

CITY OF CHICAGO

43RD STREET/COTTAGE GROVE AVENUE

TAX INCREMENT FINANCING

REDEVELOPMENT PROJECT AND PLAN

AMENDMENT NO. 1

CITY OF CHICAGO  
RICHARD M. DALEY  
MAYOR

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THIS REDEVELOPMENT PLAN AND PROJECT AMENDMENT NO. 1 IS SUBJECT TO REVIEW, COMMENTS  
AND REVISION.

PREPARED BY







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## SECTION ONE - INTRODUCTION

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (as amended, the "Act"), the City Council of the City of Chicago (the "City") adopted three ordinances on July 8, 1998. These ordinances approved the 43rd Street/Cottage Grove Avenue Redevelopment Area Redevelopment Plan and Project (the "Original Plan" and, as amended hereby, the "Redevelopment Plan"), designated the 43<sup>rd</sup> Street/Cottage Grove Avenue redevelopment project area (the "Redevelopment Project Area") as a "redevelopment project area" pursuant to the Act, and adopted tax increment allocation financing for the Redevelopment Project Area pursuant to the Act.

Louik/Schneider & Associates, Inc. has been retained by the City to prepare this amendment to the Original Plan for the Redevelopment Project Area. The purposes of this amendment are:

- (1) to expand the boundaries to include 11 partial and full blocks (generally including East side of Cottage Grove and South of 47<sup>th</sup> Street)
- (2) to add certain language to the Original Plan in light of recent amendments to the Act;
- (3) to add "portability" language to the Original Plan, consistent with Section 5/11-74.4(q) of the Act;
- (4) to add redevelopment project costs to the itemized list of redevelopment project costs set out in the Original Plan; and
- (5) to increase the total estimated redevelopment project costs set out in the Original Plan.

Except as amended by this Amendment No. 1, the provisions of the Original Plan shall continue in full force and effect.

This Amendment No. 1 to the Original Plan includes residential units. Therefore, a housing impact study will be completed pursuant to Section 11-74.4-3(n) (5) of the Act (see Exhibit 5 – 43rd Street/Cottage Grove Avenue Tax Increment Financing Eligibility Study Amendment No. 1, May 2004).

This Amendment No. 1 summarizes the analyses and findings of Louik/Schneider & Associates, Inc., which, unless otherwise noted, are the responsibility of Louik/Schneider & Associates, Inc. The City is entitled to rely on the findings and conclusions of this Amendment No. 1 in making

the amendments to the Original Plan provided for herein. Louik/Schneider & Associates, Inc. has prepared this Amendment No. 1 with the understanding that the City would rely: 1) on the findings and conclusions of this Amendment No. 1 and the adoption and implementation of this Amendment No. 1 and 2) on Louik/Schneider & Associates, Inc. to obtain the information necessary for this Amendment No. 1 to comply with the Act.

## SECTION TWO - MODIFICATIONS TO ORIGINAL PROJECT AND PLAN

### References to the Project Area and the Redevelopment Plan

The 43<sup>rd</sup> Street/Cottage Grove Avenue Tax Increment Financing Redevelopment Project Area which was referred to as the Project Area will herein be referred to as the "Original Project Area". The area proposed to be added to the Original Project Area will herein be referred to as the "Added Area." The Original Project Area, as amended by the Added Area, shall be referred to herein as the Redevelopment Project Area. In addition, the 43<sup>rd</sup> Street/Cottage Grove Avenue Tax Increment Financing Redevelopment Project and Plan (see attached as Exhibit 7) which was referred to as the Redevelopment Plan will herein be referred to as the "Original Plan". The Original Plan, as amended shall be referred to herein as the "Redevelopment Plan."

Each of the changes are detailed below following the format of the Original Plan.

#### I. INTRODUCTION

##### A. TAX INCREMENT FINANCING

The Original Project Area was characterized by conditions that qualified it to be designated as a vacant and improved "blighted area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a redevelopment plan, designation of an area as a redevelopment project area and adoption of tax increment allocation financing for such redevelopment project area, to redevelop blighted and conservation areas by pledging the incremental tax revenues generated by redevelopment in the redevelopment project area to projects in such redevelopment project area. These incremental tax revenues are used to pay for costs of public improvements that are required to stimulate private investment in new redevelopment and rehabilitation, or to reimburse private developers for eligible costs incurred in connection with an approved development. Municipalities may issue obligations to be repaid from the stream of real property tax increment revenues generated within the redevelopment project area.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed valuation ("EAV"), as certified by the county clerk, for all taxable real estate located within the redevelopment project area, and the current year EAV. The EAV is the current assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

This Amendment No. 1 has been formulated to amend the Original Plan in accordance with the provisions of the Act. The Redevelopment Plan is to serve as a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Redevelopment Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project."

#### **B. THE 43RD STREET/COTTAGE GROVE AVENUE TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

The Redevelopment Project Area encompasses approximately 226.7 acres of improved and vacant land. It includes the Original Project Area of 200.7 acres and 1,254 pins plus the Added Area which includes approximately 26 acres and 102 pins. The boundaries of the Original Project Area have been expanded to include the Added Area including parcels on the east side of Cottage Grove Avenue and the south side of 47<sup>th</sup> Street. The parcels to the east include the addition of seven blocks on the East side of Cottage Grove Avenue to the alley immediately east from south Bowen Avenue to 48<sup>th</sup> Street. The parcels on the south side of 47<sup>th</sup> Street include the block face of three blocks between the east side of St. Lawrence Avenue east to Cottage Grove Avenue. The entire block between 47<sup>th</sup> and 48<sup>th</sup> Streets and Evans and Cottage Grove Avenues is also included. As a result the boundaries for the Amended Project are 39<sup>th</sup> Street, Oakwood Boulevard and Bowen Street on the North, 44<sup>th</sup> Street, the alley south of 47<sup>th</sup> Street, and 48<sup>th</sup> Street on the south, Cottage Grove Avenue and Drexel Boulevard on the east and Vincennes Avenue and St. Lawrence Boulevard on the west (see Map 1 – Project Boundary).

The current land uses consists of residential, commercial, institutional, and mixed use commercial/residential (see Map 2 – Existing Land Use).

## **II. LEGAL DESCRIPTION**

The legal description of the Redevelopment Project Area is in Appendix – Exhibit 1.

## **III. ELIGIBILITY CONDITIONS**

### **A. PROJECT AREA ELIGIBILITY**

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

As set forth in the Act, a "Conservation Area" is 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 is detrimental to public safety, health, morals or welfare and such an area may become a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light or sanitary facilities
- Inadequate utilities
- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Necessity of environmental clean-up
- Lack of community planning
- EAV comparison

The Act states that no redevelopment plan shall be adopted unless a municipality complies with all of the following requirements: (1) The municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan (2) The municipality finds that the redevelopment plan and project conforms to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality.

Based upon surveys, site inspections, research and analysis by the Consultant, the Added Area qualifies as a Conservation Area as defined by the Act. A separate report, entitled *City of Chicago 43<sup>rd</sup> Street/Cottage Grove Avenue Amendment No. 1 Tax Increment Financing Eligibility Study* and dated May 2004 (the "Eligibility Study"), is attached as Exhibit 5 to this Amendment No. 1. It describes in detail the surveys and analyses undertaken, and the basis for qualifying the Added Area as a Conservation Area. Specifically:

- The buildings in the Added Area meet the statutory criteria for age; 78.8% of the buildings are at least 35 years old.

- Of the 13 eligibility factors for a Conservation Area set forth in the Act, eight are present in the Added Area; three to a major extent and five to a minor extent. In addition to age, only three are necessary for designation as a Conservation Area.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Added Area.
- In the Added Area, 85% of the 11 blocks exhibit five or more of the eligibility factors.

The eligibility findings indicate that the Added Area contains factors that qualify it as a Conservation Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term enhancement of the City.

Over half the parcels (60.8%) within the Added Area are vacant and are covered with grass, gravel or stones. All of the 11 blocks within the Added Area have vacant parcels. Two of the 11 blocks are 100% vacant. Six of the remaining nine blocks, are more than 50% are vacant.

Additional research from the City's Building Department indicates that the Added Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1999 to February 2004, 13 permits for new construction or renovation were issued for nine parcels in the Added Area. Of the 13 permits, 10 permits were for new construction which included the construction of three new buildings, two fences, four garages and one for the installation of air conditioning units (four-3.75 ton units on a roof). For the same time period, six permits were issued to demolish five buildings. These limited improvements have stimulated neither private investment nor economic growth within or around the Added Area.

From this data, together with the other eligibility factors, it can be reasonably concluded that the Added Area (i) has not been subject to growth through investment by private enterprise, and (ii) would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

#### **IV. REDEVELOPMENT GOALS AND POLICIES**

##### **A. GENERAL GOALS**

The following goal is hereby added to the General Goals as set forth in Section IV.A. of the Original Plan

- Foster the commercial development of Cottage Grove Corridor to meet the needs of the residents of the community.

## **V. REDEVELOPMENT PROJECT**

### **A. OVERALL REDEVELOPMENT CONCEPT**

As a result of ongoing planning efforts for the Original Project Area, *A Physical Assessment of the Cottage Grove Corridor from Pershing Road to 51<sup>st</sup> Street* was prepared by Skidmore, Owings & Merrill LLP on behalf of the City of Chicago Department of Planning and Development in January 2003. This assessment includes recommendations for characteristics of buildings, property ownership, residential, retail and institutional developments. Based on this assessment, the development and design objectives as set forth in Section V.A. of the Original Plan need to be expanded to include the following:

### **B. DEVELOPMENT AND DESIGN OBJECTIVES**

The Original Development and Design Objectives are amended as follow:

#### **Land use**

- Encourage retail/commercial development along Cottage Grove north.

#### **Open Space and Pedestrian Facilities**

- Create an attractive streetscape along Cottage Grove.
- Landscape schoolyards and public areas to create attractive streets.

#### **Urban Design**

- Discourage parking lots that service buildings not located on Cottage Grove.
- Encourage public landscaping where appropriate

### **C. REDEVELOPMENT IMPROVEMENTS AND ACTIVITIES**

Section V of the Original Plan entitled, "Redevelopment Project – C. Redevelopment Improvements and Activities" shall be amended as follows:

#### **1. PROPERTY ASSEMBLY**

In the Original Plan, Figure 2, Acquisition Map, and Exhibit I, Land Acquisition Listed by Parcel identification Number, depicted and listed certain acquisition parcels that the City was given authority to acquire (such parcels, the "Original Acquisition Parcels"). Exhibit 2A of this Redevelopment Plan lists certain additional acquisition parcels that the City is hereby given authority to acquire (such parcels, the "Added Acquisition Parcels"). The Added Acquisition Parcels include vacant parcels of land, parcels with vacant or underutilized buildings, and parcels with nonconforming uses. Exhibit 2B of this Redevelopment Plan identifies certain parcels that were Original Acquisition Parcels for which acquisition authority is now being rescinded.

With respect to the Original Acquisition Parcels (less those identified on Exhibit 2B for which acquisition authority is now being rescinded), and with respect to the Added Acquisition Parcels, the City must commence acquisition efforts with respect to such acquisition parcels within four years from the date of the publication of the ordinance approving this Redevelopment Plan. Acquisition efforts shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Redevelopment Plan under the Act according to its customary procedures as described in the following paragraph.

In connection with the City exercising its power to acquire parcels of real property other than the Original Acquisition Parcels (less those identified on Exhibit 2B for which acquisition authority is now being rescinded), and the Added Acquisition Parcels, including the exercise of power of eminent domain, under the Act in implementing the Redevelopment Plan and this First Amendment, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan, as amended by this First Amendment.

#### **D. GENERAL LAND USE PLAN.**

Figure 3 of the Original Plan, the General Land Use Plan Map, is amended to include Residential and Mixed Use. Map 3 – Proposed Land Use found in the Appendix of this Redevelopment Plan replaces the General Land Use Plan Map. This map allows for Mixed Use along the east and west sides of Cottage Grove Avenue and the north and south sides of 47<sup>th</sup> Street.

##### **1. RESIDENTIAL**

The proposed residential land use includes the existing residential structures and allows for the addition of new homes in the Redevelopment Project Area. Any new home construction should be compatible with existing structures in its design, scale and density. Additional community-supported uses are also permitted for the residential areas.

##### **2. MIXED-USE RESIDENTIAL/COMMERCIAL/INSTITUTIONAL**

This mixed-use land category allows for a variety of future development opportunities to occur in response to community needs. Under this land use, residential and commercial uses can exist independently within the same structure (i.e., commercial on the first floor and residential units above). The mixed-use residential/commercial/institutional land use is proposed for the east and west sides of Cottage Grove and the north and south sides of 47th Street.



**E. REDEVELOPMENT PROJECTS COSTS**

Subsection 1. of Section V. E. of the Original Plan is deleted in its entirety and replaced with the following:

**1. ELIGIBLE REDEVELOPMENT PROJECTS COSTS**

Redevelopment project costs include the sum total of all reasonable costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) 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, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors;
- c) 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, 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, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, 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;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area as long as such projects feature a community-based training program which ensures maximum reasonable opportunities for residents of the Grand Boulevard, Kenwood and Oakland community 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;
- g) 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 issues 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 thereto;
  - h) 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;
  - i) 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);
  - j) Payment in lieu of taxes, as defined in the Act;
  - k) 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 Redevelopment Project Area; and (2) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
  - l) Interest costs 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 the 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 amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; (4) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project, or (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; (5) for the financing of rehabilitated or new housing for low- and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs (2) and (4) above;
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Instead of the eligible costs provided for in paragraph (l) (2), (4) and (5) above, the City may pay from tax increment revenues up to 50 percent of the cost of construction of new housing units to be occupied by low- and very low-income households (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act. The City requires that developers who receive TIF assistance for market-rate housing set aside 20 percent 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 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income; and
- p) The costs of day care services for children of employees from low-income families working for businesses located within the Redevelopment Project Area and all or a portion of the cost of operation of day care centers established by Redevelopment Project Area businesses to serve employees from low-income families working in businesses located in the Redevelopment Project Area. For

the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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 redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Expanding the boundaries and modifying the language to the Original Plan expands the types of qualifying redevelopment project costs and presents an opportunity to complete the development of Cottage Grove by including both sides of the street in the Redevelopment Project Area. The purpose of the Redevelopment Plan is to create a mechanism to allow: (1) development of new residential and/or commercial uses on underused land and (2) the improvement of physical environment and infrastructure. The redevelopment of the Redevelopment Project Area is expected to encourage economic revitalization within the community and surrounding area.

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.

## **2. ESTIMATED REDEVELOPMENT PROJECTS COSTS**

Exhibit II of the Original Plan entitled, "Estimated Redevelopment Project Costs" shall be deleted in its entirety and replaced with the following:

*Table 1 - Estimated Redevelopment Project Costs* represents those eligible project costs pursuant to the Act, exclusive of capitalized interest, issuance costs, interest and other financing costs. Adjustments may be made in line items without amendment to this Redevelopment Plan. These expenditures are potential costs to be expended over the life of the Redevelopment Project Area. These funds are subject to the amount of projects and incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

The last paragraph of Section V.E.2. entitled, "Estimated Redevelopment Project Costs," of the Original Plan, stated that the Redevelopment Project Costs were estimated in 1998 dollars .

**TABLE 1 – ESTIMATED REDEVELOPMENT PROJECT COSTS**

ORIGINAL		AMENDMENT NO. 1	
PROGRAM/ACTION/IMPROVEMENTS	ESTIMATED COSTS*	PROGRAM/ACTION/IMPROVEMENTS	ESTIMATED COSTS*
<b>Analysis, Administration Studies, surveys, Legal, Etc.</b>	\$500,000	<b>Professional Services:</b> studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other support services	\$1,000,000
<b>Property Assembly:</b> -Acquisition, -Site preparation and demolition,	\$6,000,000 \$3,500,000	<b>Property Assembly:</b> acquisition, site preparation and demolition, and environmental remediation	\$15,500,000
<b>Rehabilitation of Existing Buildings</b>	\$5,000,000	<b>Rehabilitation of Existing Buildings</b>	\$6,000,000
<b>Public Works &amp; Improvements</b> - Street and Utilities - Parks and Open Space	\$35,000,000 \$2,500,000	<b>Public Work and Improvements:</b> streets and utilities, parks and open space, public facilities (schools and other public facilities) <sup>(1)</sup>	\$45,000,000
<b>Relocation</b>	\$1,500,000	<b>Relocation</b>	\$2,000,000
<b>Taxing Districts Capital Cost</b>	\$2,500,000	<b>Taxing Districts Capital Cost</b> (included in public works)	
<b>Job Training</b>	\$500,000	<b>Job Training, Retraining, Welfare –to-Work</b>	\$2,000,000
<b>Developer/Interest Costs</b>	\$30,000,000	<b>Interest Subsidy</b>	\$24,000,000
		<b>Cost of Construction of low- and very-low income housing</b>	\$4,000,000
		<b>Day Care Services</b>	\$2,500,000
<b>Total Redevelopment Project Costs</b>	<b>\$87,000,000</b>	<b>Total Redevelopment Project Costs (2)(3)(4)</b>	<b>\$102,000,000</b>

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

- (1) This category may also include paying for 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 Redevelopment 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) 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.
- (3) The amount of the Total Redevelopment Project Costs that can be incurred in the Redevelopment Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Redevelopment 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 Redevelopment Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Redevelopment Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Redevelopment Project Area only by a public right-of-way.
- (4) In 2002 dollars; may be increased by the rate of inflation reflected in the Consumer Price Index for All Urban Consumers published by the United States Department of Labor.

Additional funding from other sources such as federal, state, county or local grant funds may be used to supplement the City's ability to finance Redevelopment Project Costs identified above.

## F. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Section V. F. of the Original Plan is deleted in its entirety and replaced with the following:

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 City may deem appropriate. The City may incur redevelopment project costs that 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 use of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may use 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 Redevelopment Project Area is contiguous to the 41<sup>st</sup> Street and Martin Luther King, Jr. Drive and Forty-First Street Redevelopment Plan and Project, the 47<sup>th</sup> Street and Martin Luther King, Jr. Drive Redevelopment Project Area, the Drexel Boulevard Redevelopment Project Area, the Madden/Wells Redevelopment Project Area and may, in the future, be contiguous to or separated only by a public right-of-way from other redevelopment project areas created under the Act. The City may use net incremental property taxes received from the Redevelopment Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Redevelopment Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Redevelopment Project Area may become contiguous to, or 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 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 Redevelopment Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Redevelopment Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to use net incremental revenues

received from the Redevelopment 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 Redevelopment Project Area and such areas. The amount of revenue from the Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Amendment No. 1.

#### **G. ISSUANCE OF OBLIGATIONS**

The second and third paragraphs under Section V.G. of the Original Plan are deleted in their entirety and replaced with the following:

The Redevelopment Project shall be completed, and all obligations issued to finance 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 23rd calendar year following the year in which the ordinance approving the Original Project Area was adopted (by December 31, 2022). Also, the final maturity date of any such obligations 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 and/or early 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 such purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of redevelopment project costs, any excess incremental property taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Redevelopment Project Area in the manner provided by the Act.

#### **H. VALUATION OF THE PROJECT AREA**

Section V.H. of the Original Plan is deleted in its entirety and replaced with the following:

##### **1. MOST RECENT EQUALIZED ASSESSED VALUATION OF PROPERTIES**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of a redevelopment project area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the redevelopment project area. The Certified Initial EAV

for the Original Project Area is \$7,038,635, based on the 1996 EAV (see Appendix – Exhibit 3B). The EAV of all taxable parcels in the Added Area is estimated to be \$4,393,244.96 (see Appendix Exhibit 3A), resulting in an estimated EAV for the Redevelopment Project Area of combined \$11,431,882.96.

## 2. ANTICIPATED EQUALIZED ASSESSED VALUATION

The estimated EAV of real property within the Redevelopment Project Area, by the year 2021 (when it is estimated that the Redevelopment Project, based on current information, will be constructed and fully assessed), is anticipated to be between \$30,000,000 and \$40,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be constructed and occupied by 2020; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Plan; 3) the most recent State Multiplier of 2.4689 as applied to 2002 assessed values will remain unchanged; 4) for the duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2002 level; and 5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5 percent per year with a reassessment every three years. In addition, as described below in Section X of the Original Plan, "Phasing and Scheduling," public improvements and the expenditure of Redevelopment Project Costs may be necessary in furtherance of the Redevelopment Plan throughout the period that the Redevelopment Plan is in effect.

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

As described in Section III of the Original Plan, "Eligibility Conditions," the Original Plan qualifies the Original Project Area as an improved blighted area under the Act. Certain blighting factors continue to exist in sections of the Redevelopment Project Area, and those sections have not been subject to growth through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. Lack of Growth and Development in addition to the conditions evidenced in the Original Plan within the Added Area is evidenced by the following:

Over half the parcels (60.8%) within the Added Area are vacant and are covered with grass, gravel or stones. Two of the 11 blocks within the Added Area have no structures at all. In six of the 11 blocks, more than 50% of the parcels are vacant.

Additional research from the City's Building Department indicates that the Added Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits



recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health.

Adoption of the Amendment No. 1 to the Redevelopment Plan is necessary for the continual redevelopment of the Redevelopment Project Area.

## VII. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

The rehabilitation of existing buildings and the construction of new buildings may increase the demand for services and/or capital improvements to be provided by the Cook County, the Cook County Forest Preserve District, the Board of Education of the City of Chicago, the Chicago Community College District 509, the Metropolitan Water Reclamation District, the Chicago Park District and the City.

**Board of Education of the City of Chicago:** The replacement of vacant and underused properties with residential and commercial development may increase the demand for educational services, and hence the number of schools, provided by the Chicago Board of Education.

**Metropolitan Water Reclamation District of Greater Chicago:** The replacement of vacant and underused properties with residential and commercial development should not substantially increase the demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

**Chicago Park District:** The replacement of vacant and underused properties with residential and commercial development may increase the need for additional park space.

**City of Chicago:** The replacement of vacant and underused properties with residential and commercial development may increase the demand for services and programs provided by the City, including police and fire protection, sanitary collection, recycling, etc. Appropriate City departments can adequately address any increase in demand for City services and programs.

## VIII. DEMAND ON TAXING DISTRICT SERVICES

Section VIII of the Original Plan is amended as follows:

**Board of Education of the City of Chicago:** General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten

through twelfth grade. There are no schools located within the boundaries of the Added Area. It is assumed that there may be an increase in number of school age children throughout the duration of this Redevelopment Project Area. Fuller Elementary and Carter G. Woodson North and South Public Schools are located within the boundaries the Original Project Area (see Map 4- Schools and Parks).

**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 recreational programs. There are no Chicago Park District parks located within the Added Area. There following parks are in the Original Project Area: Honeysuckle Playlot Park and Sumac Park (see Map 4- Schools and Parks).

In addition to the major taxing districts summarized above, the City of Chicago Library Fund had taxing jurisdiction over part or all of the Redevelopment Project Area. The City of Chicago Library Fund (formerly a separate taxing district from the City) no longer levies taxes but continues to exist for the purpose of receiving delinquent taxes.

The Redevelopment Plan seeks to encourage the construction of residential and commercial developments in the Redevelopment Project Area. Therefore, the financial burden of the Redevelopment Plan on taxing districts is expected to be moderate. However, the City will continue to monitor development in the Redevelopment Project Area and, with the cooperation of the other affected taxing districts, will attempt to ensure that any increased needs are addressed in connection with any particular development.

## IX. PHASING AND SCHEDULING

Section X of the Original Plan is deleted in its entirety and replaced with the following:

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that while this Redevelopment Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Development within the Redevelopment Project Area intended to be used for housing and commercial purposes will be staged consistently with the funding and construction of infrastructure improvements, and private sector interest in new industrial facilities. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The Redevelopment Plan shall be completed, and all obligations issued to finance 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 23rd calendar year following the year in which the ordinance approving this Redevelopment Project Area was adopted (by December 31, 2022).

