weed growth. Interior walks within the Abbott , Brooks and Wright Developments are deteriorated with missing, settled and cracked sections.
- Parking Surface and Site Surface Areas. Parking areas within the commercial, industrial and residential areas contain pot holes, weed growth and depressions. Several lots contain either gravel or deteriorated asphalt and lack striping or bumper stops. Parking surfaces within the Barbara Jean Wright courts contain settled sections, oil slicks from servicing of private vehicles, weed growth and debris.

The factor of depreciation of physical maintenance is present to a major extent in 42 blocks and to a limited extent in 4 of the 47 total blocks.

Figure 12, *Depreciation of Physical Maintenance*, illustrates the presence of this factor in the Project Area.



 Block Areas With Deferred Property Maintenance

Figure 12
 Depreciation Physical Maintenance



Roosevelt Racine

Chicago, Illinois

Tax Increment Financing Redevelopment Project Area

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N. LACK OF COMMUNITY PLANNING

The original Project Area was platted prior to the turn of the century. Original buildings were constructed on a parcel by parcel basis with narrow lots. The earliest public housing units were occupied in 1938. During the 1950's and early 1960's large scale public housing developments were constructed in response to an affordable housing shortage at the time. This development occurred, however, by means of forming large super blocks and the elimination of the typical block and street pattern grid system. This reconfiguration of the area resulted in the isolation of these housing developments from the adjacent blocks and activity with limited interior access due to the elimination of both east-west and north-south interior streets and prior to the existence of an overall community plan. Industrial, commercial and residential blocks were originally platted and developed on a parcel-by-parcel and building-by-building basis, with little evidence of coordination and planning among buildings and activities. Presently, the area contains both large and small blocks, incompatible relationships with residential activity in several commercial block fronts. The lack of community planning prior to development has contributed to some of the problem conditions which characterize the overall Project Area.

The factor of lack of community planning is present to a major extent throughout the entire Project Area, or all 47 blocks.

IV. DETERMINATION OF PROJECT AREA ELIGIBILITY

Improved Area

The Project Area meets the requirements of the Act for designation as an improved “blighted area.” There is a reasonable presence and distribution of 10 of the 14 factors listed in the Act for improved blighted areas. These blighting factors include the following

1. Age
2. Dilapidation
3. Obsolescence
4. Deterioration
5. Structures below minimum code standards
6. Excessive vacancies
7. Excessive land coverage
8. Deleterious land-use or layout
9. Depreciation of physical maintenance
10. Lack of community planning

The entire area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without public action.