#### **X. PROVISION FOR AMENDING THE REDEVELOPMENT PLAN**

The 43<sup>rd</sup> & Cottage Grove Avenue Project Area Tax Increment Finance Program Redevelopment Plan and Project as amended by this Amendment No. 1 may be amended pursuant to the provisions of the Act.

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

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

1. The assurance of equal opportunity in all personnel and employment actions with respect to the redevelopment projects, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City's standards for participation of 25% Minority Business Enterprises and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers must meet City standards for the applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners, developers and other governmental units with comparable requirements from the above.

**APPENDIX**

**EXHIBIT 1 - LEGAL DESCRIPTION**

ALL THAT PART OF WEST HALF OF SECTION 2, THE NORTHEAST QUARTER OF SECTION 10 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF ST. LAWRENCE AVENUE WITH SOUTH LINE OF EAST 47<sup>TH</sup> STREET;

THENCE SOUTH ALONG THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 3, 4 AND 5 IN STONE AND MC GLASHAN'S SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 47 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 47<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 47<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH EVANS AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH EVANS AVENUE TO THE SOUTH LINE OF EAST 48<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 48<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 18 IN BLOCK 2 OF W. H. COLVIN'S SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 2 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 18 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 18 IN BLOCK 1 OF AFORESAID W. H. COLVIN'S SUBDIVISION, SAID NORTH LINE OF LOT 18 IN BLOCK 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 47<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 47<sup>TH</sup> STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOTS 5 AND 6 IN THE RESUBDIVISION OF LOTS 1, 4, 5, 8 AND 9 IN BLOCK 2 OF

AFORESAID DREXEL AND SMITH'S SUBDIVISION, SAID WEST LINE OF LOTS 5 AND 6 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH DREXEL BOULEVARD;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH DREXEL BOULEVARD TO SOUTH LINE OF EAST 47<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 47<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH DREXEL BOULEVARD;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH DREXEL BOULEVARD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN THE RESUBDIVISION OF BLOCK 7 OF WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 6 IN THE RESUBDIVISION OF BLOCK 7 OF WALKER AND STINSON'S SUBDIVISION TO THE WEST LINE OF SAID LOT 6, SAID WEST LINE OF LOT 6 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH DREXEL BOULEVARD;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH DREXEL BOULEVARD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 30 THROUGH 34, BOTH INCLUSIVE, IN SAID RESUBDIVISION OF BLOCK 7 OF WALKER AND STINSON'S SUBDIVISION, SAID SOUTH LINE OF LOTS 30 THROUGH 34 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 47<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 47<sup>TH</sup> STREET TO THE WEST LINE OF LOT 30 IN SAID RESUBDIVISION OF BLOCK 7 OF WALKER AND STINSON'S SUBDIVISION, SAID WEST LINE OF LOT 30 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 14 IN HAINE'S SIDNEY AND LAYTON'S SUBDIVISION OF BLOCK 6 OF AFORESAID WALKER AND STINSON'S SUBDIVISION, SAID NORTH LINE OF LOT 14 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 46<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF LOT 14 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 5 THROUGH 8, BOTH INCLUSIVE, IN SAID HAINE'S SIDNEY AND LAYTON'S SUBDIVISION, SAID WEST LINE OF LOTS 5 THROUGH 8 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 27 IN SAID HAINE'S SIDNEY AND LAYTON'S SUBDIVISION, SAID SOUTH LINE OF LOT 27 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 45<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 27 IN HAINE'S SIDNEY AND LAYTON'S SUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 27 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF LOT 27 HAINE'S SIDNEY AND LAYTON'S SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 45<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 45<sup>TH</sup> STREET TO THE WEST LINE OF LOT 11 IN ROBERT H. LAW'S SUBDIVISION OF LOTS 5 TO 10 IN BLOCK 3 OF AFORESAID WALKER AND STINSON'S SUBDIVISION, SAID WEST LINE OF LOT 11 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF EAST 44<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 44<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 14 IN TYLER'S SUBDIVISION OF BLOCK 2 OF AFORESAID WALKER AND STINSON'S SUBDIVISION, SAID WEST LINE OF LOT 14 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE NORTH LINE OF LOT 20 IN BLOCK 4 OF THE RESUBDIVISION OF BLOCKS 3 AND 4 OF THE RESUBDIVISION OF REFORM SCHOOL PROPERTY, BEING THE 25 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 20 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF EAST 43<sup>RD</sup> STREET;

THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF LOT 20 TO THE EAST LINE OF LOT 27 IN SAID BLOCK 4 OF THE RESUBDIVISION OF BLOCKS 3 AND 4 OF THE RESUBDIVISION OF REFORM SCHOOL PROPERTY, SAID EAST LINE OF LOT 27 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF EAST 42<sup>ND</sup> PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 42<sup>ND</sup> PLACE TO THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF EAST 47<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 47<sup>TH</sup> STREET TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

**AND TOGETHER WITH:**

ALL THAT PART OF WEST HALF OF THE NORTHWEST QUARTER SECTION 2 IN TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE WITH THE NORTH LINE OF EAST 42<sup>ND</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 42<sup>ND</sup> STREET TO THE WEST LINE OF LOT 37 IN BLOCK 2 OF CHAS. R. STEELE'S RESUBDIVISION OF BLOCK 1 OF BAYARD AND PALMER'S ADDITION, MADE BY THE CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF THE 11.22 CHAINS NORTH OF AND ADJOINING THE SOUTH 25 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF HYDE PARK AVENUE, EXCEPT THE NORTH 53 FEET 4 ½ INCHES, SAID WEST LINE OF LOT 37 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COTTAGE GROVE AVENUE TO THE SOUTH LINE OF EAST BOWEN AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF EAST BOWEN AVENUE TO THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COTTAGE GROVE AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.



**EXHIBIT 2A - ACQUISITION PARCELS - ADDED**

The following parcels are added to the Original Acquisition List (and are in addition to those identified in the Original Acquisition List)

PIN #	
1.	20-02-111-001
2.	20-02-111-002
3.	20-02-111-003
4.	20-02-119-005
5.	20-02-119-006
6.	20-02-119-030
7.	20-02-300-005
8.	20-02-300-006
9.	20-02-300-007
10.	20-02-300-012
11.	20-02-300-013
12.	20-02-305-001
13.	20-02-305-003
14.	20-02-305-004
15.	20-02-305-005
16.	20-02-305-006
17.	20-02-305-007
18.	20-02-311-001
19.	20-02-311-004
20.	20-02-311-005
21.	20-02-311-007
22.	20-02-311-008
23.	20-02-311-009
24.	20-03-211-030
25.	20-03-211-031
26.	20-03-211-033
27.	20-03-211-034
28.	20-03-211-035
29.	20-03-211-042
30.	20-03-420-023
31.	20-03-420-024
32.	20-03-420-027
33.	20-10-203-004
34.	20-10-204-001
35.	20-03-427-033

**EXHIBIT 2B – ACQUISITION PARCELS – DELETED (CONTINUED PAGE 2)****Parcels to be removed from Original Acquisition List****(currently City of Chicago owned)**

1.	20-03-201-052	42.	20-03-225-029
2.	20-03-201-055	43.	20-03-225-031
3.	20-03-201-058	44.	20-03-225-040
4.	20-03-207-020	45.	20-03-225-041
5.	20-03-211-001	46.	20-03-226-054
6.	20-03-211-018	47.	20-03-401-018
7.	20-03-211-021	48.	20-03-401-037
8.	20-03-213-006	49.	20-03-403-014
9.	20-03-214-031	50.	20-03-404-001
10.	20-03-214-044	51.	20-03-404-008
11.	20-03-217-005	52.	20-03-404-012
12.	20-03-217-018	53.	20-03-404-015
13.	20-03-218-040	54.	20-03-405-005
14.	20-03-219-002	55.	20-03-405-010
15.	20-03-219-009	56.	20-03-405-037
16.	20-03-219-010	57.	20-03-406-023
17.	20-03-219-027	58.	20-03-406-024
18.	20-03-219-035	59.	20-03-406-027
19.	20-03-223-023	60.	20-03-406-039
20.	20-03-223-024	61.	20-03-418-012
21.	20-03-223-025	62.	20-03-418-022
22.	20-03-223-027	63.	20-03-419-029
23.	20-03-223-030	64.	20-03-419-030
24.	20-03-223-035	65.	20-03-420-007
25.	20-03-224-009	66.	20-03-420-016
26.	20-03-224-010	67.	20-03-420-025
27.	20-03-224-017	68.	20-03-420-036
28.	20-03-224-026	69.	20-03-425-002
29.	20-03-224-027	70.	20-03-425-010
30.	20-03-224-034	71.	20-03-425-025
31.	20-03-224-035	72.	20-03-425-028
32.	20-03-224-036	73.	20-03-425-030
33.	20-03-224-037	74.	20-03-426-005
34.	20-03-224-038	75.	20-03-426-010
35.	20-03-224-046	76.	20-03-426-011
36.	20-03-224-047	77.	20-03-426-021
37.	20-03-224-051	78.	20-03-426-035
38.	20-03-225-010	79.	20-03-426-036-
39.	20-03-225-026	80.	20-03-427-029-
40.	20-03-225-027		
41.	20-03-225-028		

**EXHIBIT 2C – ACQUISITION PARCELS - ORIGINAL PLAN 1998 (CONTINUED PAGE 3)**

**Land Acquisition Listed by Parcel Identification Number  
(as appears in the Original Plan)**

Exhibit 2C includes numbered pages (1-11)



Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

<u>Count</u>	<u>PIN</u>
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*Block 201*

1	20-03-201-001-0000
2	20-03-201-009-0000
3	20-03-201-017-0000
4	20-03-201-028-0000
5	20-03-201-029-0000
6	20-03-201-030-0000
7	20-03-201-040-0000
8	20-03-201-052-0000
9	20-03-201-053-0000
10	20-03-201-054-0000
11	20-03-201-055-0000
12	20-03-201-056-0000
13	20-03-201-056-0000
14	20-03-201-057-0000
15	20-03-201-058-0000
16	20-03-201-059-0000
17	20-03-201-060-0000
18	20-03-201-071-0000

*Block 207*

19	20-03-207-007-0000
20	20-03-207-012-0000
21	20-03-207-014-0000
22	20-03-207-020-0000
23	20-03-207-021-0000
24	20-03-207-027-0000
25	20-03-207-028-0000
26	20-03-207-029-0000
27	20-03-207-036-0000
28	20-03-207-037-0000

*Block 208*

29	20-03-208-008-0000
30	20-03-208-009-0000
31	20-03-208-014-0000
32	20-03-208-015-0000
33	20-03-208-017-0000
34	20-03-208-018-0000
35	20-03-208-019-0000
36	20-03-208-021-0000
37	20-03-208-022-0000

Exhibit i. Land Acquisition Listed by Parcel Identification Number (PIN)

38 20-03-208-024-0000  
39 20-03-208-025-0000  
40 20-03-208-026-0000  
41 20-03-208-027-0000  
42 20-03-208-039-0000

*Block 210*

43 20-03-210-001-0000  
44 20-03-210-004-0000  
45 20-03-210-006-0000  
46 20-03-210-010-0000  
47 20-03-210-038-0000  
48 20-03-210-051-0000  
49 20-03-210-052-0000  
50 20-03-210-053-0000  
51 20-03-210-056-0000  
52 20-03-210-062-0000  
53 20-03-210-063-0000  
54 20-03-210-067-0000

*Block 211*

55 20-03-211-001-0000  
56 20-03-211-002-0000  
57 20-03-211-003-0000  
58 20-03-211-004-0000  
59 20-03-211-005-0000  
60 20-03-211-006-0000  
61 20-03-211-007-0000  
62 20-03-211-012-0000  
63 20-03-211-017-0000  
64 20-03-211-018-0000  
65 20-03-211-021-0000  
66 20-03-211-022-0000  
67 20-03-211-024-0000  
68 20-03-211-025-0000  
69 20-03-211-026-0000  
70 20-03-211-027-0000  
71 20-03-211-029-0000  
72 20-03-211-031-0000  
73 20-03-211-032-0000  
74 20-03-211-033-0000  
75 20-03-211-034-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 213**

76 20-03-213-005-0000  
77 20-03-213-006-0000  
78 20-03-213-008-0000  
79 20-03-213-009-0000  
80 20-03-213-012-0000  
81 20-03-213-016-0000  
82 20-03-213-019-0000  
83 20-03-213-020-0000  
84 20-03-213-027-0000

**Block 214**

85 20-03-214-002-0000  
86 20-03-214-013-0000  
87 20-03-214-014-0000  
88 20-03-214-017-0000  
89 20-03-214-018-0000  
90 20-03-214-019-0000  
91 20-03-214-020-0000  
92 20-03-214-023-0000  
93 20-03-214-024-0000  
94 20-03-214-031-0000  
95 20-03-214-038-0000  
96 20-03-214-039-0000  
97 20-03-214-041-0000  
98 20-03-214-044-0000  
99 20-03-214-046-0000

**Block 215**

100 20-03-215-009-0000  
101 20-03-215-014-0000  
102 20-03-215-017-0000  
103 20-03-215-018-0000  
104 20-03-215-034-0000  
105 20-03-215-035-0000  
106 20-03-215-040-0000

**Block 217**

107 20-03-217-001-0000  
108 20-03-217-002-0000  
109 20-03-217-005-0000  
110 20-03-217-007-0000  
111 20-03-217-010-0000  
112 20-03-217-017-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

113 20-03-217-018-0000  
114 20-03-217-020-0000  
115 20-03-217-021-0000

**Block 218**

116 20-03-218-001-0000  
117 20-03-218-004-0000  
118 20-03-218-007-0000  
119 20-03-218-011-0000  
120 20-03-218-012-0000  
121 20-03-218-016-0000  
122 20-03-218-017-0000  
123 20-03-218-034-0000  
124 20-03-218-038-0000  
125 20-03-218-040-0000  
126 20-03-218-041-0000  
127 20-03-218-043-0000  
128 20-03-218-044-0000  
129 20-03-218-046-0000  
130 20-03-218-053-0000

**Block 219**

131 20-03-219-002-0000  
132 20-03-219-009-0000  
133 20-03-219-010-0000  
134 20-03-219-016-0000  
135 20-03-219-019-0000  
136 20-03-219-021-0000  
137 20-03-219-022-0000  
138 20-03-219-023-0000  
139 20-03-219-024-0000  
140 20-03-219-027-0000  
141 20-03-219-028-0000  
142 20-03-219-030-0000  
143 20-03-219-031-0000  
144 20-03-219-032-0000  
145 20-03-219-035-0000  
146 20-03-219-036-0000  
147 20-03-219-044-0000  
148 20-03-219-045-0000  
149 20-03-219-046-0000  
150 20-03-219-047-0000



Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 221**

151 20-03-221-003-0000  
152 20-03-221-004-0000  
153 20-03-221-005-0000  
154 20-03-221-010-0000

**Block 223**

155 20-03-223-003-0000  
156 20-03-223-004-0000  
157 20-03-223-005-0000  
158 20-03-223-006-0000  
159 20-03-223-007-0000  
160 20-03-223-011-0000  
161 20-03-223-017-0000  
162 20-03-223-020-0000  
163 20-03-223-021-0000  
164 20-03-223-022-0000  
165 20-03-223-023-0000  
166 20-03-223-024-0000  
167 20-03-223-025-0000  
168 20-03-223-026-0000  
169 20-03-223-027-0000  
170 20-03-223-030-0000  
171 20-03-223-035-0000  
172 20-03-223-039-0000

**Block 224**

173 20-03-224-009-0000  
174 20-03-224-010-0000  
175 20-03-224-017-0000  
176 20-03-224-024-0000  
177 20-03-224-026-0000  
178 20-03-224-027-0000  
179 20-03-224-034-0000  
180 20-03-224-035-0000  
181 20-03-224-036-0000  
182 20-03-224-037-0000  
183 20-03-224-038-0000  
184 20-03-224-046-0000  
185 20-03-224-047-0000  
186 20-03-224-048-0000  
187 20-03-224-049-0000  
188 20-03-224-050-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

189 20-03-224-051-0000  
190 20-03-224-052-0000

**Block 225**

191 20-03-225-004-0000  
192 20-03-225-009-0000  
193 20-03-225-010-0000  
194 20-03-225-018-0000  
195 20-03-225-019-0000  
196 20-03-225-020-0000  
197 20-03-225-021-0000  
198 20-03-225-023-0000  
199 20-03-225-024-0000  
200 20-03-225-025-0000  
201 20-03-225-026-0000  
202 20-03-225-027-0000  
203 20-03-225-028-0000  
204 20-03-225-029-0000  
205 20-03-225-031-0000  
206 20-03-225-032-0000  
207 20-03-225-036-0000  
208 20-03-225-040-0000  
209 20-03-225-041-0000  
210 20-03-225-044-0000

**Block 226**

211 20-03-226-012-0000  
212 20-03-226-016-0000  
213 20-03-226-017-0000  
214 20-03-226-018-0000  
215 20-03-226-023-0000  
216 20-03-226-054-0000  
217 20-03-226-055-0000  
218 20-03-226-056-0000

**Block 227**

219 20-03-227-034-0000  
220 20-03-227-035-0000  
221 20-03-227-037-0000  
222 20-03-227-038-0000  
223 20-03-227-043-0000  
224 20-03-227-044-0000

Exhibit 1: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 401**

225	20-03-401-001-0000
226	20-03-401-002-0000
227	20-03-401-003-0000
228	20-03-401-004-0000
229	20-03-401-005-0000
230	20-03-401-011-0000
231	20-03-401-012-0000
232	20-03-401-013-0000
233	20-03-401-018-0000
234	20-03-401-022-0000
235	20-03-401-024-0000
236	20-03-401-025-0000
237	20-03-401-028-0000
238	20-03-401-030-0000
239	20-03-401-031-0000
240	20-03-401-034-0000
241	20-03-401-037-0000
242	20-03-401-042-0000

**Block 402**

243	20-03-402-001-0000
244	20-03-402-004-0000
245	20-03-402-005-0000
246	20-03-402-007-0000
247	20-03-402-008-0000
248	20-03-402-016-0000
249	20-03-402-023-0000
250	20-03-402-029-0000
251	20-03-402-031-0000

**Block 403**

252	20-03-403-002-0000
253	20-03-403-003-0000
254	20-03-403-004-0000
255	20-03-403-005-0000
256	20-03-403-006-0000
257	20-03-403-007-0000
258	20-03-403-008-0000
259	20-03-403-010-0000
260	20-03-403-014-0000
261	20-03-403-015-0000
262	20-03-403-020-0000
263	20-03-403-022-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

264 20-03-403-024-0000  
265 20-03-403-029-0000  
266 20-03-403-033-0000  
267 20-03-403-036-0000

*Block 404*

268 20-03-404-001-0000  
269 20-03-404-002-0000  
270 20-03-404-003-0000  
271 20-03-404-007-0000  
272 20-03-404-008-0000  
273 20-03-404-011-0000  
274 20-03-404-012-0000  
275 20-03-404-013-0000  
276 20-03-404-014-0000  
277 20-03-404-015-0000  
278 20-03-404-030-0000  
279 20-03-404-033-0000  
280 20-03-404-034-0000

*Block 405*

281 20-03-405-004-0000  
282 20-03-405-005-0000  
283 20-03-405-010-0000  
284 20-03-405-014-0000  
285 20-03-405-021-0000  
286 20-03-405-022-0000  
287 20-03-405-023-0000  
288 20-03-405-025-0000  
289 20-03-405-029-0000  
290 20-03-405-037-0000  
291 20-03-405-038-0000

*Block 406*

292 20-03-406-021-0000  
293 20-03-406-023-0000  
294 20-03-406-024-0000  
295 20-03-406-025-0000  
296 20-03-406-027-0000  
297 20-03-406-036-0000  
298 20-03-406-037-0000  
299 20-03-406-038-0000  
300 20-03-406-039-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

*Block 418*

301 20-03-418-002-0000  
302 20-03-418-012-0000  
303 20-03-418-021-0000  
304 20-03-418-022-0000

*Block 419*

305 20-03-419-028-0000  
306 20-03-419-029-0000  
307 20-03-419-030-0000  
308 20-03-419-031-0000  
309 20-03-419-034-0000  
310 20-03-419-038-0000  
311 20-03-419-052-0000  
312 20-03-419-055-0000  
313 20-03-419-056-0000

*Block 420*

314 20-03-420-007-0000  
315 20-03-420-016-0000  
316 20-03-420-023-0000  
317 20-03-420-025-0000  
318 20-03-420-028-0000  
319 20-03-420-029-0000  
320 20-03-420-031-0000  
321 20-03-420-033-0000  
322 20-03-420-034-0000  
323 20-03-420-035-0000  
324 20-03-420-036-0000  
325 20-03-420-037-0000  
326 20-03-420-038-0000  
327 20-03-420-039-0000

*Block 425*

328 20-03-425-001-0000  
329 20-03-425-002-0000  
330 20-03-425-010-0000  
331 20-03-425-012-0000  
332 20-03-425-015-0000  
333 20-03-425-016-0000  
334 20-03-425-018-0000  
335 20-03-425-019-0000  
336 20-03-425-020-0000  
337 20-03-425-021-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

338 20-03-425-025-0000  
339 20-03-425-027-0000  
340 20-03-425-028-0000  
341 20-03-425-030-0000

*Block 426*

342 20-03-426-005-0000  
343 20-03-426-007-0000  
344 20-03-426-008-0000  
345 20-03-426-009-0000  
346 20-03-426-010-0000  
347 20-03-426-011-0000  
348 20-03-426-012-0000  
349 20-03-426-013-0000  
350 20-03-426-021-0000  
351 20-03-426-023-0000  
352 20-03-426-024-0000  
353 20-03-426-032-0000  
354 20-03-426-033-0000  
355 20-03-426-035-0000  
356 20-03-426-036-0000  
357 20-03-426-038-0000  
358 20-03-426-038-0000  
359 20-03-426-039-0000

*Block 427*

360 20-03-427-005-0000  
361 20-03-427-010-0000  
362 20-03-427-012-0000  
363 20-03-427-013-0000  
364 20-03-427-016-0000  
365 20-03-427-017-0000  
366 20-03-427-018-0000  
367 20-03-427-019-0000  
368 20-03-427-020-0000  
369 20-03-427-021-0000  
370 20-03-427-023-0000  
371 20-03-427-029-0000  
372 20-03-427-031-0000  
373 20-03-427-034-0000  
374 20-03-427-035-0000  
375 20-03-427-037-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 428**

376	20-03-428-008-0000
377	20-03-428-010-0000
378	20-03-428-015-0000
379	20-03-428-016-0000

**Block 501**

380	20-03-501-007-6001
381	20-03-501-007-6003





**EXHIBIT 3A - ADDED AREA EAV**

PIN	EAV		EAV
1. 20-02-111-001	11,606	37. 20-02-311-007	15,031
2. 20-02-111-002	37,021	38. 20-02-311-008	15,031
3. 20-02-111-003	5,785	39. 20-02-311-009	53,427
4. 20-02-119-001	23,479	40. 20-02-315-001	Exempt
5. 20-02-119-002	2,694	41. 20-02-315-002	Exempt
6. 20-02-119-003	22,744	42. 20-02-315-003	Exempt
7. 20-02-119-004	Exempt	43. 20-02-315-004	Exempt
8. 20-02-119-005	14,278	44. 20-02-315-005	25,664
9. 20-02-119-006	14,278	45. 20-02-315-006	99,763
10. 20-02-119-030	166,357	46. 20-02-315-015	Exempt
11. 20-02-300-001	Exempt	47. 20-02-315-016	35,330
12. 20-02-300-002	Exempt	48. 20-02-315-017	34,004
13. 20-02-300-005	14,171	49. 20-02-315-020	23,790
14. 20-02-300-006	33,528	50. 20-02-315-021	207,269
15. 20-02-300-007	8,330	51. 20-02-315-022	938,180
16. 20-02-300-008	Exempt	52. 20-10-203-001	Exempt
17. 20-02-300-009	Exempt	53. 20-10-203-002	Exempt
18. 20-02-300-010	6,159	54. 20-10-203-003	Exempt
19. 20-02-300-011	176,998	55. 20-10-203-004	15,203
20. 20-02-300-012	199,983	56. 20-10-203-005	Exempt
21. 20-02-300-013	10,483	57. 20-10-203-006	Exempt
22. 20-02-300-034	5,740	58. 20-10-204-001	22,805
23. 20-02-300-036	96,211	59. 20-10-204-002	54,419
24. 20-02-305-001	145,416	60. 20-10-204-003	Exempt
25. 20-02-305-002	Exempt	61. 20-10-204-004	31,882
26. 20-02-305-003	114,475	62. 20-10-205-039	
27. 20-02-305-004	100,603	63. 20-10-206-001	37,174
28. 20-02-305-005	14,179	64. 20-10-206-002	Exempt
29. 20-02-305-006	23,277	65. 20-10-206-003	Exempt
30. 20-02-305-007	34,565	66. 20-10-206-004	Exempt
31. 20-02-311-001	74,074	67. 20-10-206-005	Exempt
32. 20-02-311-002	Exempt	68. 20-10-206-006	4,145
33. 20-02-311-003	Exempt	69. 20-10-206-007	Exempt
34. 20-02-311-004	5,740	70. 20-10-206-008	19,122
35. 20-02-311-005	89,466	71. 20-10-206-009	Exempt
36. 20-02-311-006	Exempt	72. 20-10-206-010	Exempt
		73. 20-10-206-011	Exempt

74.	20-10-206-012	20,783	90.	20-10-206-030	173,677
75.	20-10-206-013	Exempt	91.	20-10-206-031	15,529
76.	20-10-206-014	5,180	92.	20-10-206-033	Exempt
77.	20-10-206-015	20,768	93.	20-11-100-001	82,032
78.	20-10-206-016	Exempt	94.	20-11-100-005	353,344
79.	20-10-206-017	5,180	95.	20-11-100-015	Exempt
80.	20-10-206-018	20,771	96.	20-11-100-016	Exempt
81.	20-10-206-019	5,180	97.	20-11-100-017	Exempt
82.	20-10-206-020	12,537	98.	20-11-100-018	Exempt
83.	20-10-206-021	197,510	99.	20-11-100-019	Exempt
84.	20-10-206-024	Exempt	100.	20-11-100-020	Exempt
85.	20-10-206-025	Exempt	101.	20-11-100-021	Exempt
86.	20-10-206-026	Exempt	102.	20-11-100-049	329,410
87.	20-10-206-027	23,756	<b>TOTAL</b>		<b>4,393,244.96</b>
88.	20-10-206-028	15,838			
89.	20-10-206-029	27,871			

**EXHIBIT 3B – ORIGINAL PROJECT AREA CERTIFIED EAV**

Exhibit 3B includes: cover page, numbered pages 1-45 for taxcode 70012 and an additional page 1 for taxcode 70027.







DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-201-001-0000	31,755
20-03-201-006-0000	90
20-03-201-007-0000	0
20-03-201-008-0000	35,071
20-03-201-009-0000	16,975
20-03-201-010-0000	95,004
20-03-201-017-0000	5,866
20-03-201-021-0000	5,007
20-03-201-027-0000	104,069
20-03-201-028-0000	3,131
20-03-201-029-0000	3,445
20-03-201-030-0000	2,339
20-03-201-031-0000	3,618
20-03-201-032-0000	6,094
20-03-201-033-0000	5,295
20-03-201-034-0000	2,635
20-03-201-035-0000	3,631
20-03-201-038-0000	5,270
20-03-201-039-0000	3,133
20-03-201-040-0000	1,392
20-03-201-041-0000	2,400
20-03-201-042-0000	2,290
20-03-201-043-0000	7,875
20-03-201-044-0000	1,913
20-03-201-045-0000	2,061
20-03-201-047-0000	5,941
20-03-201-048-0000	0

CLRTM369

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-201-049-0000	818
20-03-201-050-0000	0
20-03-201-051-0000	1,254
20-03-201-052-0000	736
20-03-201-053-0000	736
20-03-201-054-0000	5,784
20-03-201-055-0000	204,300
20-03-201-056-0000	35,931
20-03-201-057-0000	6,838
20-03-201-058-0000	2,100
20-03-201-059-0000	1,728
20-03-201-060-0000	1,323
20-03-201-061-0000	968
20-03-201-062-0000	0
20-03-201-063-0000	7,852
20-03-201-064-0000	871
20-03-201-065-0000	3,079
20-03-201-066-0000	112
20-03-201-067-0000	1,540
20-03-201-068-0000	1,472
20-03-201-069-0000	5,947
20-03-201-070-0000	13,188
20-03-201-071-0000	364
20-03-201-072-0000	4,628
20-03-207-001-0000	0
20-03-207-002-0000	0
20-03-207-003-0000	0



DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-207-004-0000	5,986
20-03-207-005-0000	2,625
20-03-207-006-0000	7,561
20-03-207-007-0000	1,183
20-03-207-009-0000	1,821
20-03-207-010-0000	5,689
20-03-207-011-0000	4,654
20-03-207-012-0000	815
20-03-207-013-0000	0
20-03-207-014-0000	0
20-03-207-015-0000	0
20-03-207-016-0000	0
20-03-207-017-0000	2,030
20-03-207-018-0000	5,052
20-03-207-019-0000	0
20-03-207-020-0000	4,605
20-03-207-021-0000	130,072
20-03-207-022-0000	0
20-03-207-023-0000	0
20-03-207-024-0000	0
20-03-207-025-0000	0
20-03-207-026-0000	0
20-03-207-028-0000	1,183
20-03-207-029-0000	2,369
20-03-207-030-0000	4,453
20-03-207-032-0000	0
20-03-207-033-0000	0

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-207-034-0000	0
20-03-207-035-0000	0
20-03-207-036-0000	0
20-03-207-037-0000	0
20-03-207-038-0000	0
20-03-207-039-0000	0
20-03-207-040-0000	0
20-03-208-001-0000	0
20-03-208-002-0000	0
20-03-208-003-0000	0
20-03-208-004-0000	0
20-03-208-005-0000	0
20-03-208-006-0000	0
20-03-208-007-0000	0
20-03-208-008-0000	0
20-03-208-009-0000	1,282
20-03-208-010-0000	0
20-03-208-011-0000	1,282
20-03-208-012-0000	2,572
20-03-208-015-0000	2,567
20-03-208-016-0000	13,472
20-03-208-017-0000	0
20-03-208-018-0000	0
20-03-208-019-0000	0
20-03-208-020-0000	2,554
20-03-208-021-0000	2,916
20-03-208-022-0000	2,827

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-208-023-0000	8,295
20-03-208-024-0000	209
20-03-208-025-0000	1,640
20-03-208-026-0000	1,614
20-03-208-029-0000	0
20-03-208-030-0000	0
20-03-208-031-0000	0
20-03-208-032-0000	0
20-03-208-033-0000	0
20-03-208-034-0000	0
20-03-208-035-0000	0
20-03-208-036-0000	0
20-03-208-037-0000	0
20-03-208-038-0000	0
20-03-208-039-0000	3,179
20-03-208-040-0000	1,427
20-03-210-001-0000	153,072
20-03-210-002-0000	1,618
20-03-210-003-0000	2,055
20-03-210-004-0000	1,196
20-03-210-005-0000	2,235
20-03-210-006-0000	1,196
20-03-210-007-0000	3,119
20-03-210-008-0000	3,565
20-03-210-009-0000	4,060
20-03-210-010-0000	869
20-03-210-011-0000	-

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-210-012-0000	4,045
20-03-210-013-0000	1,977
20-03-210-020-0000	0
20-03-210-021-0000	0
20-03-210-022-0000	0
20-03-210-025-0000	0
20-03-210-026-0000	0
20-03-210-027-0000	0
20-03-210-028-0000	0
20-03-210-029-0000	0
20-03-210-030-0000	0
20-03-210-031-0000	0
20-03-210-032-0000	0
20-03-210-033-0000	0
20-03-210-034-0000	0
20-03-210-035-0000	0
20-03-210-036-0000	958
20-03-210-037-0000	0
20-03-210-038-0000	1,351
20-03-210-043-0000	1,439
20-03-210-044-0000	3,154
20-03-210-045-0000	1,856
20-03-210-046-0000	0
20-03-210-049-0000	1,358
20-03-210-050-0000	0
20-03-210-051-0000	1,287
20-03-210-052-0000	1,287

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-210-053-0000	1,287
20-03-210-054-0000	2,977
20-03-210-055-0000	1,078
20-03-210-057-0000	7,884
20-03-210-058-0000	6,141
20-03-210-059-0000	2,178
20-03-210-060-0000	2,353
20-03-210-061-0000	570
20-03-210-062-0000	0
20-03-210-063-0000	0
20-03-210-064-0000	5,670
20-03-210-065-0000	4,512
20-03-210-066-0000	2,157
20-03-210-067-0000	148
20-03-210-068-0000	4,783
20-03-210-069-0000	0
20-03-210-071-0000	0
20-03-210-074-0000	0
20-03-210-076-0000	539
20-03-210-077-0000	539
20-03-210-078-0000	0
20-03-210-079-0000	0
20-03-210-080-0000	0
20-03-211-001-0000	1,960
20-03-211-002-0000	1,048
20-03-211-003-0000	1,211
20-03-211-004-0000	

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-211-005-0000	61,709
20-03-211-006-0000	1,226
20-03-211-007-0000	815
20-03-211-009-0000	0
20-03-211-010-0000	0
20-03-211-011-0000	0
20-03-211-012-0000	164,540
20-03-211-015-0000	0
20-03-211-016-0000	2,049
20-03-211-017-0000	284
20-03-211-018-0000	1,954
20-03-211-019-0000	0
20-03-211-020-0000	0
20-03-211-021-0000	1,627
20-03-211-022-0000	3,813
20-03-211-023-0000	1,537
20-03-211-024-0000	2,888
20-03-211-025-0000	2,888
20-03-211-026-0000	20,067
20-03-211-027-0000	14,373
20-03-211-028-0000	0
20-03-211-029-0000	4,086
20-03-211-030-0000	0
20-03-211-031-0000	2,597
20-03-211-032-0000	42,556
20-03-211-033-0000	7,884
20-03-211-034-0000	2,735

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-211-035-0000	0
20-03-211-036-0000	0
20-03-211-038-0000	0
20-03-211-040-0000	6,660
20-03-211-041-0000	0
20-03-211-042-0000	0
20-03-211-043-0000	0
20-03-211-044-0000	0
20-03-211-045-6001	0
20-03-211-045-6002	0
20-03-213-001-0000	2,701
20-03-213-002-0000	4,137
20-03-213-003-0000	2,906
20-03-213-004-0000	2,192
20-03-213-005-0000	0
20-03-213-006-0000	876
20-03-213-007-0000	8,346
20-03-213-008-0000	1,188
20-03-213-009-0000	1,188
20-03-213-010-0000	0
20-03-213-011-0000	0
20-03-213-012-0000	1,143
20-03-213-013-0000	2,589
20-03-213-014-0000	5,614
20-03-213-015-0000	0
20-03-213-016-0000	1,143
20-03-213-017-0000	

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-213-018-0000	2,709
20-03-213-019-0000	1,143
20-03-213-020-0000	1,143
20-03-213-021-0000	2,216
20-03-213-022-0000	2,811
20-03-213-023-0000	0
20-03-213-026-0000	2,545
20-03-213-027-0000	1,143
20-03-213-028-0000	5,668
20-03-213-029-0000	4,876
20-03-213-032-0000	0
20-03-213-033-0000	0
20-03-214-001-0000	0
20-03-214-002-0000	6,375
20-03-214-003-0000	1,940
20-03-214-004-0000	0
20-03-214-005-0000	5,297
20-03-214-006-0000	6,031
20-03-214-007-0000	1,786
20-03-214-008-0000	67
20-03-214-009-0000	5,465
20-03-214-010-0000	1,386
20-03-214-013-0000	1,386
20-03-214-014-0000	1,386
20-03-214-017-0000	577
20-03-214-018-0000	1,035
	1,155



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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-214-020-0000	1,149
20-03-214-021-0000	0
20-03-214-022-0000	5,650
20-03-214-023-0000	4,824
20-03-214-024-0000	1,332
20-03-214-025-0000	2,014
20-03-214-026-0000	2,471
20-03-214-027-0000	0
20-03-214-028-0000	4,297
20-03-214-029-0000	6,393
20-03-214-030-0000	0
20-03-214-031-0000	1,386
20-03-214-034-0000	0
20-03-214-035-0000	5,687
20-03-214-036-0000	0
20-03-214-037-0000	1,513
20-03-214-041-0000	1,155
20-03-214-042-0000	90
20-03-214-043-0000	6,055
20-03-214-044-0000	1,287
20-03-214-045-0000	0
20-03-214-046-0000	1,379
20-03-214-047-0000	1,823
20-03-214-048-0000	7,023
20-03-214-049-0000	2,177
20-03-214-050-0000	0
20-03-214-051-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-214-052-0000	2,684
20-03-214-053-0000	2,413
20-03-214-054-0000	2,018
20-03-214-055-0000	0
20-03-215-009-0000	2,330
20-03-215-010-0000	0
20-03-215-011-0000	0
20-03-215-012-0000	4,439
20-03-215-013-0000	3,725
20-03-215-014-0000	1,177
20-03-215-015-0000	0
20-03-215-016-0000	3,905
20-03-215-017-0000	1,143
20-03-215-018-0000	1,143
20-03-215-020-0000	0
20-03-215-021-0000	0
20-03-215-022-0000	0
20-03-215-023-0000	2,588
20-03-215-024-0000	2,649
20-03-215-025-0000	521
20-03-215-026-0000	2,933
20-03-215-027-0000	2,500
20-03-215-028-0000	2,679
20-03-215-029-0000	3,098
20-03-215-034-0000	0
20-03-215-035-0000	0
20-03-215-038-0000	0

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AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-215-039-0000	0
20-03-215-040-0000	0
20-03-215-041-0000	0
20-03-215-042-0000	0
20-03-215-043-0000	0
20-03-217-001-0000	32,837
20-03-217-003-0000	0
20-03-217-004-0000	0
20-03-217-005-0000	1,272
20-03-217-006-0000	3,052
20-03-217-007-0000	1,149
20-03-217-008-0000	2,088
20-03-217-009-0000	2,390
20-03-217-010-0000	701
20-03-217-011-0000	908
20-03-217-012-0000	0
20-03-217-013-0000	1,892
20-03-217-014-0000	6,627
20-03-217-015-0000	0
20-03-217-016-0000	884
20-03-217-017-0000	6,784
20-03-217-018-0000	0
20-03-217-019-0000	407
20-03-217-020-0000	4,327
20-03-217-021-0000	0
20-03-217-022-0000	0
20-03-217-023-0000	-

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-217-026-0000	0
20-03-217-027-0000	0
20-03-217-028-0000	0
20-03-218-001-0000	908
20-03-218-002-0000	6,533
20-03-218-003-0000	0
20-03-218-004-0000	661
20-03-218-005-0000	5,597
20-03-218-006-0000	3,799
20-03-218-007-0000	661
20-03-218-008-0000	1,732
20-03-218-011-0000	5,853
20-03-218-012-0000	7,456
20-03-218-013-0000	6,307
20-03-218-014-0000	0
20-03-218-015-0000	4,714
20-03-218-016-0000	826
20-03-218-017-0000	1,136
20-03-218-018-0000	4,161
20-03-218-019-0000	3,981
20-03-218-020-0000	0
20-03-218-021-0000	4,859
20-03-218-022-0000	0
20-03-218-023-0000	0
20-03-218-024-0000	5,224
20-03-218-029-0000	6,326
20-03-218-030-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-218-031-0000	6,743
20-03-218-032-0000	1,939
20-03-218-033-0000	0
20-03-218-034-0000	1,050
20-03-218-035-0000	0
20-03-218-036-0000	2,049
20-03-218-037-0000	5,472
20-03-218-038-0000	1,050
20-03-218-039-0000	0
20-03-218-040-0000	1,050
20-03-218-041-0000	1,050
20-03-218-042-0000	0
20-03-218-046-0000	6,472
20-03-218-051-0000	6,922
20-03-218-052-0000	1,751
20-03-218-053-0000	1,143
20-03-218-054-0000	0
20-03-218-055-0000	5,267
20-03-218-056-0000	0
20-03-218-057-0000	0
20-03-218-059-0000	0
20-03-218-060-0000	2,286
20-03-218-061-0000	0
20-03-219-001-0000	0
20-03-219-002-0000	663
20-03-219-003-0000	0
20-03-219-004-0000	3,643

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-219-005-0000	3,998
20-03-219-006-0000	0
20-03-219-007-0000	0
20-03-219-008-0000	0
20-03-219-009-0000	607
20-03-219-010-0000	0
20-03-219-011-0000	0
20-03-219-012-0000	0
20-03-219-013-0000	0
20-03-219-014-0000	0
20-03-219-015-0000	3,845
20-03-219-016-0000	839
20-03-219-017-0000	0
20-03-219-018-0000	0
20-03-219-019-0000	839
20-03-219-020-0000	4,575
20-03-219-024-0000	0
20-03-219-025-0000	430
20-03-219-026-0000	0
20-03-219-027-0000	843
20-03-219-028-0000	839
20-03-219-029-0000	1,635
20-03-219-030-0000	613
20-03-219-031-0000	856
20-03-219-032-0000	409
20-03-219-033-0000	8,443
20-03-219-034-0000	6,120

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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-219-035-0000	1,896
20-03-219-036-0000	1,480
20-03-219-037-0000	0
20-03-219-038-0000	3,867
20-03-219-039-0000	0
20-03-219-040-0000	0
20-03-219-041-0000	0
20-03-219-042-0000	0
20-03-219-043-0000	0
20-03-219-044-0000	2,462
20-03-219-045-0000	0
20-03-219-046-0000	0
20-03-219-047-0000	0
20-03-219-048-0000	0
20-03-219-049-0000	0
20-03-219-050-0000	0
20-03-221-001-0000	2,939
20-03-221-002-0000	6,526
20-03-221-003-0000	1,242
20-03-221-004-0000	1,235
20-03-221-005-0000	1,244
20-03-221-006-0000	2,665
20-03-221-007-0000	6,720
20-03-221-008-0000	3,302
20-03-221-009-0000	1,065
20-03-221-010-0000	2,595
20-03-221-029-0000	0

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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-221-030-0000	0
20-03-221-031-0000	0
20-03-223-001-0000	0
20-03-223-002-0000	0
20-03-223-003-0000	1,556
20-03-223-004-0000	1,556
20-03-223-005-0000	1,556
20-03-223-007-0000	13,618
20-03-223-008-0000	14,268
20-03-223-011-0000	4,807
20-03-223-012-0000	1,162
20-03-223-013-0000	0
20-03-223-014-0000	6,853
20-03-223-015-0000	0
20-03-223-016-0000	4,402
20-03-223-017-0000	1,162
20-03-223-020-0000	16,667
20-03-223-021-0000	20,712
20-03-223-022-0000	18,679
20-03-223-024-0000	25,429
20-03-223-026-0000	0
20-03-223-027-0000	2,328
20-03-223-028-0000	0
20-03-223-029-0000	6,337
20-03-223-030-0000	990
20-03-223-031-0000	0
20-03-223-032-0000	990



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OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-223-033-0000	0
20-03-223-034-0000	0
20-03-223-035-0000	990
20-03-223-036-0000	1,805
20-03-223-037-0000	4,208
20-03-223-038-0000	5,239
20-03-223-039-0000	64,678
20-03-223-040-0000	0
20-03-224-001-0000	0
20-03-224-002-0000	0
20-03-224-003-0000	1,360
20-03-224-004-0000	2,911
20-03-224-009-0000	1,177
20-03-224-010-0000	1,186
20-03-224-011-0000	0
20-03-224-012-0000	5,343
20-03-224-013-0000	0
20-03-224-014-0000	2,364
20-03-224-015-0000	0
20-03-224-016-0000	0
20-03-224-017-0000	1,186
20-03-224-018-0000	2,167
20-03-224-019-0000	0
20-03-224-020-0000	4,158
20-03-224-024-0000	2,341
20-03-224-025-0000	3,178
20-03-224-026-0000	654

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-224-027-0000	689
20-03-224-028-0000	4,000
20-03-224-029-0000	3,688
20-03-224-030-0000	3,688
20-03-224-031-0000	0
20-03-224-032-0000	4,157
20-03-224-033-0000	0
20-03-224-034-0000	684
20-03-224-035-0000	1,659
20-03-224-036-0000	790
20-03-224-037-0000	5,407
20-03-224-038-0000	800
20-03-224-039-0000	15,499
20-03-224-040-0000	15,419
20-03-224-041-0000	2,994
20-03-224-042-0000	1,754
20-03-224-043-0000	0
20-03-224-044-0000	7,972
20-03-224-045-0000	5,231
20-03-224-046-0000	1,186
20-03-224-047-0000	1,039
20-03-224-049-0000	16,105
20-03-224-050-0000	16,105
20-03-224-051-0000	2,694
20-03-224-052-0000	3,053
20-03-224-053-0000	0
20-03-224-054-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-224-055-0000	0
20-03-225-001-0000	0
20-03-225-002-0000	4,488
20-03-225-003-0000	4,798
20-03-225-004-0000	1,519
20-03-225-005-0000	805
20-03-225-006-0000	975
20-03-225-007-0000	1,519
20-03-225-008-0000	7,836
20-03-225-009-0000	2,416
20-03-225-010-0000	1,207
20-03-225-011-0000	1,701
20-03-225-012-0000	4,237
20-03-225-013-0000	1,616
20-03-225-014-0000	0
20-03-225-015-0000	0
20-03-225-016-0000	4,534
20-03-225-017-0000	4,538
20-03-225-018-0000	531
20-03-225-019-0000	439
20-03-225-020-0000	1,029
20-03-225-021-0000	43
20-03-225-022-0000	0
20-03-225-023-0000	4,501
20-03-225-024-0000	1,984
20-03-225-025-0000	1,834
20-03-225-026-0000	5,286