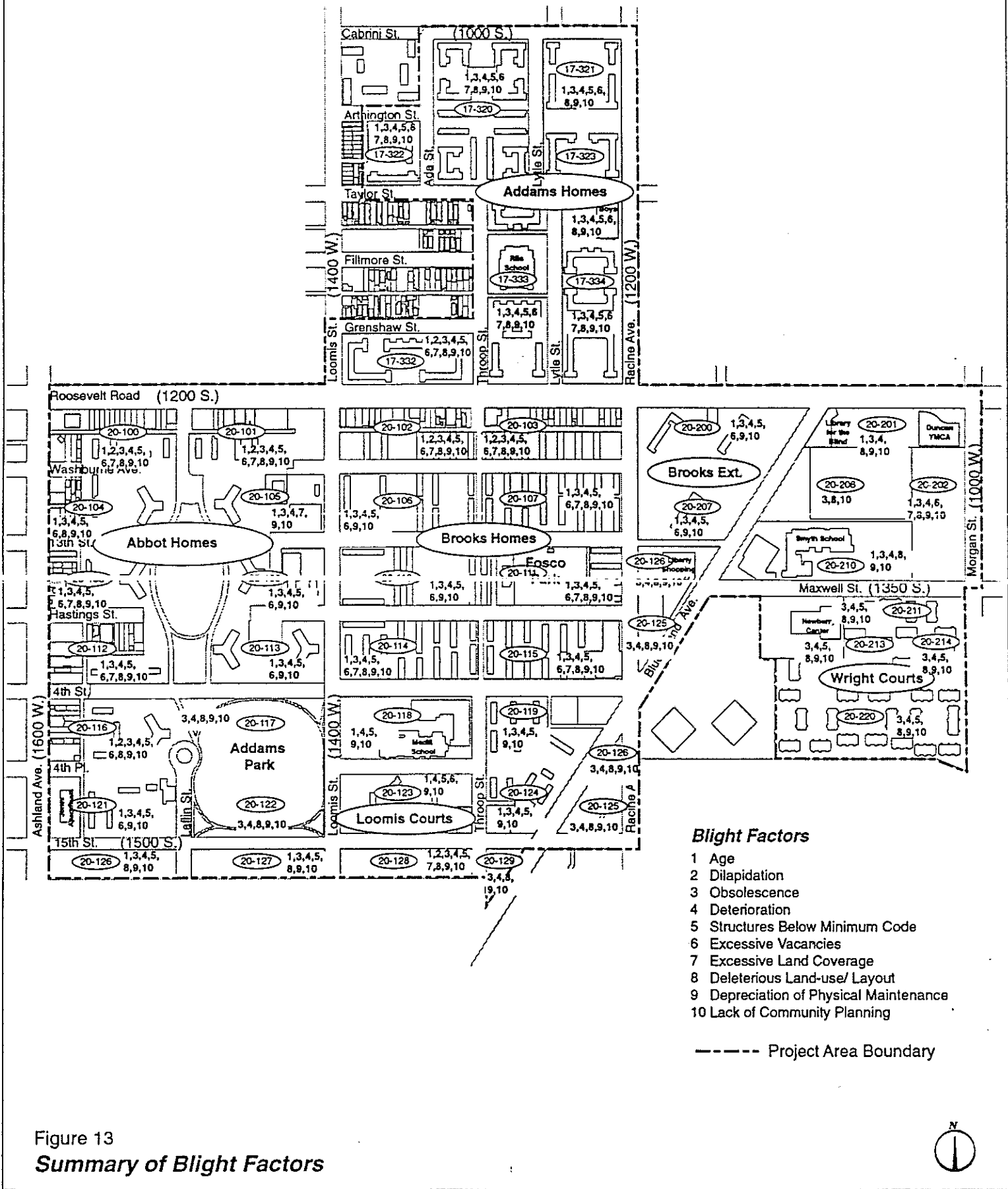


Figure 13
Summary of Blight Factors

Table 3: Distribution Of Blighting Factors

<u>Blight Factors</u>		<u>BLOCK NUMBERS</u>									
		100	101	102	103	104	105	106	107	108	109
1	Age	■	■	■	■	■	■	■	■	■	■
2	Dilapidation	□	□	□	□						
3	Obsolescence	■	□	■	■	■	□	□	■	■	□
4	Deterioration	■	■	■	■	■	□	■	■	■	■
5	Illegal use of individual structures										
6	Structures below minimum code	■	■	■	■	■		■	■	■	■
7	Excessive vacancies	□	□	■	■	□	□	■	■	□	□
8	Overcrowding of structures and community facilities										
9	Lack of ventilation, light or sanitary facilities										
10	Inadequate utilities										
11	Excessive land coverage	□	□	□	■				■		
12	Deleterious land-use or layout	■	■	■	■	■			■	■	
13	Depreciation of physical maintenance	■	■	■	■	■	□	□	■	■	■
14	Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 3 Distribution of Blighting Factors
--continued--

<u>Blight Factors</u>	<u>BLOCK NUMBERS</u>									
	110	111	112	113	114	115	116	117	118	119
1 Age	■	■	■	■	■	■	■		■	■
2 Dilapidation							□			
3 Obsolescence	□	□	■	□	■	■	■	□		■
4 Deterioration	■	■	■	■	■	■	■	□	■	■
5 Illegal use of individual structures										
6 Structures below minimum code	■	■	■	■	■	■	■		■	■
7 Excessive vacancies	■	■	□	■	■	■	■			
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage		■	□		■	■				
12 Deleterious land-use or layout		■	■		■	■	■	■		
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 3 Distribution of Blighting Factors
--continued--

<u>Blight Factors</u>	<u>BLOCK NUMBERS</u>									
	120	121	122	123	124	125	126	127	128	129
1 Age		■		■	■		■	■	■	
2 Dilapidation									■	
3 Obsolescence	□	□	□		■	□	■	■	■	□
4 Deterioration	■	■	□	■	■	■	■	■	■	□
5 Illegal use of individual structures										
6 Structures below minimum code		■		■	■		■	■	■	
7 Excessive vacancies		□		□			□			
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage									■	
12 Deleterious land-use or layout	■		■			□	■	■	■	■
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

--continued--

Table 3 Distribution of Blighting Factors
--continued--

<u>Blight Factors</u>	<u>BLOCK NUMBERS</u>									
	200	201	207	208	209	210	211	213	214	220
1 Age	■	■	■		■	■				
2 Dilapidation										
3 Obsolescence	■	■	■	■	■	□	□	□	□	□
4 Deterioration	■	□	■		■	□	■	■	■	■
5 Illegal use of individual structures										
6 Structures below minimum code	■		■		■		■	■	■	■
7 Excessive vacancies	■		■		■					
8 Overcrowding of structures and community facilities										
9 Lack of ventilation, light or sanitary facilities										
10 Inadequate utilities										
11 Excessive land coverage										
12 Deleterious land-use or layout		■		■		■	□	□	□	□
13 Depreciation of physical maintenance	■	□	■		■	□	■	■	■	■
14 Lack of community planning	■	■	■	■	■	■	■	■	■	■

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

Table 3 Distribution of Blighting Factors
--continued--

<u>Blight Factors</u>	<u>BLOCK NUMBERS</u>							<u>Total Extent major/limited</u>
	320	321	322	323	332	333	334	
1 Age	■	■	■	■	■	■	■	37/0
2 Dilapidation					□			1/6
3 Obsolescence	■	■	■	■	■	■	■	27/18
4 Deterioration	■	■	■	■	■	■	■	40/6
5 Illegal use of individual structures								0/0
6 Structures below minimum code	■	■	■	■	■	■	■	38/0
7 Excessive vacancies	■	■	■	□	■	■	■	19/11
8 Overcrowding of structures and community facilities								0/0
9 Lack of ventilation, light or sanitary facilities								0/0
10 Inadequate utilities								0/0
11 Excessive land coverage			□		□	□	□	6/8
12 Deleterious land-use or layout	□	□	□	□	□	□	□	22/12
13 Depreciation of physical maintenance	■	■	■	■	■	■	■	42/4
14 Lack of community planning	■	■	■	■	■	■	■	47/0

Not present or not examined
 □ Present to a limited extent
 ■ Present to a major extent