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-225-027-0000	880
20-03-225-028-0000	5,863
20-03-225-029-0000	1,016
20-03-225-030-0000	0
20-03-225-031-0000	1,016
20-03-225-033-0000	1,935
20-03-225-034-0000	3,230
20-03-225-035-0000	0
20-03-225-036-0000	2,421
20-03-225-037-0000	0
20-03-225-038-0000	5,700
20-03-225-039-0000	1,887
20-03-225-040-0000	1,209
20-03-225-041-0000	1,209
20-03-225-042-0000	7,012
20-03-225-043-0000	1,065
20-03-225-044-0000	30,137
20-03-225-045-0000	0
20-03-225-046-0000	0
20-03-225-047-1001	403
20-03-225-047-1002	403
20-03-225-047-1003	403
20-03-226-007-0000	1,541
20-03-226-012-0000	1,233
20-03-226-013-0000	3,010
20-03-226-014-0000	3,405
	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-226-016-0000	1,173
20-03-226-017-0000	7,905
20-03-226-018-0000	161
20-03-226-022-0000	174
20-03-226-023-0000	0
20-03-226-024-0000	0
20-03-226-025-0000	0
20-03-226-026-0000	0
20-03-226-027-0000	0
20-03-226-028-0000	0
20-03-226-029-0000	0
20-03-226-030-0000	0
20-03-226-032-0000	0
20-03-226-033-0000	0
20-03-226-034-0000	0
20-03-226-037-0000	0
20-03-226-038-0000	0
20-03-226-039-0000	0
20-03-226-040-0000	0
20-03-226-041-0000	0
20-03-226-042-0000	0
20-03-226-043-0000	0
20-03-226-044-0000	0
20-03-226-045-0000	0
20-03-226-046-0000	0
20-03-226-047-0000	0
20-03-226-048-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-226-049-0000	0
20-03-226-050-0000	0
20-03-226-051-0000	0
20-03-226-052-0000	3,152
20-03-226-053-0000	3,152
20-03-226-054-0000	1,853
20-03-226-055-0000	1,846
20-03-226-056-0000	0
20-03-226-057-0000	0
20-03-226-058-0000	0
20-03-226-059-0000	0
20-03-226-060-0000	0
20-03-226-061-0000	0
20-03-226-062-0000	0
20-03-226-063-0000	0
20-03-227-001-0000	0
20-03-227-006-0000	0
20-03-227-007-0000	0
20-03-227-008-0000	0
20-03-227-011-0000	0
20-03-227-012-0000	0
20-03-227-013-0000	0
20-03-227-014-0000	0
20-03-227-015-0000	0
20-03-227-016-0000	0
20-03-227-017-0000	0
20-03-227-018-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-227-019-0000	0
20-03-227-020-0000	0
20-03-227-021-0000	0
20-03-227-026-0000	0
20-03-227-027-0000	0
20-03-227-031-0000	0
20-03-227-032-0000	0
20-03-227-033-0000	47
20-03-227-034-0000	87,553
20-03-227-035-0000	29,317
20-03-227-036-0000	17,282
20-03-227-038-0000	43,979
20-03-227-039-0000	0
20-03-227-040-0000	0
20-03-227-041-0000	0
20-03-227-042-0000	0
20-03-227-043-0000	0
20-03-227-044-0000	0
20-03-401-001-0000	508,707
20-03-401-002-0000	254,269
20-03-401-003-0000	181,569
20-03-401-004-0000	4,370
20-03-401-005-0000	17,590
20-03-401-006-0000	4,707
20-03-401-007-0000	7,806
20-03-401-008-0000	2,644
20-03-401-009-0000	

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-401-010-0000	925
20-03-401-011-0000	1,188
20-03-401-012-0000	1,188
20-03-401-013-0000	1,188
20-03-401-014-0000	1,838
20-03-401-015-0000	41,283
20-03-401-017-0000	1,246
20-03-401-018-0000	1,246
20-03-401-019-0000	1,818
20-03-401-020-0000	3,083
20-03-401-021-0000	8,699
20-03-401-022-0000	906
20-03-401-023-0000	6,205
20-03-401-024-0000	803
20-03-401-025-0000	1,306
20-03-401-026-0000	10,167
20-03-401-027-0000	8,176
20-03-401-028-0000	1,183
20-03-401-029-0000	2,367
20-03-401-030-0000	1,183
20-03-401-031-0000	1,183
20-03-401-032-0000	4,264
20-03-401-033-0000	5,835
20-03-401-034-0000	852
20-03-401-035-0000	0
20-03-401-036-0000	0
20-03-401-037-0000	899



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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-401-038-0000	2,837
20-03-401-039-0000	7,049
20-03-401-040-0000	2,583
20-03-401-041-0000	6,782
20-03-401-042-0000	852
20-03-401-043-0000	2,626
20-03-401-044-0000	3,300
20-03-401-045-0000	66,410
20-03-402-001-0000	29,889
20-03-402-002-0000	10,851
20-03-402-003-0000	14,990
20-03-402-004-0000	792
20-03-402-005-0000	781
20-03-402-006-0000	1,950
20-03-402-007-0000	861
20-03-402-008-0000	861
20-03-402-009-0000	4,990
20-03-402-010-0000	2,221
20-03-402-011-0000	0
20-03-402-012-0000	1,291
20-03-402-013-0000	2,833
20-03-402-014-0000	3,061
20-03-402-015-0000	1,302
20-03-402-016-0000	947
20-03-402-017-0000	2,784
20-03-402-018-0000	0
20-03-402-019-0000	

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-402-021-0000	11,092
20-03-402-022-0000	14,360
20-03-402-023-0000	2,378
20-03-402-024-0000	0
20-03-402-025-0000	4,714
20-03-402-026-0000	4,837
20-03-402-027-0000	4,439
20-03-402-028-0000	6,358
20-03-402-029-0000	880
20-03-402-030-0000	469
20-03-402-031-0000	1,691
20-03-402-032-0000	3,060
20-03-402-033-0000	2,310
20-03-402-034-0000	0
20-03-402-035-0000	2,256
20-03-402-036-0000	1,612
20-03-402-037-0000	0
20-03-402-038-0000	0
20-03-402-039-0000	0
20-03-403-001-0000	0
20-03-403-002-0000	54,477
20-03-403-003-0000	8,245
20-03-403-007-0000	1,140
20-03-403-008-0000	1,743
20-03-403-009-0000	0
20-03-403-010-0000	1,409
20-03-403-011-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-403-012-0000	7,864
20-03-403-013-0000	1,844
20-03-403-014-0000	938
20-03-403-015-0000	938
20-03-403-016-0000	1,697
20-03-403-017-0000	3,809
20-03-403-018-0000	1,897
20-03-403-019-0000	9,074
20-03-403-020-0000	2,885
20-03-403-021-0000	0
20-03-403-022-0000	1,409
20-03-403-023-0000	0
20-03-403-024-0000	1,409
20-03-403-025-0000	0
20-03-403-026-0000	0
20-03-403-027-0000	0
20-03-403-028-0000	1,442
20-03-403-029-0000	1,160
20-03-403-030-0000	7,621
20-03-403-031-0000	7,202
20-03-403-032-0000	4,919
20-03-403-033-0000	738
20-03-403-034-0000	1,160
20-03-403-035-0000	1,280
20-03-403-039-0000	213
20-03-403-040-0000	0
20-03-403-041-0000	

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PERMANENT REAL ESTATE INDEX NUMBER OF EACH LOT, BLOCK, TRACT OR PARCEL REAL ESTATE PROPERTY WITHIN SUCH SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION OF EACH LOT, BLOCK, TRACT OR PARCEL WITHIN SUCH PROJECT AREA:

20-03-403-042-0000	2,821
20-03-403-043-0000	1,280
20-03-404-001-0000	3,600
20-03-404-002-0000	16,919
20-03-404-003-0000	5,295
20-03-404-008-0000	2,845
20-03-404-009-0000	5,022
20-03-404-010-0000	828
20-03-404-011-0000	7,058
20-03-404-012-0000	1,067
20-03-404-013-0000	1,883
20-03-404-014-0000	1,207
20-03-404-015-0000	4,998
20-03-404-016-0000	0
20-03-404-017-0000	0
20-03-404-018-0000	0
20-03-404-019-0000	0
20-03-404-025-0000	0
20-03-404-026-0000	5,347
20-03-404-027-0000	5,140
20-03-404-028-0000	5,119
20-03-404-029-0000	5,797
20-03-404-030-0000	1,896
20-03-404-031-0000	0
20-03-404-032-0000	0
20-03-404-033-0000	1,659
20-03-404-034-0000	1,233

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-404-035-0000	618
20-03-404-036-0000	3,271
20-03-404-037-0000	12,723
20-03-404-038-0000	5,263
20-03-404-039-0000	84
20-03-404-040-0000	4,577
20-03-404-041-0000	0
20-03-404-042-0000	15,305
20-03-404-043-0000	1,754
20-03-404-044-0000	0
20-03-404-045-0000	0
20-03-405-004-0000	1,132
20-03-405-005-0000	1,132
20-03-405-006-0000	5,665
20-03-405-007-0000	0
20-03-405-008-0000	0
20-03-405-009-0000	0
20-03-405-010-0000	1,244
20-03-405-011-0000	6,679
20-03-405-012-0000	0
20-03-405-013-0000	0
20-03-405-014-0000	985
20-03-405-015-0000	0
20-03-405-016-0000	0
20-03-405-017-0000	0
20-03-405-018-0000	0
20-03-405-019-0000	10,505

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-405-020-0000	0
20-03-405-021-0000	1,422
20-03-405-022-0000	1,439
20-03-405-023-0000	1,375
20-03-405-024-0000	1,816
20-03-405-025-0000	861
20-03-405-026-0000	1,865
20-03-405-027-0000	6,330
20-03-405-028-0000	0
20-03-405-029-0000	1,442
20-03-405-030-0000	1,442
20-03-405-031-0000	1,442
20-03-405-032-0000	0
20-03-405-033-0000	2,113
20-03-405-034-0000	5,984
20-03-405-035-0000	1,919
20-03-405-036-0000	2,215
20-03-405-037-0000	1,530
20-03-405-038-0000	1,919
20-03-405-039-0000	1,530
20-03-405-040-0000	0
20-03-405-041-0000	0
20-03-406-001-0000	0
20-03-406-002-0000	0
20-03-406-003-0000	0
20-03-406-004-0000	0
20-03-406-005-0000	0

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AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-406-012-0000	0
20-03-406-013-0000	1,575
20-03-406-014-0000	4,213
20-03-406-015-0000	947
20-03-406-016-0000	1,667
20-03-406-017-0000	1,732
20-03-406-018-0000	1,739
20-03-406-019-0000	5,747
20-03-406-020-0000	6,569
20-03-406-021-0000	1,207
20-03-406-022-0000	4,570
20-03-406-023-0000	994
20-03-406-024-0000	994
20-03-406-025-0000	4,884
20-03-406-026-0000	0
20-03-406-027-0000	981
20-03-406-029-0000	0
20-03-406-030-0000	7,208
20-03-406-031-0000	0
20-03-406-035-0000	0
20-03-406-036-0000	8,215
20-03-406-037-0000	3,019
20-03-406-038-0000	5,031
20-03-406-040-0000	0
20-03-406-041-0000	0
20-03-406-042-0000	0
20-03-410-001-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-411-001-0000	0
20-03-411-002-0000	0
20-03-411-003-0000	0
20-03-411-004-0000	0
20-03-411-005-0000	0
20-03-412-001-0000	0
20-03-412-003-0000	0
20-03-412-004-0000	0
20-03-412-005-0000	0
20-03-412-006-0000	0
20-03-412-007-0000	0
20-03-412-008-0000	0
20-03-412-009-0000	0
20-03-412-010-0000	0
20-03-412-011-0000	0
20-03-412-013-0000	0
20-03-412-014-0000	0
20-03-412-015-0000	0
20-03-412-016-0000	0
20-03-412-017-0000	0
20-03-412-018-0000	0
20-03-412-019-0000	0
20-03-412-020-0000	0
20-03-412-021-0000	0
20-03-412-026-0000	0
20-03-412-027-0000	0
	n



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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-412-029-0000	0
20-03-412-030-0000	0
20-03-412-031-0000	0
20-03-412-032-0000	0
20-03-412-033-0000	0
20-03-412-034-0000	0
20-03-412-035-0000	0
20-03-412-036-0000	0
20-03-412-037-0000	0
20-03-412-038-0000	0
20-03-412-039-0000	0
20-03-412-040-0000	0
20-03-412-041-0000	0
20-03-412-042-0000	0
20-03-412-043-0000	0
20-03-412-044-0000	0
20-03-412-045-0000	0
20-03-413-001-0000	0
20-03-413-004-0000	0
20-03-413-022-0000	0
20-03-413-042-0000	0
20-03-413-043-0000	0
20-03-413-044-0000	0
20-03-413-045-0000	0
20-03-413-046-0000	0
20-03-413-047-0000	0
20-03-413-048-0000	0

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PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-418-001-0000	0
20-03-418-002-0000	1,726
20-03-418-003-0000	14,023
20-03-418-004-0000	1,724
20-03-418-005-0000	0
20-03-418-006-0000	0
20-03-418-007-0000	0
20-03-418-008-0000	1,149
20-03-418-009-0000	7,393
20-03-418-010-0000	6,832
20-03-418-011-0000	0
20-03-418-012-0000	1,149
20-03-418-013-0000	0
20-03-418-014-0000	0
20-03-418-015-0000	2,085
20-03-418-016-0000	0
20-03-418-017-0000	6,961
20-03-418-018-0000	0
20-03-418-019-0000	0
20-03-418-020-0000	12,032
20-03-418-021-0000	1,321
20-03-418-022-0000	1,321
20-03-418-023-0000	0
20-03-418-024-0000	0
20-03-418-025-0000	3,542
20-03-418-027-0000	0

n

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-418-029-0000	0
20-03-418-030-0000	0
20-03-418-031-0000	0
20-03-418-032-0000	0
20-03-418-033-0000	0
20-03-418-034-0000	0
20-03-418-035-0000	0
20-03-418-036-0000	0
20-03-418-039-0000	0
20-03-418-040-0000	48,652
20-03-418-041-0000	0
20-03-418-042-0000	14,834
20-03-418-043-0000	0
20-03-418-044-0000	0
20-03-418-045-0000	0
20-03-418-046-0000	0
20-03-418-047-0000	0
20-03-418-048-0000	0
20-03-418-049-0000	1,616
20-03-418-050-0000	1,606
20-03-418-051-0000	0
20-03-418-052-0000	757
20-03-418-053-0000	0
20-03-418-054-0000	0
20-03-418-055-1001	2,706
20-03-418-055-1002	2,061
20-03-418-055-1003	

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DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-418-055-1004	2,706
20-03-418-055-1005	1,440
20-03-418-055-1006	1,441
20-03-419-028-0000	1,377
20-03-419-029-0000	1,377
20-03-419-030-0000	1,263
20-03-419-031-0000	1,263
20-03-419-032-0000	0
20-03-419-033-0000	8,723
20-03-419-034-0000	1,304
20-03-419-035-0000	0
20-03-419-036-0000	4,025
20-03-419-037-0000	0
20-03-419-038-0000	1,149
20-03-419-039-0000	0
20-03-419-040-0000	0
20-03-419-041-0000	0
20-03-419-042-0000	0
20-03-419-043-0000	0
20-03-419-044-0000	0
20-03-419-045-0000	0
20-03-419-046-0000	0
20-03-419-047-0000	0
20-03-419-048-0000	0
20-03-419-049-0000	0
20-03-419-050-0000	0
20-03-419-051-0000	0

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-419-052-0000	1,377
20-03-419-053-0000	0
20-03-419-054-0000	0
20-03-419-055-0000	1,263
20-03-419-056-0000	0
20-03-419-063-0000	0
20-03-419-064-0000	0
20-03-420-001-0000	0
20-03-420-005-0000	2,289
20-03-420-006-0000	1,250
20-03-420-007-0000	1,250
20-03-420-008-0000	6,956
20-03-420-009-0000	4,243
20-03-420-010-0000	0
20-03-420-011-0000	0
20-03-420-012-0000	0
20-03-420-013-0000	5,797
20-03-420-014-0000	3,598
20-03-420-015-0000	0
20-03-420-016-0000	1,302
20-03-420-017-0000	0
20-03-420-018-0000	1,585
20-03-420-021-0000	0
20-03-420-022-0000	36,667
20-03-420-024-0000	6,513
20-03-420-025-0000	7,017
20-03-420-026-0000	

CLRTM369

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-420-027-0000	3,907
20-03-420-028-0000	36,222
20-03-420-029-0000	108,560
20-03-420-031-0000	18,027
20-03-420-032-0000	0
20-03-420-034-0000	8,161
20-03-420-035-0000	7,935
20-03-420-036-0000	8,467
20-03-420-037-0000	3,387
20-03-420-038-0000	25,149
20-03-420-039-0000	16,030
20-03-420-040-0000	0
20-03-425-001-0000	6,038
20-03-425-002-0000	4,288
20-03-425-003-0000	2,954
20-03-425-004-0000	6,817
20-03-425-005-0000	6,360
20-03-425-006-0000	3,883
20-03-425-007-0000	3,298
20-03-425-008-0000	0
20-03-425-009-0000	8,043
20-03-425-010-0000	953
20-03-425-011-0000	20,803
20-03-425-012-0000	2,621
20-03-425-013-0000	0
20-03-425-014-0000	0
	1,429

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-425-016-0000	6,561
20-03-425-017-0000	1,429
20-03-425-018-0000	1,429
20-03-425-019-0000	1,429
20-03-425-020-0000	1,429
20-03-425-021-0000	1,906
20-03-425-022-0000	1,190
20-03-425-023-0000	8,544
20-03-425-024-0000	0
20-03-425-025-0000	1,190
20-03-425-026-0000	0
20-03-425-027-0000	5,091
20-03-425-028-0000	3,148
20-03-425-029-0000	0
20-03-425-030-0000	36,239
20-03-425-032-0000	0
20-03-426-003-0000	0
20-03-426-004-0000	4,792
20-03-426-005-0000	1,560
20-03-426-006-0000	0
20-03-426-007-0000	1,188
20-03-426-008-0000	1,188
20-03-426-009-0000	1,188
20-03-426-010-0000	4,566
20-03-426-011-0000	0
20-03-426-012-0000	1,188
20-03-426-013-0000	

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DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-426-016-0000	0
20-03-426-017-0000	0
20-03-426-018-0000	0
20-03-426-019-0000	0
20-03-426-020-0000	0
20-03-426-021-0000	0
20-03-426-022-0000	0
20-03-426-023-0000	0
20-03-426-024-0000	1,584
20-03-426-025-0000	0
20-03-426-026-0000	0
20-03-426-027-0000	721
20-03-426-028-0000	2,608
20-03-426-029-0000	7,012
20-03-426-030-0000	6,111
20-03-426-031-0000	0
20-03-426-032-0000	7,514
20-03-426-033-0000	1,188
20-03-426-034-0000	5,091
20-03-426-035-0000	7,509
20-03-426-036-0000	3,148
20-03-426-037-0000	44,971
20-03-426-039-0000	42,774
20-03-426-041-0000	0
20-03-426-042-0000	0
20-03-426-043-0000	0
20-03-426-044-0000	0



DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-427-001-0000	0
20-03-427-002-0000	1,673
20-03-427-003-0000	3,216
20-03-427-004-0000	0
20-03-427-005-0000	1,155
20-03-427-006-0000	1,155
20-03-427-007-0000	6,384
20-03-427-008-0000	9,427
20-03-427-009-0000	7,408
20-03-427-010-0000	7,355
20-03-427-011-0000	7,519
20-03-427-012-0000	1,861
20-03-427-013-0000	1,155
20-03-427-014-0000	1,401
20-03-427-015-0000	0
20-03-427-016-0000	0
20-03-427-017-0000	721
20-03-427-018-0000	0
20-03-427-019-0000	2,103
20-03-427-020-0000	4,923
20-03-427-021-0000	6,403
20-03-427-022-0000	5,898
20-03-427-023-0000	6,210
20-03-427-024-0000	10,928
20-03-427-025-0000	5,878
20-03-427-026-0000	0
20-03-427-027-0000	

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DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-427-028-0000	1,155
20-03-427-029-0000	1,155
20-03-427-030-0000	2,409
20-03-427-031-0000	6,776
20-03-427-032-0000	85,851
20-03-427-033-0000	34,948
20-03-427-034-0000	9,155
20-03-427-035-0000	68,932
20-03-427-037-0000	29,810
20-03-427-038-0000	0
20-03-428-002-0000	6,425
20-03-428-003-0000	7,036
20-03-428-004-0000	8,893
20-03-428-005-0000	4,377
20-03-428-006-0000	6,166
20-03-428-007-0000	8,665
20-03-428-008-0000	839
20-03-428-009-0000	2,454
20-03-428-010-0000	2,730
20-03-428-011-0000	7,139
20-03-428-012-0000	0
20-03-428-013-0000	6,046
20-03-428-014-0000	0
20-03-428-015-0000	7,208
20-03-428-016-0000	3,951
20-03-428-017-0000	3,905
20-03-428-018-0000	7,813

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PAGE NO. 4

DATE 05/27/2004

AGENCY: 0682-9 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-428-019-0000	3,905
20-03-428-020-0000	3,905
20-03-428-026-0000	31,344
20-03-428-027-0000	0
20-03-428-028-0000	71,766
20-03-428-029-0000	182,593
20-03-428-030-0000	83,785
20-03-428-031-0000	128,330
20-03-501-006-6001	0
20-03-501-006-6002	0
20-03-501-006-6003	0
20-03-501-007-6001	0
20-03-501-007-6002	0
20-03-501-007-6003	0

TOTAL INITIAL EAV FOR TAXCODE: 70012

6,062,565

TOTAL PRINTED: 1,202



DATE 05/27/2004

AGENCY: 0663-3 TIF CITY OF CHICAGO-43RD ST/COTTAGE GROVE

PERMANENT REAL ESTATE INDEX NUMBER  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
REAL ESTATE PROPERTY WITHIN SUCH  
SUCH PROJECT AREA:

1996 EQUALIZED ASSESSED VALUATION  
OF EACH LOT, BLOCK, TRACT OR PARCEL  
WITHIN SUCH PROJECT AREA:

20-03-201-046-0000	6,156
20-03-207-027-0000	106,752
20-03-215-030-0000	94,346
20-03-217-002-0000	102,875
20-03-223-006-0000	21,782
20-03-223-023-0000	25,758
20-03-223-025-0000	16,755
20-03-224-048-0000	43,340
20-03-227-037-0000	19,770
20-03-401-016-0000	18,694
20-03-402-020-0000	47,064
20-03-406-039-0000	46,036
20-03-420-023-0000	39,454
20-03-420-033-0000	12,572
20-03-425-031-0000	136,188
20-03-426-038-0000	27,647
20-03-426-040-0000	73,117
20-03-428-001-0000	137,767

TOTAL INITIAL EAV FOR TAXCODE: 70027

976,073

TOTAL PRINTED: 18

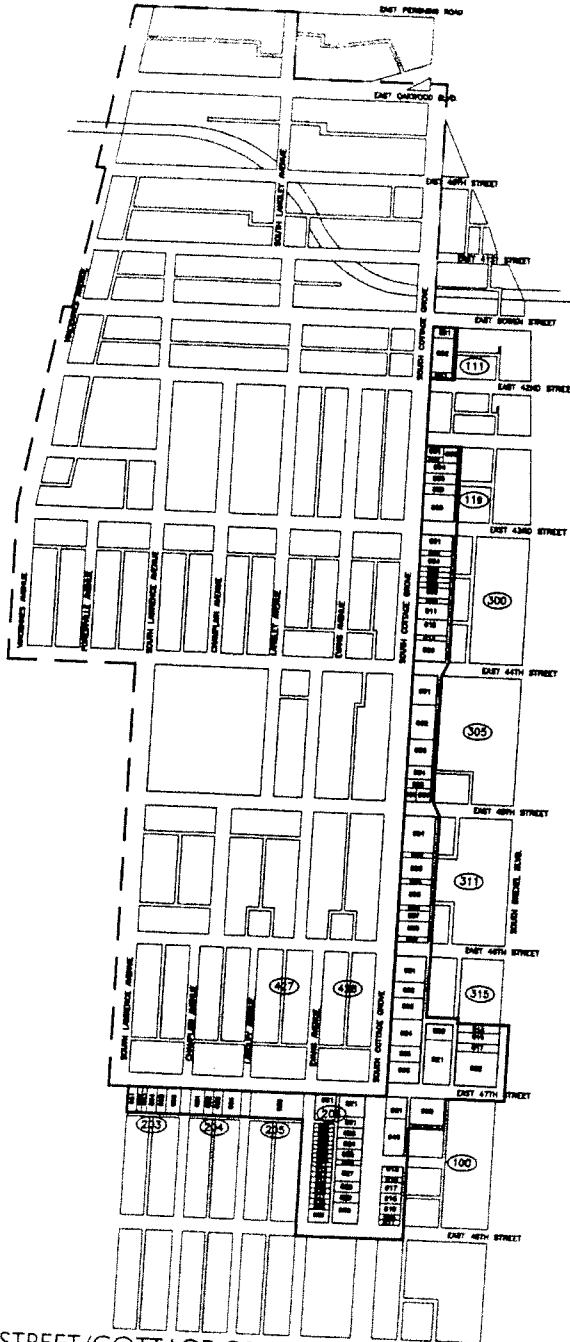


**EXHIBIT 4 - MAP LEGEND**

Map 1	Project Boundary
Map 2	Existing Land Use
Map 3	Proposed Land Use
Map 4	Schools and Parks







MAP 1-PROJECT BOUNDARY

Legend

- Original Area Boundary - - - - -
- Amended Area Boundary ————

43RD STREET/COTTAGE GROVE AVE. AMENDMENT NO. 1



04.26.04





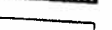





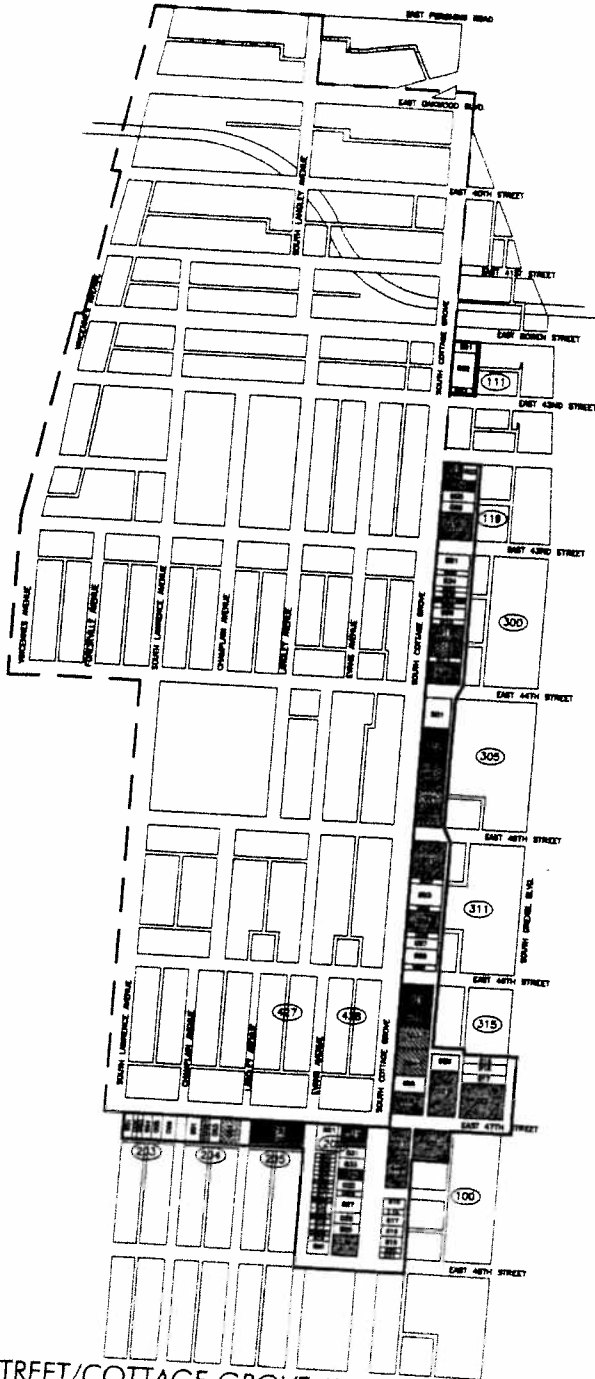
Guajardo REC Architects LLC  
RANDALL | BEVIN | COPPER



MAP 2 - EXISTING LAND USE

Legend

- Residential 
- Commercial 
- Mixed Use (Residential/Commercial) 
- Institutional 
- Vacant 
- Parking lot 
- Original Area Boundary 
- Amended Area Boundary 



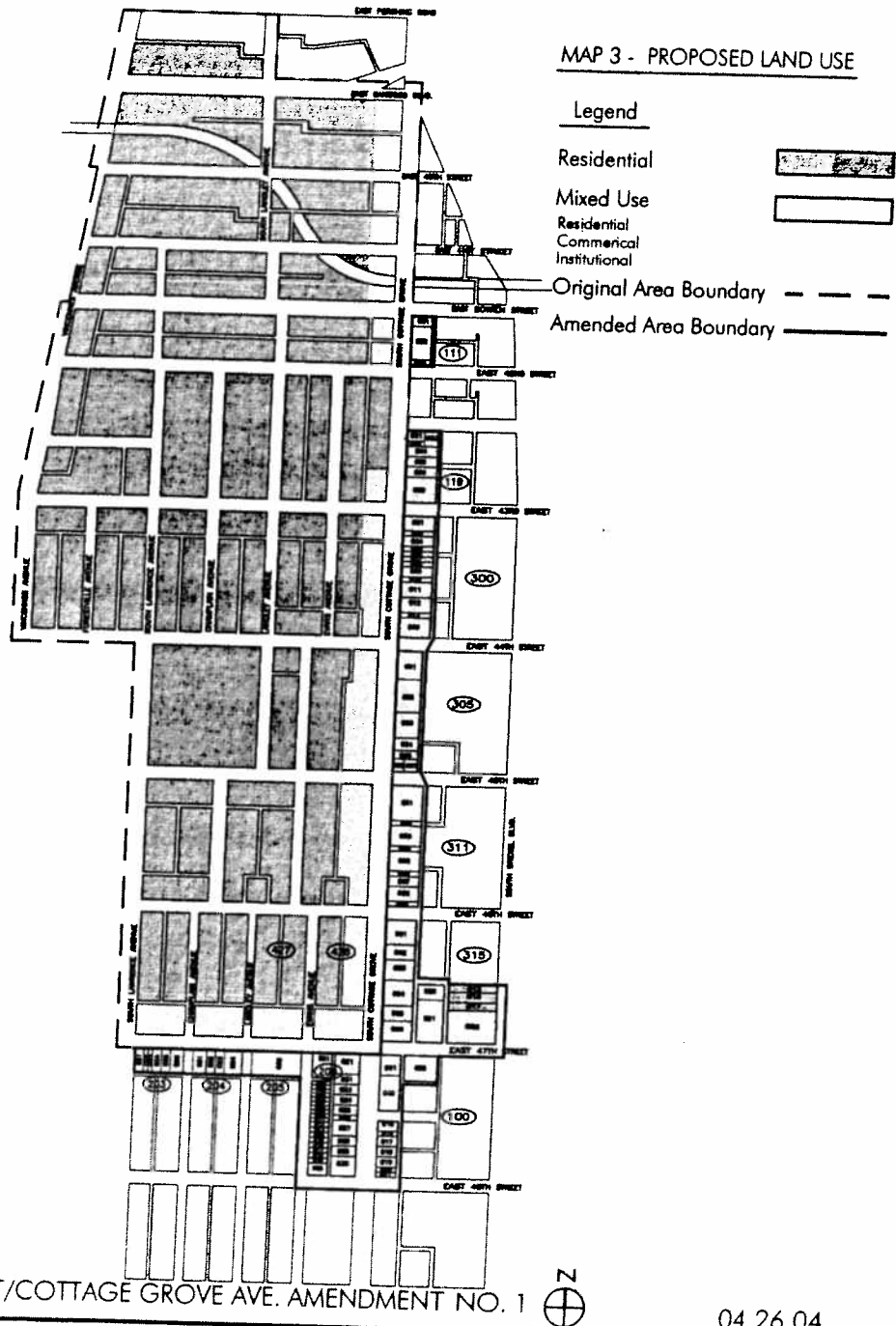
43<sup>RD</sup> STREET/COTTAGE GROVE AVE. AMENDMENT NO. 1



05.21.04

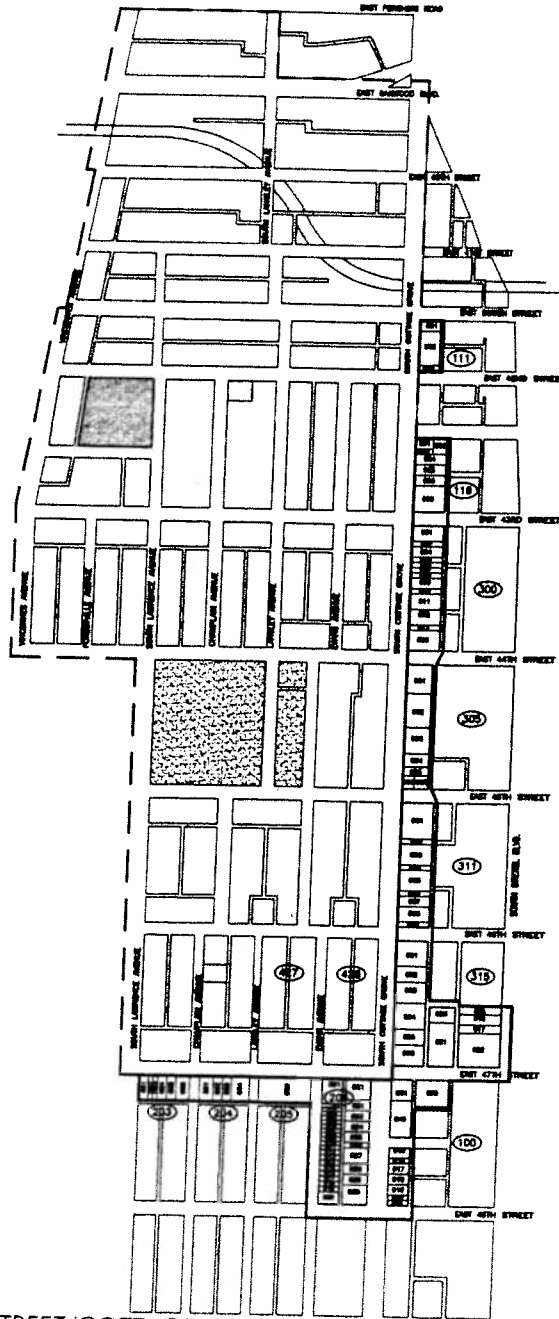
 Guajardo REC Architects LLC  
RANDALL | SEVIN | COPPER






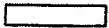



Guajardo REC Architects LLC  
BARBALS | ERVIN | COPPER





MAP 4 - SCHOOLS AND PARKS

Legend

- School 
- Park 
- School and Park 
- Original Area Boundary 
- Amended Area Boundary 

43RD STREET/COTTAGE GROVE AVE. AMENDMENT NO. 1



04.26.04



Guajardo REC Architects LLC  
HARRALL | SEVIN | COPPER





CITY OF CHICAGO

43<sup>RD</sup> STREET/COTTAGE GROVE AVENUE AMENDMENT NO. 1 - REDEVELOPMENT PLAN

AUGUST 10, 2004

**EXHIBIT 5 – 43RD STREET/COTTAGE GROVE AVENUE TAX INCREMENT FINANCING ELIGIBILITY STUDY  
AMENDMENT NO. 1, AUGUST 2004**

Exhibit 5 includes numbered pages 1 – 30.



CITY OF CHICAGO

43RD STREET/COTTAGE GROVE AVENUE  
TAX INCREMENT FINANCING  
ELIGIBILITY STUDY  
AMENDMENT NO. 1  
  
(FOR THE ADDED AREA)

CITY OF CHICAGO  
RICHARD M. DALEY  
MAYOR

AUGUST 10, 2004

THIS STUDY IS SUBJECT TO REVIEW, COMMENTS AND REVISION.

PREPARED BY  
LOUIK/SCHNEIDER & ASSOCIATES, INC.  
GUAJARDO REC ARCHITECTS LLC



43RD STREET/COTTAGE GROVE AVENUE  
TAX INCREMENT FINANCING  
ELIGIBILITY STUDY  
FOR THE ADDED AREA

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	C. DESCRIPTION OF CURRENT CONDITIONS.....	3
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## I. INTRODUCTION

Louik/Schneider & Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as 43rd & Cottage Grove Amendment No. 1, Chicago, Illinois (hereafter referred to as the "Added Area"). The purpose of this study is to determine whether the 11 blocks of the Added Area qualify for designation as a "Conservation Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act").

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider & Associates, Inc., and its subconsultant -Guajardo Architects REC LLC.

Louik/Schneider & Associates, Inc. has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Added Area as a redevelopment project area under the Act, and 2) on Louik/Schneider & Associates, Inc. to obtain the information necessary to conclude that the Added Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Added Area including the area location, description of current conditions, and site history. Section III explains the Building Condition Assessment and documents the qualifications of the Added Area as a Conservation Area under the Act. Section IV, Summary and Conclusions, presents the findings.

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

1. Exterior surveys of the conditions and use of the Added Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;

7. An analysis of building permits and building code violations from January 1999 – February 2004 requested from the Department of Buildings for all parcels in the Added Area; and
8. Evaluation of the EAV's in the Added Area from 1998-2002.

This report was jointly prepared by Myron D. Louik, John P. Schneider, Tricia Marino Ruffolo and Luke J. Molloy of Louik/Schneider & Associates, Inc. and its subconsultants.



## II. BACKGROUND INFORMATION

### A. LOCATION

The Added Area is located on the south side of the City, approximately five miles south of the central business district. The Added Area is approximately 26 acres and is generally bounded on the south side of Bowen Street on the north, the north side of 48<sup>th</sup> Street on the south, the alley immediately west of Cottage Grove Avenue and Drexel Boulevard on the east, the west side of Cottage Grove Avenue and St. Lawrence on the east (see Map 1 – *Project Boundary*).

### B. EXISTING LAND USE

The Added Area has primarily commercial with mixed-use residential and commercial uses located on the Cottage Grove Avenue and 47<sup>th</sup> Street. There are some residential units along Cottage Grove Avenue, Evans Avenue and Drexel Boulevard. The institutional users are scattered throughout the area (see Map 2 – *Existing Land Use*).

### C. DESCRIPTION OF CURRENT CONDITIONS

The Added Area consists of 11 (full and partial) blocks and 102 parcels. More than half the parcels (60.8%) within the Added Area are unimproved. The Added Area is in need of major revitalization, which should include the rehabilitation of existing buildings and the development of unimproved parcels. The Added Area is characterized by high numbers of:

- dilapidated and deteriorated buildings;
- vacant parcels;
- vacant and partially vacant buildings; and
- other deteriorating characteristics.

Additional research from the City's Building Department indicates that the Added Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1999 to February 2004, 13 permits for new construction or renovation were issued for nine parcels in the Added Area. Of the 13 permits, 10 permits were for new construction which included the construction of three new buildings, two fences, four garages and one for the installation of air conditioning units (four-3.75 ton units on a roof). For the same time period, six permits were issued to demolish five

buildings. These limited improvements have stimulated neither private investment nor economic growth within or around the Added Area.

From this data, together with the other eligibility factors, it can be reasonably concluded that the Added Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Added Area.

#### D. ZONING CHARACTERISTICS

Based on the 2003 Title 17 Municipal Code of Chicago Zoning Ordinance, the Added Area includes the zoning classifications for: commercial, business, and residential districts.

The east side of Cottage Grove Avenue between south side of Bowen Avenue and north side of 47<sup>th</sup> Street is currently zoned C1-3. In addition, the parcels along the west side of Cottage Grove Avenue (with the exception of 20-10-206-024) are zoned commercial.

The parcels zoned for business districts are located along the south side of 47<sup>th</sup> Street between St. Lawrence Avenue on the west and the alley east of Cottage Grove Avenue on the east (with the exception of 20-10-206-021). The business classifications include: B4-3 and B5-3.

### III. QUALIFICATION AS CONSERVATION AREA

#### A. ILLINOIS TAX INCREMENT ACT

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

As set forth in the Act, a "Conservation Area" is 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 is detrimental to public safety, health, morals or welfare and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate Utilities
9. Excessive land coverage and overcrowding of structures and community facilities.
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV comparison

The Act further states that the eligibility factors must be (i) present to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains.

On the basis of this approach, the Added Area is eligible for designation as a Conservation Area within the requirements of the Act. The following Section defines each of the eligibility factors according to the Act and presents our finding relative to each.

## B. SURVEY, ANALYSIS, AND DISTRIBUTION OF ELIGIBILITY FACTORS

In January and February of 2004, comprehensive exterior surveys of the 102 parcels of the Added Area and an analysis conducted of each of the Conservation Area eligibility factors contained in the Act to determine its presence. The exterior surveys examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

A block-by-block analysis of the 11 blocks was conducted to identify the eligibility factors. Each of the factors is present to a varying degree. The following four levels are identified:

- **Not present** - indicates that either the condition does not exist or that no evidence could be found or documented during the survey or analysis.
- **Limited extent** - indicates that the condition does exist, but its distribution was only found in a small percentage of parcels and/or blocks.
- **Present to a minor extent** - indicates that the condition does exist, and the condition is substantial in distribution or impact.
- **Present to a major extent** - indicates that the condition does exist and is present throughout the area and is at a level to influence the Added Area as well as adjacent and nearby parcels of property.

## C. BUILDING EVALUATION PROCEDURE

This section will describe how the buildings within the Added Area were evaluated.

### HOW BUILDING COMPONENTS AND IMPROVEMENTS WERE EVALUATED

During the field survey, all components of and improvements to the subject buildings were examined to determine whether they were in sound condition or had minor, major, or critical defects. These examinations were completed to determine whether conditions existed to evidence the presence of any of the following related factors: dilapidation, deterioration, or depreciation of physical maintenance.

Building components and improvements examined were of two types:

### PRIMARY STRUCTURAL COMPONENTS

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

### SECONDARY COMPONENTS

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

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

Subsequent to the buildings being evaluated, they were classified, as described in the following section.

### BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS

Four major categories were used in classifying the structural condition of the building components and improvements. The criteria used are described below:

1. SOUND

Building components and improvements contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

2. REQUIRING MINOR REPAIR -- DEPRECIATION OF PHYSICAL MAINTENANCE

Building components and improvements contain defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and improvements, and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components and improvements. Minor defects are not considered in rating a building as structurally substandard.

### 3. REQUIRING MAJOR REPAIR -- DETERIORATION

Building components and improvements contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings and improvements in this category would require replacement or rebuilding of components and improvements by people skilled in the building trades.

### 4. CRITICAL -- DILAPIDATED

Building components and improvements contain major defects (bowing, sagging, or settling of any or all exterior components, for example) causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area so extensive that the cost of repair would be excessive.

## D. CONSERVATION AREA ELIGIBILITY FACTORS

Based on our survey and analyses, the Added Area meets the Act's requirement as a Conservation Area, in that eight of the eligibility factors were found. This section examines each of the Conservation Area eligibility factors.

### 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 are a function of time, temperature and moisture, structures that are 35 years or older typically exhibit more problems than more recently constructed buildings.

### CONCLUSION

Age is present in 26 of the 33 buildings (78.8%) and in 8 of the 11 blocks (72.7%) in the Added Area.

### 1. DILAPIDATION

Dilapidation is referred to in the Act as "an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination

that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

An exterior survey was conducted of all the structures in the Added Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements are Evaluated."

Based on exterior building surveys, it was determined that many buildings are dilapidated and exhibit major structural problems making them structurally substandard. These buildings are all in an advanced state of disrepair. Major masonry wall work is required where water and lack of maintenance have allowed buildings to incur structural damage. Cracked foundations and missing structural elements were found in particular in the back of the buildings. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

## CONCLUSION

Dilapidation is **present to a major extent** in the Added Area. Dilapidation is present in 18 of the 33 (54.5%) buildings and in 5 of the 11 (45.5%) blocks in the Added Area. The results of the dilapidation analysis are presented in Map 3 - Dilapidation.

## 2. OBSOLESCENCE

Obsolescence is defined in the Act as "the condition or process of falling into disuse". Obsolescent structures have become ill-suited for the original use.

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 the Added Area. In making findings with respect to buildings and improvements, 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 marketplace.

### FUNCTIONAL OBSOLESCENCE

Structures historically have been built for specific uses or purposes. The design, location, height, and space arrangements are intended for a specific occupancy at a given time. Buildings and improvements 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 poor design or layout, or the improper orientation of the building on its site, which detracts from the overall usefulness or desirability of a property.

#### ECONOMIC OBSOLESCENCE

Economic obsolescence is normally a result of adverse conditions that may cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

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 be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, or outdated designs.

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

#### OBSOLETE BUILDING TYPES

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional, and economic vitality of the area. These structures are characterized by conditions indicating the structure is incapable of efficient or economic use according to contemporary standards.

#### OBSOLETE PLATTING

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Added Area blocks. Some of the blocks in the Added Area have smaller sized parcels. These parcels are not suitable for development for modern commercial users. The majority of the parcels along the Cottage Grove Avenue are standard sized City lots. Although this lot size is appropriate for residential use, it severely limits growth and expansion opportunities for commercial users and retailers.



## OBSOLETE SITE IMPROVEMENTS

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 be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc.

## CONCLUSION

Obsolescence is **present to a major extent** in the Added Area. Obsolescence is present in 48 of the 102 (47.1%) parcels and in 8 of the 11 (72.7%) blocks in the Added Area. The results of the obsolescence analysis are presented in Map 4.

### 3. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair. The Act defines deterioration with respect to buildings, "defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia". The Act also defines the deterioration of surface improvements, as "that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces".

- Deterioration that is not easily correctable and cannot be repaired in the course of normal maintenance may be evident in buildings. Such buildings and improvements may be classified as requiring major or many minor repairs, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.) and defects in primary building components (e.g., foundations, frames, roofs, etc.) respectively.
- 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 "How Building Components and Improvements Were Evaluated". Of the 33 buildings in the Added Area, 28 (84.8%) buildings are deteriorated.

The deteriorated buildings in the Added Area exhibit defects in both their primary and secondary components. For example, the primary components exhibiting defects include walls, roofs and foundations with loose or missing materials (mortar, shingles), and holes and/or cracks in these components. The defects of secondary components include damage to windows, doors, stairs and/or porches; missing or cracked tuckpointing and/or masonry on the facade, chimneys, and surfaces; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated structures exist throughout the Added Area due to the combination of their age and the advanced state of disrepairs. The need for masonry repairs and tuckpointing is predominant, closely followed by deteriorating doors, facades, and secondary elements in the buildings. The majority of the buildings of buildings in the Added Area are deteriorated.

#### DETERIORATION OF PARKING AND SURFACE AREAS

Field surveys were also conducted to identify the condition of parcels without structures but classified as deteriorated. These parcels are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, absence of curbs or guardrails, fallen or broken fences and extensive debris.

#### CONCLUSION

Deterioration is present to a major extent in the Added Area. Deterioration is present in 28 of the 33 (84.8%) buildings, in 80 of 102 (78.4%) of the parcels and in 11 of the 11 (100%) blocks. The results of the deterioration analysis are presented in Map 5.

#### 4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards as stated in the Act includes "all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes". The principal purposes of such codes are: to 1) require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; 2) make buildings safe for occupancy against fire and similar hazards; and 3) establish minimum standards essential for safe and sanitary habitation.

From January 1999 through February 2004, 16 of the 33 (48.5%) buildings have been cited for building code violations by the City Department of Buildings (see Exhibit 2 - Building Code Violations).

#### CONCLUSION

Structures below minimum code standards are **present to a minor extent**. Structures below minimum code standards have been identified in 16 of the 33 (48.5%) buildings and in 7 of the 11 (63.6%) blocks in the Added Area over the last five years.

#### 5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individuals of structures is defined in the Act as "the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards".

#### CONCLUSION

Based on exterior surveys and analyses undertaken, no illegal uses of the structures or improvements have been observed in the Added Area.

#### 6. EXCESSIVE VACANCIES

Excessive vacancy according to the Act is referred to as "the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. Excessive vacancies include improved properties which evidence no redundant effort directed toward their occupancy or underutilization.

Excessive vacancies are present throughout the Added Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized. The Added Area has a building vacancy rate of approximately 45.5%.

#### CONCLUSION

Excessive vacancies are **present to a minor extent** in the Added Area. Excessive vacancies can be found in 16 of the 33(48.5%) buildings and in 5 of the 11 (45.5%) blocks in the Added Area.

## 7. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

The Act refers to the lack of ventilation, light or sanitary facilities as "the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials ". Inadequate natural light and ventilation is defined as the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities are referred to in the Act as "the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building".

### CONCLUSION

Lack of ventilation, light or sanitary facilities is present to a minor extent in the Added Area. Based on exterior surveys and analyses undertaken, lack of ventilation, light, and or sanitary facilities was found in 2 of the 33 (6.1%) buildings and 2 of the 11 (18.2%) blocks in the Added Area.

## 8. INADEQUATE UTILITIES

In the capacity or condition of the infrastructure which services a property or area, including, but not limited to, storm drainage, water supply, electrical sewer, streets, sanitary sewers, gas, and electricity.

Inadequate utilities refer to deficiencies in the underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. The Act defines inadequate utilities as "those that are (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area".

### CONCLUSION

Based on the exterior surveys and analyses undertaken, inadequate utilities were not found in the Added Area.

## 9. EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Excessive land coverage and overcrowding of structures and community facilities is defined by the Act as "the over-intensive use of property and the crowding of buildings and accessory facilities onto a site". Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

The majority of the commercial parcels in the Added Area have excessive land coverage. This condition is present when a building occupies nearly the entire parcel leaving little or no room for loading or parking. The size of the buildings restricts the amount of available open space, loading facilities, and parking spaces. Due to the smaller nature of the commercial structures, many of the buildings are not equipped with necessary loading docks nor do they have parking lots.

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities inadequately providing for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, and etc.

### CONCLUSION

Excessive land coverage is present to a minor extent in the Added Area. Excessive land coverage is present in 3 of the 33 (9.1%) buildings and in 2 of the 11 (18.2%) blocks.

## 10. DELETERIOUS LAND USE OR LAYOUT

According to the Act deleterious land uses or layout include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

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 poor layout of buildings on parcels and in relation to other buildings.

In the Added Area, deleterious land use or layout is identified in 34 of the 102 (33.3%) parcels, including the two parcels exhibiting excessive land coverage with insufficient room for parking and/or loading.

#### CONCLUSION

Deleterious land use and layout is **present to a minor extent** in the Added Area. Deleterious land use and layout is present in 34 of the 102 (33.3%) parcels and in 5 of the 11 (45.5%) blocks in the Added Area.

#### 11. ENVIRONMENTAL CLEAN-UP

As defined by the Act, the proposed Added Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

#### CONCLUSION

Based on the exterior surveys and analyses undertaken, no environmental clean-up issues have been determined in the Added Area.

#### 12. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed Added Area was developed prior to or without the benefit or guidance of a community plan. According to the Act, "this means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development." Furthermore, the Act states that this factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The community has a history of addressing development needs and developing action plans, as evidenced in these reports:

- *43<sup>rd</sup> Street/Cottage Grove Avenue Tax Increment Financing Study, March 10, 1998*
- *A Physical Assessment of the Cottage Grove Corridor from Pershing Road to 51st Street, January 2003*
- *47<sup>th</sup> and Cottage Grove Avenue Redevelopment Project Plan, January 2000*
- *North Kenwood-Oakland Conservation Plan, Community Development Commission, October 1992*

As a result of this ongoing community activity, lack of community planning is not present in the Added Area.

### 13. LACK OF GROWTH IN EAV COMPARISON

Lack of growth in EAV comparison may be considered a factor if the EAV total of the proposed Added Area has declined for 3 of the last 5 calendar years prior to the year in which the Added Area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the Redevelopment Project Area is designated.

#### CONCLUSION

Lack of EAV Comparison is not present in the Added Area.

### E. CONSERVATION AREA ELIGIBILITY FACTORS SUMMARY

The Conservation Area eligibility criteria are present in varying degrees throughout the Added Area, three factors are present to a major extent and five are present to a minor extent. The Conservation Area eligibility factors that have been identified are as follows:

MAJOR EXTENT

1. Dilapidation
2. Obsolescence
3. Deterioration

MINOR EXTENT

1. Structure below minimum code
2. Excessive vacancies
3. Lack of ventilation, light or sanitary facilities
4. Excessive land coverage and overcrowding of structures and community facilities
5. Deleterious land uses or layout



#### IV. SUMMARY AND CONCLUSION

The conclusion of the Louik/Schneider & Associates, Inc. is that the number, degree, and distribution of Conservation Area eligibility factors, as documented in this report, warrant the designation of the Added Area as a Conservation Area as set forth in the Act. Specifically:

- The buildings in the Redevelopment Project Area meet the statutory criteria for age; 78.8% of the buildings are at least 35 years old.
- Of the 13 eligibility factors for a Conservation Area set forth in the Act, eight are present; three to a major extent and five to a minor extent. In addition to age, only three are necessary for designation as a Conservation Area to qualify as a TIF District.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Added Area.
- In the Added Area, 85% of the 11 blocks exhibit five or more of the eligibility factors.

The eligibility findings indicate that the Added Area contains factors that qualify it as a Conservation Area in need of revitalization and that designation as an Redevelopment Project Area will contribute to the long-term enhancement of the City.

Over half the parcels (60.8%) within the Added Area are vacant and are covered with grass, gravel or stones. All of the 11 blocks within the Added Area have vacant parcels. Two of the 11 blocks are 100% vacant. Six of the remaining 9 blocks, are more than 50% are vacant.

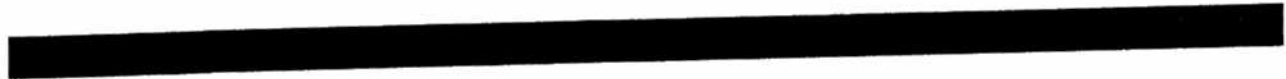
Additional research from the City's Building Department indicates that the Added Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, the total number of building permits recently requested for new construction and major renovation is lower than could be reasonably expected in an area of economic health. From January 1999 to February 2004, 13 permits for new construction or renovation were issued for nine parcels in the Added Area. Of the 13 permits, 10 permits were for new construction which included the construction of three new buildings, two fences, four garages and one for the installation of air conditioning units (four-3.75 ton units on a roof). For the same time period, six permits were issued to demolish five buildings. These limited improvements have stimulated neither private investment nor economic growth

within or around the Added Area.

From this data, together with the other eligibility factors, it can be reasonably concluded that the Added Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Added Area.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Added Area qualifies as a Conservation Area and make this report a part of the public record.

The Added Area qualifies as an improved Conservation Area and is therefore eligible for Tax Increment Financing under the Act.



**APPENDIX**



## EXHIBIT 1 - BUILDING PERMIT REQUESTS

**Rehabilitation Permits**

	<b>Permit #</b>	<b>Date Issued</b>	<b>Address</b>
1.	1000507	02/13/2003	4701 S COTTAGE GROVE
2.	897519	05/05/1999	4701 S COTTAGE GROVE
3.	1008101	05/16/2003	4750 S DREXEL BLVD

**New Construction Permits**

	<b>Permit #</b>	<b>Date Issued</b>	<b>Address</b>
1.	959806	09/05/2001	4351 S COTTAGE GROVE
2.	1016922	08/19/2003	4351 S COTTAGE GROVE
3.	985783	08/09/2002	4401 S COTTAGE GROVE
4.	872049	05/22/1998	4545 S COTTAGE GROVE
5.	920908	03/21/2000	4730 S DREXEL BLVD
6.	944207	02/08/2001	4730 S DREXEL BLVD
7.	948071	04/06/2001	4730 S DREXEL BLVD
8.	948072	04/06/2001	4730 S DREXEL BLVD
9.	920359	03/13/2000	4734 S DREXEL BLVD
10.	974253	03/23/2002	4734 S DREXEL BLVD

**Demolition Permits**

1.	960474	09/14/2001	4323 S COTTAGE GROVE
2.	1005311	04/17/2003	4327 S COTTAGE GROVE
3.	936321	10/24/2000	4351 S COTTAGE GROVE
4.	905383	08/06/1999	4732 S DREXEL BLVD
5.	905421	08/07/1999	4732 S DREXEL BLVD
6.	983004	07/10/2002	4746 S COTTAGE GROVE

## EXHIBIT 2 - BUILDING CODE VIOLATIONS

1.	06/01/00	4257 S COTTAGE GROVE
2.	09/03/03	4315 S COTTAGE GROVE
3.	05/20/03	4321 S COTTAGE GROVE
4.	06/17/98	4325 S COTTAGE GROVE
5.	07/28/00	4341 S COTTAGE GROVE
6.	10/21/99	4401 S COTTAGE GROVE
7.	06/17/03	4425 S COTTAGE GROVE
8.	04/21/94	4643 S COTTAGE GROVE
9.	06/04/99	4701 S COTTAGE GROVE
10.	12/17/99	4719 S COTTAGE GROVE
11.	03/30/01	4727 S EVANS AV
12.	05/06/03	4735 S EVANS AV
13.	08/16/02	713 E 47 ST
14.	11/30/98	733 E 47 ST
15.	05/08/03	747 E 47 ST
16.	04/08/03	800 E 44 ST

EXHIBIT 3 – DISTRIBUTION OF CRITERIA MATRIX

	Block	AGE	1	2	3	4	5	6	7	8	9	10	11	12	13
1.	20 02 111			X	X										
2.	20 02 119	X	X	X	X	X					X				
3.	20 02 300	X	X	X	X	X		X				X			
4.	20 02 305	X	X	X	X	X		X				X			
5.	20 02 311	X	X	X	X			X	X			X			
6.	20 02 315			X	X	X		X							
7.	20 10 203				X										
8.	20 10 204	X			X	X									
9.	20 10 205				X										
10.	20 10 206		X	X	X	X		X	X			X			
11.	20 11 100			X	X	X						X			

**Key** X Present to a Major Extent  
 Not Present

**Criteria**

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities.
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV comparison

EXHIBIT 4 – MAP LEGEND

MAP 1	PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	DILAPIDATION
MAP 4	OBSOLESCENCE
MAP 5	DETERIORATION



MAP 1-PROJECT BOUNDARY

Legend

- Original Area Boundary - - - -
- Amended Area Boundary ————

43RD STREET/COTTAGE GROVE AVE. AMENDMENT NO. 1



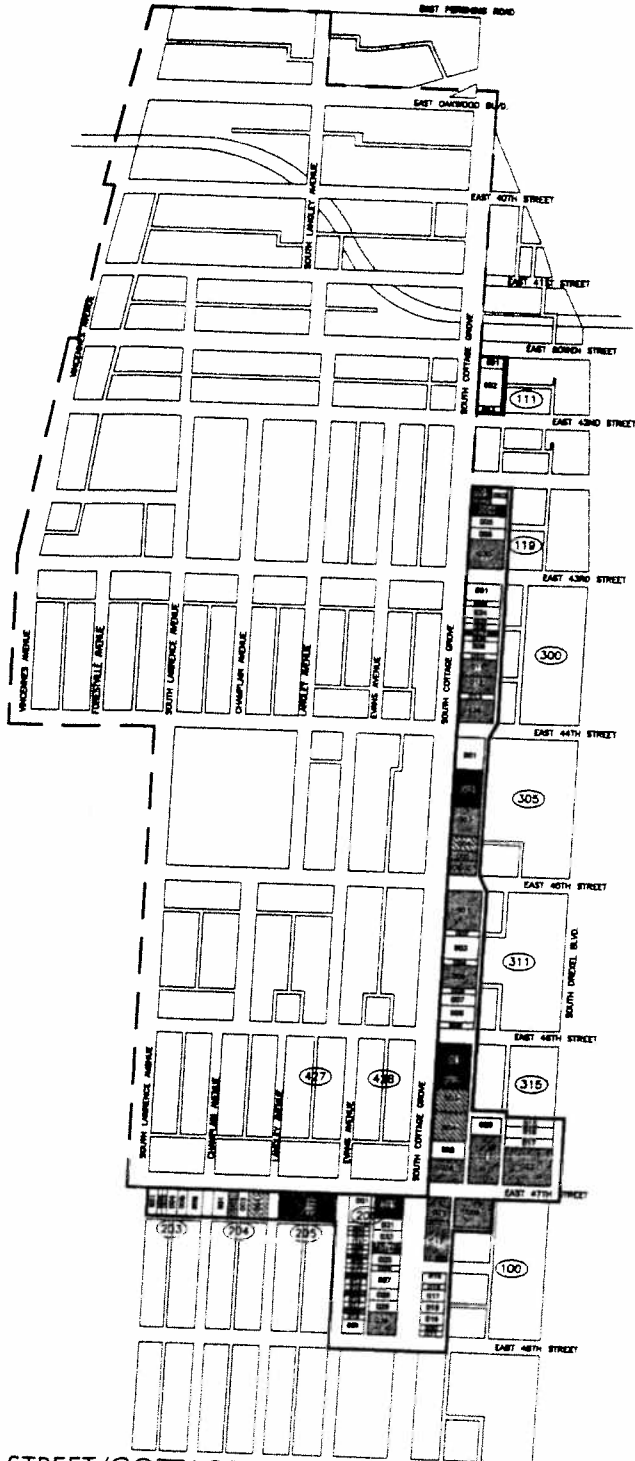
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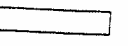





43RD STREET/COTTAGE GROVE AMENDMENT NO.1- ELIGIBILITY STUDY



MAP 2 - EXISTING LAND USE

Legend

- Residential 
- Commercial 
- Mixed Use (Residential/Commercial) 
- Institutional 
- Vacant 
- Parking lot 
- Original Area Boundary 
- Amended Area Boundary 

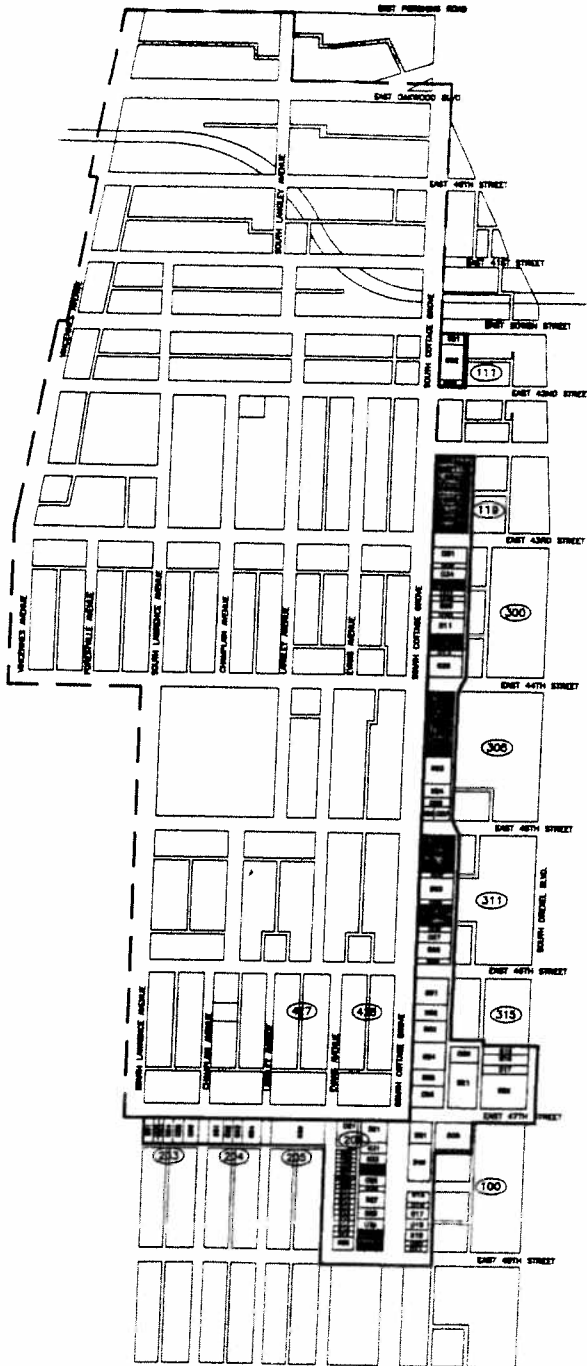
43RD STREET/COTTAGE GROVE AVE. AMENDMENT NO. 1



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MAP 3 - DILAPIDATION

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MAP 4 - OBSOLESCENCE



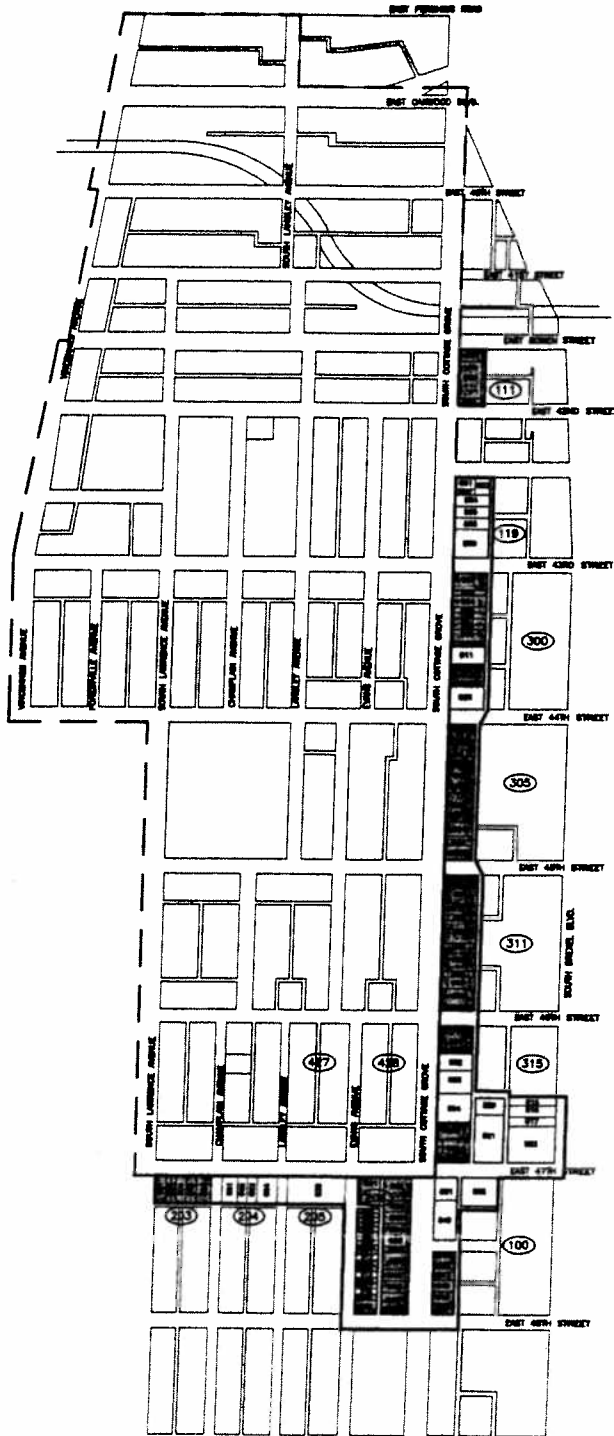
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MAP 5 - DETERIORATION

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**EXHIBIT 6 – 43RD STREET/COTTAGE GROVE AVENUE TAX INCREMENT FINANCING HOUSING IMPACT  
STUDY AMENDMENT NO. 1, AUGUST 2004**

Exhibit 6 includes numbered pages 1-12.



CITY OF CHICAGO

43<sup>RD</sup> STREET/COTTAGE GROVE AVENUE

TAX INCREMENT FINANCING

HOUSING IMPACT STUDY

AMENDMENT NO. 1

CITY OF CHICAGO

RICHARD M. DALEY  
MAYOR

AUGUST 10, 2004

PREPARED BY:  
LOUIK/SCHNEIDER & ASSOCIATES, INC.  
URBAN WORKS, LTD.





**43RD STREET/COTTAGE GROVE AMENDMENT NO. 1  
HOUSING IMPACT STUDY**

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## INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct a Housing Impact Study for the 43rd Street/Cottage Grove Tax Increment Financing Redevelopment Project and Plan (the "Amended Plan"), pursuant to the Illinois Tax Increment Allocation Redevelopment Act in the Illinois Compiled Statutes, Chapter 65, Article 5, Section 11-74.4-1, *et. seq.*, as amended (the "Act"). The 43rd Street/Cottage Grove Amendment No. 1 Redevelopment Project Area generally includes the area 39<sup>th</sup> Street, Oakwood Boulevard and Bowen Street on the North, 44<sup>th</sup> Street, the alley south of 47<sup>th</sup> Street, and 48<sup>th</sup> Street on the south, Cottage Grove Avenue and Drexel Boulevard on the east and Vincennes Avenue and St. Lawrence Boulevard on the west ("Redevelopment Project Area"). This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc and Urban Works, Ltd.

The Redevelopment Project Area which includes the Original Project Area plus the Added Area is primarily located within the Grand Boulevard community area with small sections in the Oakland and Kenwood community areas. The demographic and statistical information presented in this study was obtained from the 2000 United States Census from the U.S Census Bureau.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Plan.

The number and type of residential buildings in the Redevelopment Project Area potentially affected by this Plan were identified during the survey of building conditions and land use conducted as part of the eligibility analysis for the Redevelopment Project Area. An estimate of the number of residential units within each building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records and census data. As of April 2004, the Redevelopment Project Area contained approximately 1,764 residential units, of which 1,247 are inhabited and 517 uninhabited.

The goal of the Plan is not to displace existing residents. The primary goal of the Plan is to promote rehabilitation and redevelopment of all existing land uses, which include residential, commercial, institutional and open space uses. However, the City is unable to certify that no displacement of residents will occur throughout the 23-year life of the Redevelopment Project Area. Therefore, based on the requirement of the Act, this housing impact study contains the

following parts:

Part I herein identifies the residential units in number and type, indicating whether they are inhabited or uninhabited and the racial and ethnic composition of the residents. Specifically, the housing impact study shall provide the following:


Information from field surveys and census data regarding residential units, to establish if they are single-family or multi-family units;

- 1) documentation of the number and type of rooms within the units, provided that information is available;
- 2) documentation of whether the units are inhabited or uninhabited (as determined not less than 45 days before the Plan is introduced by the Community Development Commission); and
- 3) data regarding the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed fully satisfied if it is based on data from the most recent federal census.)

Part II herein identifies the inhabited residential units in the proposed Redevelopment Project Area that may be removed, including:

- 1) the number and location of those units that may be removed;
- 2) the municipality's plans for relocation assistance for those residents in the proposed Redevelopment Project Area whose residences may be removed;
- 3) the availability of replacement housing for those residents whose residences may be removed, and the type, location, and cost of the housing; and
- 4) the type and extent of relocation assistance to be provided.

At the time the Original Plan was written, the Act did not require a Housing Impact Study to be completed. As part of this Amendment No. 1 to the Original Plan, this Housing Impact Study covering the Original Project Area as well as the Added Area is being completed.



## PART I - RESIDENTIAL UNITS

Part I of this study provides the type, size and number of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

### A. RESIDENTIAL UNIT NUMBER AND TYPE

Field studies conducted by Louik Schneider & Associates, Inc. and Urban Works, Ltd. indicate the Redevelopment Project Area contains both residential-only and mixed-use residential/commercial buildings, primarily second- and third-floor residential units above commercial uses. Within the Redevelopment Project Area, there are 1,764 residential units.

### B. RESIDENTIAL UNIT DETAIL

The distribution within the Redevelopment Project Area of the 1,764 residential units by number of rooms is identified in the following Table 1. The methodology used to determine this information is described below.

#### METHODOLOGY

For purposes of this study, data has been gathered from the 2000 United States Census and is represented in Census Tracts. The Redevelopment Project Area falls within eight Census Tracts (3605, 3801, 3809, 3810, 3811, 3820, 3903, and 3904). Of the eight Census Tracts, three (3605, 3903, and 3904) are not included, due to their limited amount of residential units (under 5 units). The remaining five (3801, 3810, 3811, 3820 and a portion of 3809) contains a total of 2,920 residential units.

The size of the Redevelopment Project Area is approximately 60% of the size of the five aforementioned Census Tracts. Since the number of residential units within the Redevelopment Project Area represents a portion of the combined Census Tracts (approximately 60% or .60) the total residential units within the Redevelopment Project is 1,764. This percentage is applied consistently to the 2000 Census Data presented in Tables 1-3.

Table 1 shows the number of residential units in the Redevelopment Project Area by number of rooms.

**TABLE 1 - RESIDENTIAL UNITS BY NUMBER OF ROOMS\***

<b>Number of Rooms**</b>	<b>Estimated Number of Units in the Amended Area</b>
1	71
2	106
3	205
4	197
5	437
6	173
7	208
8	175
9+	192
<b>TOTAL</b>	<b>1,764</b>

\*Information for Table 1 was obtained from 2000 U.S Census Bureau Summary File 4 (SF4) for Census Tracts 3801, 3809, 3810, 3811 and 3820.

\*\*As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

#### C. NUMBER OF INHABITED UNITS

Field surveys were completed on a building-by-building basis by Louik/Schneider & Associates, Inc. and Urban Works, Ltd.. to determine the total number of inhabited and uninhabited residential units within the Redevelopment Project Area. As required by the Act, this information was ascertained as of April 26, 2004, which is not less than 45 days before the date that the resolution, required by Subsection (a) of Section 11-74.4-5, is or will be passed.

Field surveys indicate that of 1,764 residential units, 1,247 are inhabited and 517 uninhabited.

## D. DEMOGRAPHICS

In an effort to determine the racial and ethnic composition of the residents as required by the Act, the number of residents must first be established. Table 2 identifies the number of residents (referred to as population by the US Census Bureau) as 7,449. Applying the 60% methodology identified in Section B. Residential Unit Detail, the estimated population in the Redevelopment Project Area is 4,669.

**TABLE 2 – NUMBER OF RESIDENTS\***

Population of Census Tract No.'s 3801, 3809, 3810, 3811 and 3820	Estimated Population of the Redevelopment Project Area
7,449	4,669

\*Information for Table 2 was obtained from the 2000 U.S. Census Summary File 2(SF 2).

Tables 3 and 4 further identify the residents of the Census Tracts by racial and ethnic composition. The same 60% methodology was used to estimate the racial and ethnic composition of the Redevelopment Project Area shown within these two tables.

**TABLE 3 – RACIAL COMPOSITION \***

Race	Population within Census Tracts	Estimated Population within the Redevelopment Project Area
<b>One Race</b>		
White	62	39
Black or African American	7,243	4540
American Indian and Alaska Native	8	5
Asian	13	8
Native Hawaiian and Other Pacific Islander	0	0
Some other race	47	29
<b>Two or More Races</b>	76	48
<b>Total Population</b>	<b>7,449</b>	<b>4,669</b>

**TABLE 4 - ETHNIC COMPOSITION \***

Ethnicity	Population within Census Tracts	Estimated Population within the Amended Area
Hispanic Origin	61	38
Non-Hispanic Origin	7,388	4631
<b>TOTAL</b>	<b>7,449</b>	<b>4,669</b>

\* Information for Tables 3 and 4 was obtained from 2000 U.S. Census Summary File 2 (SF 1) for Census Tracts 3801, 3809, 3810, 3811 and 3820.



## PART II – UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA

Part II contains, as required by the Act, information on any acquisition, relocation program, replacement housing and relocation assistance.

### A. NUMBER AND LOCATION OF UNITS THAT MAY BE REMOVED

The primary goal of the Plan is to encourage maintenance, restoration and reuse of existing structures, to the maximum extent feasible. The establishment of the 43rd Street/Cottage Grove Amendment No. 1 Redevelopment Project Area is intended to foster the growth of the current community, and build upon existing stable businesses. Based on the acquisition parcels identified in the Plan, it is anticipated that 161 residential units may be removed.

#### METHODOLOGY

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

**Step one** counts all inhabited residential units that are identified in an acquisition list of any underlying plan (43rd Redevelopment Plan, the Redevelopment Plan 47<sup>th</sup>a and Cottage Grove Avenue and the North Kenwood - Oakland Conservation Plan) as well as this Redevelopment Plan and the Original Plan. Based upon these, the number of inhabited residential units counted in this step is 161.

**Step two** counts the number of inhabited residential units in building that are dilapidated as defined by the Act. From field surveys conducted, we have identified buildings in which dilapidation is present to such a degree that, within 23 years, existing structures may be demolished or rehabilitated, and therefore may result in the removal of inhabited residential units. Although there are inhabited residential units within the dilapidated building in the Redevelopment Project Area, they have already been identified in step one. Therefore the number of inhabited residential units counted in this step is 0.

**Step three** counts the number of inhabited residential units that exist where the future land use indicated by any underlying plan, as well as this Redevelopment Plan, will not include residential uses. In the Redevelopment Project Area, the future land use in the Redevelopment Plan for the existing inhabited residential units will not change. Therefore, the number of units inhabited residential units counted in this step is 0.

Exhibit 1 - Units That May Be Removed over the 23-year life of the Redevelopment Project Area identifies approximately 161 occupied units (the sum of the units found in Steps 1-3 above), in 34 buildings on 14 blocks of the Redevelopment Project Area that could potentially be removed during the 23-year life of the Redevelopment Project Area. Specific parcels by PIN are listed in Exhibit 1 of this study.

B. RELOCATION PROGRAM

If, during the life of the 23-year tax increment financing district, the acquisition plans change, the City's plans for relocation assistance for qualified residents in the proposed Redevelopment Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in Section D below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Redevelopment Project Area.

C. REPLACEMENT HOUSING

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed is located in or near the Redevelopment Project Area.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent 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 households earning no more than 100 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size).

If, during the life of the 23-year tax increment financing district, the acquisition plans change, appropriate replacement housing can be found in either the Redevelopment Project Area or the surrounding community area.

The location, type, cost and availability of a sample of possible replacement housing units located in within the Redevelopment Project Area or within a mile of the Redevelopment Project Area are listed in Table 5. The information presented is based on classified advertisements and Internet listings from the *Chicago Sun-Times*, *Chicago Tribune*, *Hyde Park Herald*, *Chicago Reader* and *Apartments.com* during the week of May 24, 2004. The majority of apartments in the City are available during the months prior to those dates. Therefore, housing ads placed at these times would likely reflect a wider variety of rental rates, unit sizes and locations.

**TABLE 5 - LOCATION, TYPE, COST AND AVAILABILITY OF REPLACEMENT HOUSING UNITS\***

	Location	Type	Rental Price
1.	41 <sup>st</sup> /King Drive	2 bedrooms/1bath	\$875
2.	4400 S. Drexel	1 bedroom/Studio	\$475-650
3.	46 <sup>th</sup> & Cottage Grove	2/3 bedrooms	\$950-\$1125
4.	48 <sup>th</sup> & Ellis	3 bedrooms/3 bathrooms	\$1750
5.	5528 S. Cornell	Studio	\$580-\$640
6.	5611 S. Cottage Grove	2/3 bedrooms	\$795-\$895
7.	4631 S. Ellis Ave	2 bedrooms/2 bathrooms	\$1350
8.	4726 S. Woodlawn	Studio	\$475
9.	1109 E, 52 <sup>nd</sup> Street	2 bedrooms/1bathroom	\$1150
10.	4725 S. Michigan	1 bedrooms	\$590

\*Information is based on an *Apartments.com*, *Chicago Sun-Times*, *Chicago Tribune*, *Hyde Park Herald*, *Chicago Reader* classified sample, conducted during the week of May 24, 2004.

#### D. RELOCATION ASSISTANCE

At the present time, there are no plans to acquire occupied residential housing units as part of the Plan. However, if the removal or displacement of low-income or very low-income residential housing units is required, such residents will be provided with affordable housing and relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. The City shall make a good-faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

As used in the paragraph above, "low-income household," "very low-income household" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this study, these statutory terms have the following meanings:

- (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 and median incomes 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" is residential housing that, so long as the same is occupied by a low-income or very low-income household, 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.

#### E. METHODOLOGY

In order to estimate the income level of the residents of the Redevelopment Project Area, we relied upon information gathered 2000 United States Census. It is important to note that the United States Census does not match household characteristics information to income level, for reasons of individual privacy. Therefore, we must make a reasonable approximation based upon the facts that can be gathered:

- Firstly, 58% of the residential units have 0-3 bedrooms. According to the Family Size Adjustment Rate provided by the Department of Housing and Urban Development, a unit of this size typically is occupied by a family of fewer than five. To be considered low- or very low-income, according to the Department of Housing and Urban Development, a household of fewer than five people must have an annual income of \$22,500 or less.
- Secondly, according to the 2000 U.S. Census Data Summary File 3 (SF3), approximately 49% of households have incomes under \$24,999.

These two statistics, examined together, indicate that a almost half of households in the Redevelopment Project Area would be classified as low- or very-low income.

**APPENDIX**

**EXHIBIT 1 - UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA**

The following is a list of PINs of the buildings that contain residential units that could possibly be removed over the 23-year life of the Redevelopment Project Area.

1.	20-03-208-021	18.	20-03-420-039
2.	20-03-208-022	19.	20-03-426-023
3.	20-03-211-032	20.	20-03-427-010
4.	20-03-211-033	21.	20-03-427-012
5.	20-03-213-005	22.	20-03-427-015
6.	20-03-219-036	23.	20-03-427-019
7.	20-03-223-011	24.	20-03-427-020
8.	20-03-223-021	25.	20-03-427-021
9.	20-03-223-022	26.	20-03-427-023
10.	20-03-225-004	27.	20-03-427-034
11.	20-03-226-023	28.	20-03-427-037
12.	20-03-227-034	29.	20-03-428-015
13.	20-03-227-035	30.	20-10-206-008
14.	20-03-227-038	31.	20-10-206-012
15.	20-03-405-038	32.	20-10-206-015
16.	20-03-420-029	33.	20-10-206-018
17.	20-03-420-038	34.	20-10-206-021

**EXHIBIT 7 – 43RD STREET/COTTAGE GROVE AVENUE AREA REDEVELOPMENT PLAN AND PROJECT,  
MARCH 10, 1998**

Exhibit 7 includes: numbered pages 1-38.





**THE 43RD STREET/COTTAGE GROVE AVENUE  
TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AND PLAN**

---

City of Chicago, Illinois

Introduced  
March 10, 1998

City of Chicago  
Richard M. Daley, Mayor



**THE 43RD STREET/COTTAGE GROVE AVENUE  
TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AND PLAN**

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City of Chicago, Illinois

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

Introduced  
March 10, 1998

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



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EXHIBIT II: ESTIMATED REDEVELOPMENT PROJECT COSTS

EXHIBIT III: THE 43RD STREET/COTTAGE GROVE AVENUE TAX INCREMENT  
FINANCING REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY

## I. INTRODUCTION

The City of Chicago (the "City") is recognized throughout the world as the urban center of America's heartland, serving as a focal point of commerce, industry, finance, culture and education. The City is known for its economic wealth and vitality as well as its diverse population, eclectic neighborhoods and rich cultural heritage.

The "Project Area" is an approximately 200.7 acre area located within the Grand Boulevard Community Area. It is generally bounded by Pershing Road on the north, South Vincennes Avenue and South St. Lawrence Avenue on the west, South Cottage Grove Avenue on the east, and East 47th Street on the south. Located approximately 5 miles south of the City's "Loop," the Grand Boulevard Community Area reflects much of the culture and diversity for which the City is known.

The Project Area is located at the north east section of the Grand Boulevard Community, which experienced growth during the First World War when the population of the Near South Side began to swell with immigrants from the South seeking employment in war-time industries. The population of the Grand Boulevard Community Area increased throughout the first one-half of the twentieth century, peaking at nearly 120,000 in 1950. The population hovered near 80,000 persons in the 1950s and 1960s and dropped throughout the 1970s and 1980s. 1990 census data indicates that approximately 36,000 persons reside in the Grand Boulevard Community Area, less than one-third of the 1950 population.

The loss of more than two-thirds of the population in the area coupled with an aging housing stock, single family housing conversions to multiple dwelling units, creating over-crowded living conditions, and a lack of public and private investment took its toll on the Grand Boulevard Community Area. One sign of the area's decline and lack of investment is 43rd Street, which was once the center of very strong and viable commercial activity. But today, 43rd Street is deteriorated, characterized by a few buildings scattered among large vacant lots. Overall, approximately 18% of the Project Area is vacant land and over 20% of all the buildings are more than a third vacant. The area is also characterized by deteriorating structures with over 55% of the buildings being in seriously deteriorated or structurally substandard condition.

For several years the City has been aware of the deteriorating conditions and the redevelopment potential of the Project Area. Recent planning efforts which address the Project Area and the surrounding areas include the 1993 *Mid-South Strategic Development Plan: Restoring Bronzeville*, the 1997 *47th Street/Cottage Grove Neighborhood Plan*, and the 1997 *Cottage Grove/43rd Street Redevelopment Plan*. These plans set forth recommendations for development and redevelopment of the Project Area and form the basis for many of the recommendations presented in this Redevelopment Plan.

As part of a strategy to encourage managed growth and stimulate private investment in the maintenance and improvement of new and existing residential and commercial locations within the

Project Area, Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") was engaged to investigate whether an approximately 200.7 acre area qualifies for the use of tax increment financing ("TIF"). The area under investigation is referred to as The 43rd Street/Cottage Grove Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area").

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

Trkla, Pettigrew, Allen, & Payne Inc. has prepared this Redevelopment Plan (defined below) 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 Trkla, Pettigrew, Allen & Payne, Inc. has obtained the necessary information so that the Redevelopment Plan and the related eligibility study will comply with the Act (defined below).

#### **A. TAX INCREMENT FINANCING**

In January 1977, TIF was made possible by the Illinois General Assembly through passage of 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 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 redevelopment project costs (sometimes referred to as "Project Costs" or "Redevelopment Project Costs") with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed valuation ("EAV") of real property within the Project Area over and above the "Certified Initial EAV" of the 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 Project Costs, a municipality may issue obligations secured by estimated 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, for a specified period of time, the new tax revenues generated by the enhanced valuation of properties resulting from the municipality's redevelopment project, improvements and activities, various redevelopment projects, and the reassessment of properties. 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 surplus Incremental Property Taxes when annual Incremental Property Taxes received exceed any principal and interest obligations for that year and expected redevelopment project cost expenditures necessary to implement the Redevelopment Plan. Taxing districts also benefit from the increased property tax base after Project Costs and obligations are paid.

**B. THE 43RD STREET/COTTAGE GROVE AVENUE TAX  
INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

The Project Area consists of an area of approximately 200.7 acres, including perimeter and interior streets. A total of approximately 64 acres are used for streets and alleys, leaving approximately 136.7 net acres. The area also contains the old vacated South Central rail line. The Project Area is located within the Grand Boulevard Community Area on the City's south side and is generally bounded by Pershing Road on the north, South Vincennes Avenue and South St. Lawrence Avenue on the west, South Cottage Grove Avenue on the east, and East 47th Street on the south. Figure 1, *Project Area Boundary*, illustrates the boundary of the Project Area.

In spite of existing plans and City programs which support the rehabilitation and improvement of existing residential areas, minimal new construction and private investment has occurred in the Project Area. The Project Area developed rapidly more than eighty years ago on a parcel-by-parcel basis without the benefit of community planning guidelines and standards. Today, much of the Project Area is characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, parcels of inappropriate size and shape for contemporary development, tax delinquencies, deleterious land use and an overall depreciation of physical maintenance.

**C. THE 43RD STREET/COTTAGE GROVE AVENUE TAX  
INCREMENT FINANCING REDEVELOPMENT PROJECT AND  
PLAN**

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 will be redeveloped without the use of TIF.

This 43rd Street/Cottage Grove Avenue Tax Increment Financing Redevelopment Project and Plan (the "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 the implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned development basis in order to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that the land use, pedestrian access, vehicular circulation, parking, service and urban design systems are functionally integrated and meet present-day principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that the factors of blight are eliminated;
3. Within a reasonable and defined time period so that the area may contribute productively to the economic vitality of the City; and
4. With a reasonable mix of new development and rehabilitation which supports and takes advantage of labor, financial institutions, and other resources or needs to be served within the community.

The Redevelopment Plan sets forth the overall Redevelopment Project to be undertaken to accomplish the above-stated goals. During the implementation of the Redevelopment Project, the City may, from time to time, (i) undertake or cause to be undertaken public improvements and activities as described in Section V of this Redevelopment Plan and (ii) enter into redevelopment agreements with public or private entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Project").

The Redevelopment Plan specifically describes the Project Area and sets forth the blighting factors which qualify the Project Area for designation as a blighted area as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes 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 conditions of blight which have precluded development of the Project Area by the private sector.

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. The anticipated benefits include:

- An increased property tax base arising from new residential and commercial development and the rehabilitation of existing buildings;

- Elimination of problem conditions in the Project Area as well as general physical improvement and upgrading of properties and infrastructure;
- Increased opportunities for affordable housing within the City;
- Increased job opportunities during the construction portions of the Redevelopment Project; and
- Increased job opportunities arising from new commercial development within the Project Area.

## II. LEGAL DESCRIPTION

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

The Project Area is generally bounded by Pershing Road on the north, South Vincennes Avenue and South St. Lawrence Avenue on the west, South Cottage Grove Avenue on the east, and East 47th Street on the south.

The boundaries of the Project Area are legally described on the following page.

## Project Area Legal Description

THAT PART OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SOUTH VINCENNES AVENUE AND EAST 44TH STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN C.W. HOFF'S SUBDIVISION OF LOTS 18 TO 21 IN WARDS SUBDIVISION OF THE NORTH 1/4, SOUTH 1/2, NORTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 1897 AS DOCUMENT NO. 2626139; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID EAST 44TH STREET EXTENDED TO AN INTERSECTION WITH THE WEST LINE OF SOUTH ST. LAWRENCE AVENUE, BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN AFORESAID WARD'S SUBDIVISION RECORDED JUNE 13, 1841 (ANTE-FIRE); THENCE SOUTHERLY ALONG THE WEST LINE EXTENDED OF SAID ST. LAWRENCE AVENUE TO AN INTERSECTION WITH THE SOUTH LINE OF EAST 47TH STREET; THENCE EASTERLY ALONG THE SOUTH LINE EXTENDED OF SAID EAST 47TH STREET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE; THENCE NORTHERLY ALONG THE EAST LINE EXTENDED OF SAID COTTAGE GROVE AVENUE TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF EAST OAKWOOD BOULEVARD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID OAKWOOD AVENUE TO AN INTERSECTION WITH THE EAST LINE OF SOUTH LANGLEY AVENUE, BEING ALSO THE SOUTHWEST CORNER LOT 15 IN CLEAVERVILLE ADDITION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1868, RE-RECORDED MARCH 10, 1873 AS DOCUMENT NO. 88402; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SOUTH LANGLEY AVENUE EXTENDED TO AN INTERSECTION WITH THE NORTH LINE OF PERSHING ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID EAST PERSHING ROAD EXTENDED TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF VINCENNES AVENUE; THENCE SOUTHWESTERLY ALONG THE WEST LINE EXTENDED OF SAID VINCENNES AVENUE TO AN INTERSECTION WITH THE CENTER LINE OF EAST 40TH STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID EAST 40TH STREET TO AN INTERSECTION WITH THE CENTER LINE OF SOUTH VINCENNES AVENUE; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID SOUTH VINCENNES AVENUE TO AN INTERSECTION WITH THE CENTER LINE OF EAST BOWEN STREET; THENCE WESTERLY ALONG THE CENTER LINE OF SAID EAST BOWEN STREET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SOUTH VINCENNES AVENUE; THENCE SOUTHWESTERLY ALONG THE WEST LINE EXTENDED OF SAID SOUTH VINCENNES AVENUE TO THE SOUTHEAST CORNER OF LOT 36 IN BOTSFORD'S BOULEVARD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1886 AS DOCUMENT NO. 719099; THENCE SOUTHERLY TO AN INTERSECTION WITH THE SOUTH LINE OF EAST 43RD STREET, BEING ALSO THE NORTHEAST CORNER OF LOT 35 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 26, 1892 AS DOCUMENT NO. 1618088; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 35 AND THE WEST LINE OF SOUTH VINCENNES AVENUE TO THE SOUTHEAST CORNER OF LOT 42 IN SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOT 42 IN AFORESAID SUBDIVISION TO AN INTERSECTION WITH THE WEST LINE OF VINCENNES AVENUE, BEING ALSO THE NORTHEAST CORNER OF LOT 9 IN EMIGH & KILMER'S PLAT RECORDED JUNE 26, 1869 (ANTE-FIRE); THENCE SOUTH ALONG THE EAST LINE OF LOT 9 IN SAID EMIGH & KILMER'S PLAT AND ALONG SAID WEST LINE OF VINCENNES AVENUE EXTENDED TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

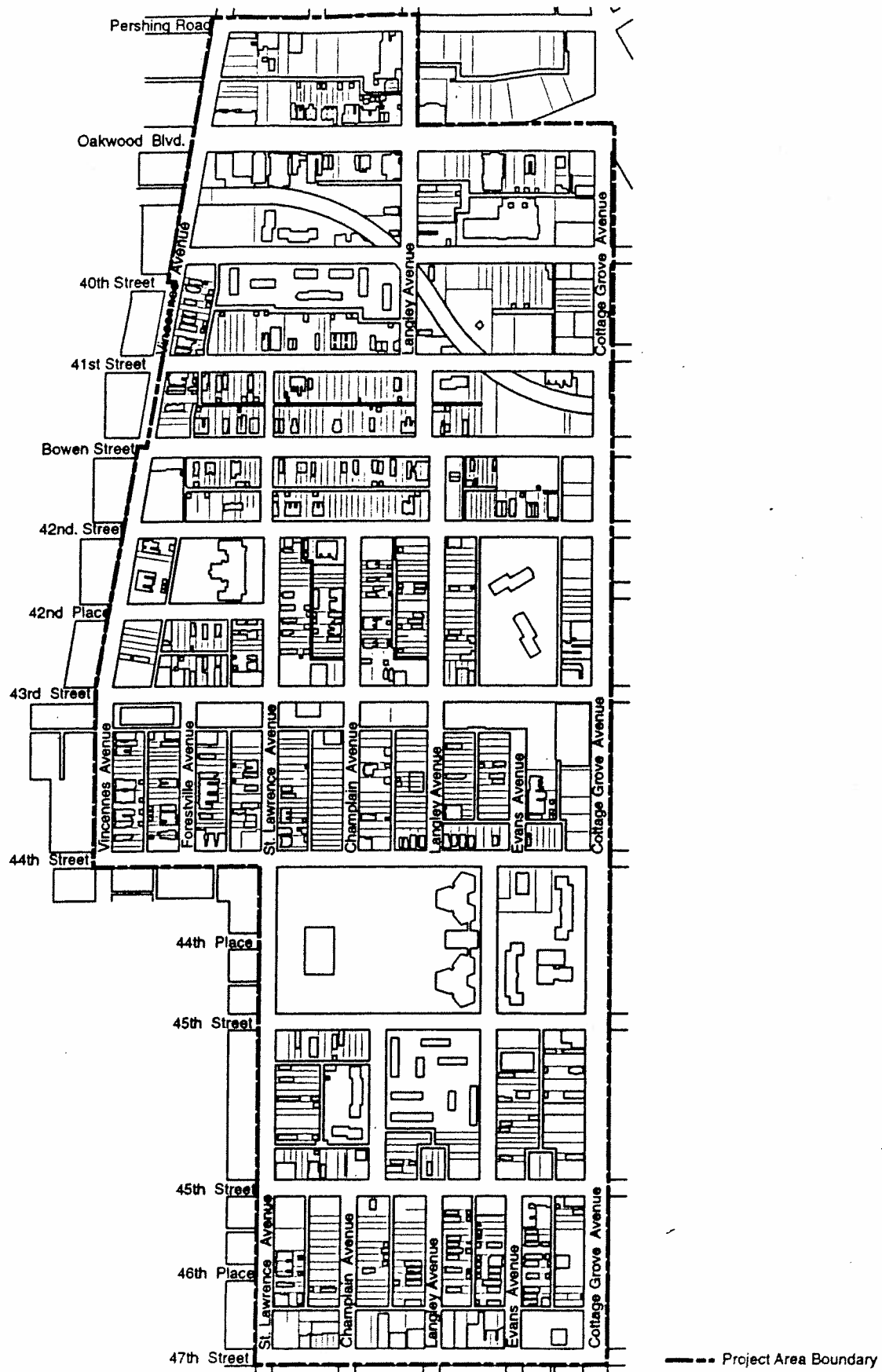


Figure 1  
Project Boundary

**43rd Street/ Cottage Grove Ave.**

**Chicago, Illinois**

Tax Increment Financing Redevelopment Project Area

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

### III. ELIGIBILITY CONDITIONS

The results summarized in this section are more fully described in a separate report which presents the definition, application and extent of the blight factors in the Project Area. The report, prepared by TPAP and entitled "The 43rd Street/Cottage Grove Avenue Tax Increment Financing Redevelopment Project Area Eligibility Study," is attached as Exhibit II to this Redevelopment Plan.

#### A. PROJECT AREA ELIGIBILITY

Based upon surveys, inspections and analyses conducted by TPAP, the Project Area qualifies as a "blighted area" within the requirements of the Act. The Project Area is characterized by the presence of a combination of five or more of the blight factors listed in the Act for improved areas, rendering the area detrimental to the public safety, health and welfare of the citizens of the City. Specifically,

- Of the 14 blighting factors set forth in the Act for "improved" blighted areas, nine are present in the Project Area. Six factors (age, deterioration, structures below minimum code standards, excessive vacancies, depreciation of physical maintenance, and lack of community planning) are present to a major extent and three factors (dilapidation, obsolescence, and deleterious land-use or layout) are present to a 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, diversity of ownership, tax delinquency 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 34 blocks within the Project Area show the presence of blight factors.
- The Project Area includes only real property and improvements to substantially benefit from the proposed Redevelopment Project improvements.

## ***B. SURVEYS AND ANALYSES CONDUCTED***

The blight factors found to be present in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted include:

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 1/1/93 through 11/25/97;
9. Analysis of building violations issued by the Department of Buildings for the Project Area from October 1992 through September 1997; and
10. Review of previously prepared plans, studies and data.



## **IV. REDEVELOPMENT GOALS AND POLICIES**

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 construction employment and an increase in the residential population of the Project Area.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. Section V of this Redevelopment Plan presents more specific objectives for development and design within the Project Area, and describes the redevelopment activities the City intends to undertake to achieve the redevelopment 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. An improved quality of life in the Project Area, the Grand Boulevard Community Area and the City through the elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
2. An environment within the Project Area which will contribute more positively to the health, safety and general welfare of the City, and preserve or enhance the value of properties adjacent to the Project Area.
3. An increased real estate tax base for the City and other taxing districts having jurisdiction over the Project Area.

### **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. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Project Area and the City by increasing taxable values and affordable housing opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Redevelopment Plan and contemporary development needs and standards.
5. Promote the redevelopment of vacant parcels and properties.
6. Encourage the redevelopment or intensification of marginal and underutilized properties.
7. Create an environment which stimulates private investment in new construction and rehabilitation.
8. Provide needed improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
9. Provide needed incentives to encourage a broad range of improvements in preservation, rehabilitation and new development.
10. Create new job opportunities for City residents utilizing appropriate job training and hiring programs.
11. Establish job training and job readiness programs to provide residents of the City with the skills necessary to secure jobs in the Project Area during the construction period.
12. 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 and by private entities in furtherance of this Redevelopment Plan. The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes the overall redevelopment concept, development and design objectives, a description of redevelopment improvements and activities, a general land use plan, estimated redevelopment project costs, a description of sources of funds to pay estimated redevelopment project costs, a description of obligations that may be issued, identification of the most recent EAV of properties in the Project Area, and an estimate of future EAV.

### A. OVERALL REDEVELOPMENT CONCEPT

The Project Area should be redeveloped as a cohesive and distinctive urban neighborhood. It should consist of residential developments with a range of community services, facilities, commercial and retail businesses, and amenities that is compatible with surrounding residential uses; and a range of open space and pedestrian amenities.

The Project Area 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 a planned network of open spaces and public amenities and facilities which will organize and provide focus to the Project Area. An open space network should be created which links residential areas, parks and public spaces, landscaped streets and surrounding neighborhood amenities.

The Project Area should have a coherent neighborhood design and character. Individual developments should be visually and physically linked together. The Project Area should respect Chicago's traditional neighborhood form which is characterized by a grid pattern of streets, buildings facing the street, and a human scale that is attractive and inviting for pedestrians.

The Project Area should become an attractive and desirable neighborhood which provides new affordable housing opportunities, and complements the sound existing community areas located nearby. One proposed phased housing development is described in Section X, *Phasing and Scheduling*, of the Redevelopment Plan.

The City also requires that developers who receive TIF assistance for market rate housing set aside 20 percent of the units (or commit to an alternative affordable housing option pursuant to Department of Housing Guidelines) 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 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

It is anticipated that land owned by the Chicago Housing Authority may be made available to one or more developers on a lease basis for the construction of new housing. The City may provide assistance to such development.

## ***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 within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

### ***Land Use***

- Promote comprehensive, area-wide redevelopment of the Project Area as a planned and cohesive urban neighborhood.
- Remove or minimize physical barriers and other impediments to unified development.
- Promote quality new residential developments throughout the Project Area.
- Provide sites for a wide range of affordable housing types.
- Promote housing types that accommodate a diverse mix of households and income levels.
- Allow for limited and compatible commercial development in selected locations.
- Promote commercial uses that support the needs of area residents and employees.
- Ensure a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.
- Encourage maintenance and upgrading of existing commercial uses.
- School facilities located within the Project Area should be improved and upgraded wherever possible.
- Locate parks, open spaces and other community facilities within walking distance of residential developments.

### ***Transportation, Circulation and Infrastructure***

- Maintain the majority of the grid pattern of streets and blocks that exists in surrounding areas.
- Consider the limited use of traffic calming devices such as cul-de-sacs, limited access and street closures to control traffic circulation where necessary.
- Upgrade infrastructure throughout the Project Area.

### *Open Space and Pedestrian Facilities*

- Develop new neighborhood parks in the vicinity of and easily accessible from new residential developments.
- Provide well-defined and safe pedestrian connections between residential developments within the Project Area, and between the Project Area and nearby neighborhood destinations.

### *Urban Design*

- Establish a distinctive and cohesive visual identity for the Project Area.
- Ensure high quality and harmonious architectural and landscape design throughout the Project Area.
- Enhance the appearance of the Project Area by landscaping the streets and creating areas for pedestrian activity.
- Preserve buildings with historic and architectural value.
- Require new developments to respect the architectural character and scale of the surrounding community.
- Provide distinctive design features, including landscaping and signage, at the major entryways into the Project Area.

## **C. 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, 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.

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 include affordable housing requirements as described in Section V.A., *Overall Redevelopment Concept*.

## 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 2, *Acquisition Map*, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Project Area. Exhibit I lists the *Parcel Identification Numbers* (PIN) which correspond to the property as identified in Figure 2, *Acquisition Map*. The properties identified to be acquired have been carefully selected to cause minimal residential and business relocation. The majority of the sites are vacant lots adjacent to existing vacant City owned lots, creating sizable areas conducive to redevelopment.

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

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.

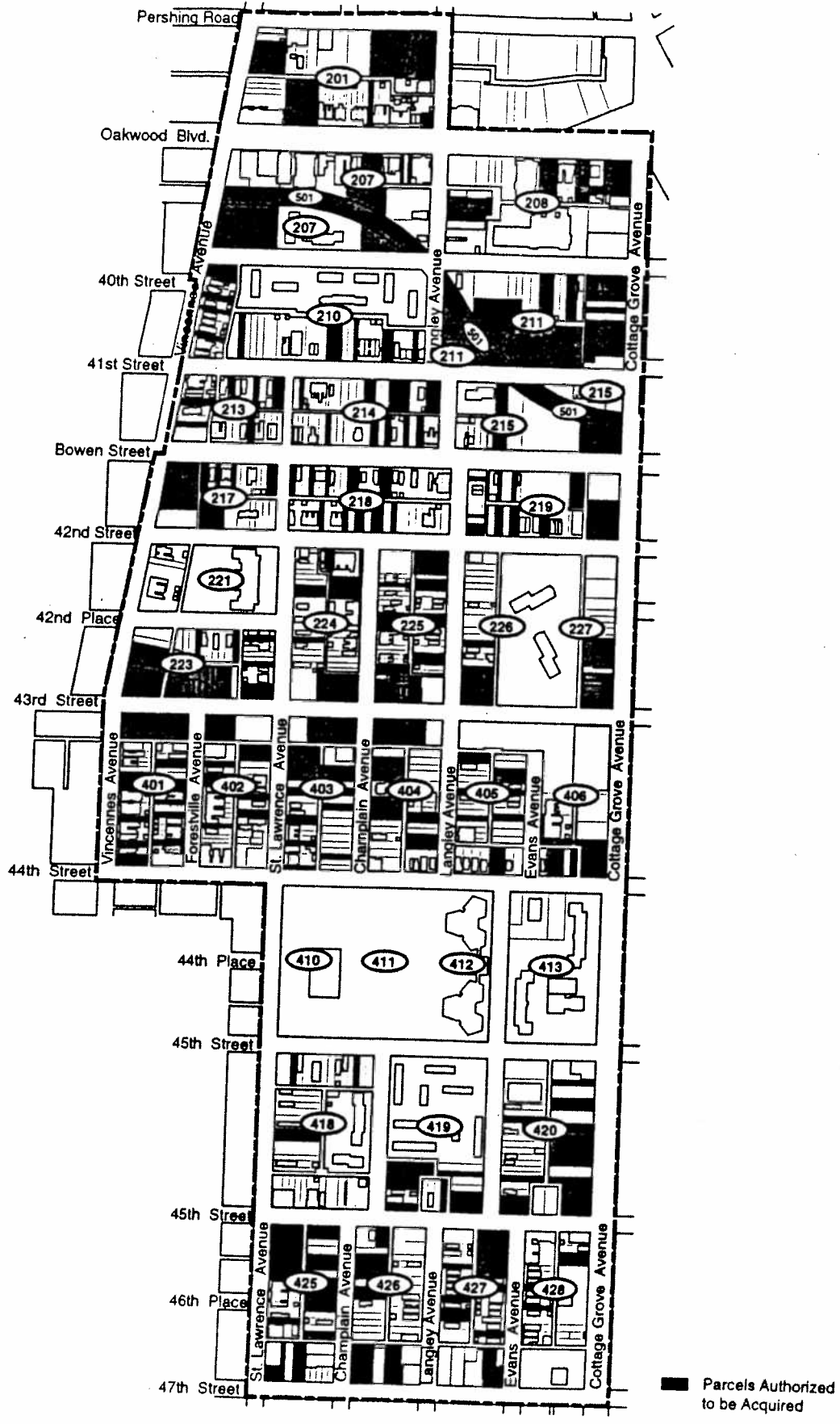


Figure 2  
Acquisition Map

**43rd Street/ Cottage Grove Ave. Chicago, Illinois**

## **2. Relocation**

Much of the Project Area consists of vacant land and underutilized buildings and relocation activities by the City are not currently anticipated. However, in the event that active businesses or other occupants are displaced by the public acquisition of property, relocation services in conjunction with property acquisition will be provided in accordance with City policy.

## **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, Open Space and Landscaping***

Improvements to existing or future parks, open spaces and public plazas may be provided and a range of public improvements, including the construction of public walkways, screening the active railroad through berming, landscaping, lighting and general beautification improvements which may be provided for the use of the general public.

### **c) *Schools and Public Facilities***

Improvements and maintenance to existing or future schools and public facilities within the Project Area may be provided.

## **4. Rehabilitation of Existing Buildings**

The City will encourage the rehabilitation of buildings that are basically sound and/or historically significant, and are located so as not to impede the Redevelopment Project. Incremental Property Taxes may be used in connection with Department of Housing programs to assist in the rehabilitation of housing.

## **5. Job Training and Related Educational Programs**

Programs designed to increase the skills of the labor force to take advantage of the employment opportunities within the Project Area may be implemented.

## **6. 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.

**7. 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.

Funds may be provided in connection with Department of Housing programs to assist in the rehabilitation of housing

**8. Analysis, Administration, Studies, Surveys, Legal, etc.**

The City, developers, or redevelopers 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.

**D. GENERAL LAND-USE PLAN**

Figure 3 presents the General Land-Use Plan that will be in effect upon adoption of this Redevelopment Plan.

As indicated in Figure 3, the Project Area should be redeveloped as a planned and cohesive urban neighborhood providing sites for a range of housing types, limited commercial development, and parks and open space. The various land uses should be arranged and located so that there is a sensitive transition between residential and non-residential developments in order to minimize conflicts between different land uses.

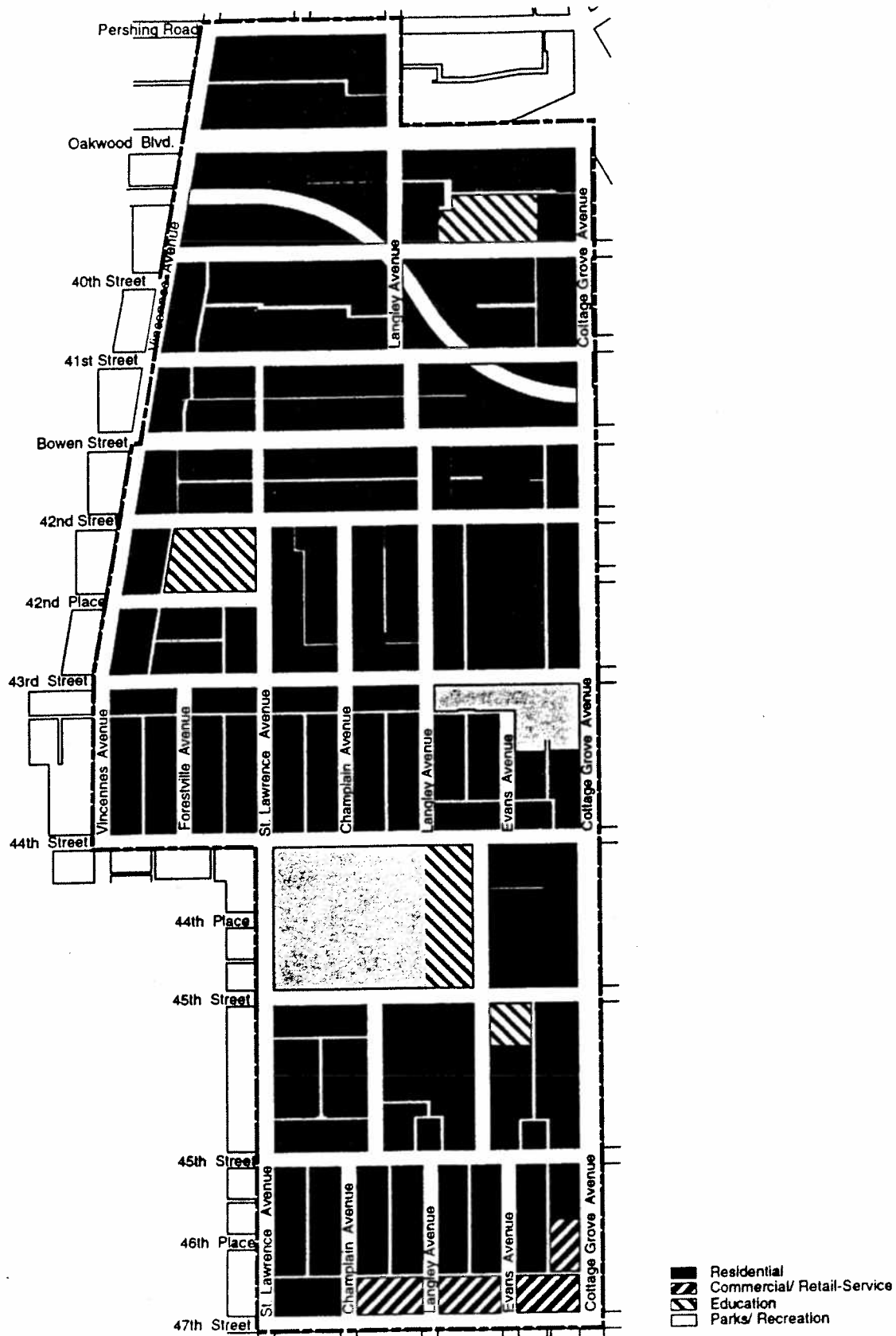


Figure 3  
Generalized Land-Use Plan

**43rd Street/ Cottage Grove Ave.**

Tax Increment Financing Redevelopment Project Area

**Chicago, Illinois**

Prepared By *Trkla, Pattigrew, Allen, & Payne, Inc.*

The Land-Use Plan identifies the land use to be in effect upon adoption of this Redevelopment Plan. The primary land use category within the Project Area is General Residential with limited Retail/Service Areas. The land use and its permitted uses include those described and listed below.

1. General Residential

- a) Dwellings, one-family, two-family, and multiple-family attached or detached including housing for elderly persons
- b) Churches, rectories and parish houses
- c) Parks and playgrounds, publicly owned and operated
- d) Schools
- e) Community centers and libraries
- f) Similar and compatible uses as permitted under the City Zoning Ordinance

2. Retail/Service

- a) Retail development or service related businesses
- b) Similar and compatible uses as permitted under the City Zoning Ordinance

## ***E. REDEVELOPMENT PROJECT COSTS***

The various redevelopment expenditures which are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs which are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

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:

- a) 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;

- b) 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;
- c) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings and fixtures;
- d) Costs of the construction of public works or improvements;
- e) Costs of job training and retraining projects;
- f) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- g) 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;
- h) 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;
- i) Payment in lieu of taxes as defined in the Act;
- j) Costs of job training, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act (as cited in the Act) and by school

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

- k) 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 the 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 the Act.
- l) 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 redevelopment 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 (1998 dollars) are set forth in Exhibit II 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.

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

Funds necessary to pay for Project Costs and secure municipal obligations issued for such costs are to be derived partially from Incremental Property Taxes. Other sources of funds which may be used to pay for 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. 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 City may incur Redevelopment Project Costs which are paid for from funds of the City other than Incremental Property Taxes, and the City may then be reimbursed for such costs from Incremental Property Taxes.

The Project Area is contiguous to the Martin Luther King, Jr. Drive and 41st Street Tax Increment Financing Redevelopment Project Area and may, in the future, be contiguous to, or separated only by a public right of way from, other redevelopment project areas. 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 from the Project Area, 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.

## ***G. 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 twenty-three (23) years from the adoption of the ordinance approving the Project Area and Redevelopment Plan, such ultimate retirement date occurring no later than the year 2021. Also, the final maturity date of any such obligations which are issued may not be later than twenty (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 and any other lawful purpose. 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.

## **H. VALUATION OF THE PROJECT AREA**

### **1. Most Recent EAV of Properties in the Project Area**

The most recent EAV of all taxable parcels in the Project Area is estimated to total \$7,666,759. This EAV is based on 1996 EAV and is subject to verification by the County Clerk. After verification, the final figure shall be certified by the County Clerk of Cook County, Illinois. 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. EAV of the Project Area is summarized by tax block in Table 1, *1996 EAV by Tax Block*.

### **2. Anticipated Equalized Assessed Valuation**

By the year 2020 (Collection Year 2021) and following the completion of the Redevelopment Project, the EAV of the Project Area is estimated to total between \$38,000,000 and \$53,000,000. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) the EAV of existing development and new development will inflate at the rate of 2 percent per annum; 3) between 400 - 700 single family homes will be constructed with an average EAV of \$23,000 per unit; 4) approximately 600 - 800 rental units will be constructed with an average EAV of \$13,000 per unit; and 5) the five year average state equalization factor of 2.124 (for the years 1992 - 1996) is used in all years to calculate estimated EAV.

**Table 1: 1996 EAV by Tax Block****The 43rd Street - Cottage Grove Tax Increment Financing Redevelopment Project Area**

<b>BLOCK</b>	<b>1996 EAV</b>
Block 201	\$708,733
Block 207	303,966
Block 208	52,162
Block 210	296,433
Block 211	367,812
Block 213	107,906
Block 214	128,097
Block 215	134,569
Block 217	184,913
Block 218	134,696
Block 219	61,233
Block 221	45,532
Block 223	302,021
Block 224	221,115
Block 225	150,744
Block 226	37,345
Block 227	197,948
Block 401	1,254,551
Block 402	244,978
Block 403	140,220
Block 404	133,479
Block 405	81,100
Block 406	122,924
Block 410	tax exempt
Block 411	tax exempt
Block 412	tax exempt
Block 413	tax exempt
Block 418	160,736
Block 419	31,154
Block 420	425,268
Block 425	286,041
Block 426	263,454
Block 427	381,430
Block 428	706,199
Block 501	tax exempt
<b>TOTAL</b>	<b>\$7,666,759</b>



## 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 blighting factors, and these factors are reasonably distributed throughout the area. Blighting factors within the Project Area are widespread and represent major impediments to sound growth and development.

The lack of private investment is evidenced by the following:

- The Project Area is characterized by age, deterioration, structures below minimum code standards, excessive vacancies, depreciation of physical maintenance, lack of community planning, dilapidation, obsolescence, and deleterious land-use or layout.
- Between 1991 and 1996, the assessed valuation (the "AV") of the Project Area increased by only 4.17 percent, while the AV of the City as a whole increased by 7.10 percent between the same time period.
- Approximately 30% (60.6 acres) of the Project Area is vacant and 26% (98) of the buildings within the Project Area are either partially or totally vacant. Fifty-five percent (208) of the 378 total buildings are either in seriously deteriorated or structurally substandard condition which is evidence of the lack of private investment.
- Within the last five years, a total of 174 building permits were issued for the Project Area, which totaled \$2,334,104. Approximately 87% of these permits were for smaller scale projects requiring \$10,000 or less worth of work, indicating few major developments or renovations in the area. Of these 174 permits, 79 (45%) were for demolitions. Ninety-four percent of the demolitions were for residential structures. These demolitions indicate a decline in private investment in the area since the demolitions have not been replaced with new construction. Only 14 of the 174 building permits were for new construction or additions, totaling only \$573,787. Only one permit was issued in the Project Area for a major improvement. This permit was in the amount of \$323,500 for an addition at Holy Angels School. The remaining permits for new construction and additions were for miscellaneous structures such as garages, elevators and fences, indicating few significant developments or renovations in the Project Area.
- Within the last five years, the City of Chicago's Building Department issued 158 building code violations to 158 different buildings within the Project Area. This is approximately 42% of the total buildings within the area which indicates a decline of private investment and building maintenance in the Project Area.
- The City of Chicago owned 207 vacant parcels during the 1996 tax year. These parcels constitute approximately 10 acres of vacant land which indicates the lack of private investment in the area.

The following impediments illustrate why the Project Area would not reasonably be anticipated to be developed without the intervention of the City and the adoption of this Redevelopment Plan.

- The population within the Grand Boulevard Community has decreased significantly since 1950. 1990 census data indicates that approximately 36,000 persons reside in the community, which is less than one third of the 1950 population.
- There are 25 Chicago Housing Authority developments within the Project Area. In these developments, 25 buildings (60%) are either 100% vacant or more than a third vacant. Sixty two percent of these buildings are in need of major repair.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be expected to be developed without the adoption of this Redevelopment Plan for the Project Area.

## VII. FINANCIAL IMPACT

Without the adoption of this 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 blighted conditions 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 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 the Redevelopment Project 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 deteriorating problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have both short- and long-term positive financial impacts on the taxing districts affected by the Redevelopment Plan. In the short-term, the City's effective use of TIF can be expected to stabilize existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, the Redevelopment Project and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in EAV caused by the Redevelopment Project.

## VIII. DEMAND ON TAXING DISTRICT SERVICES

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

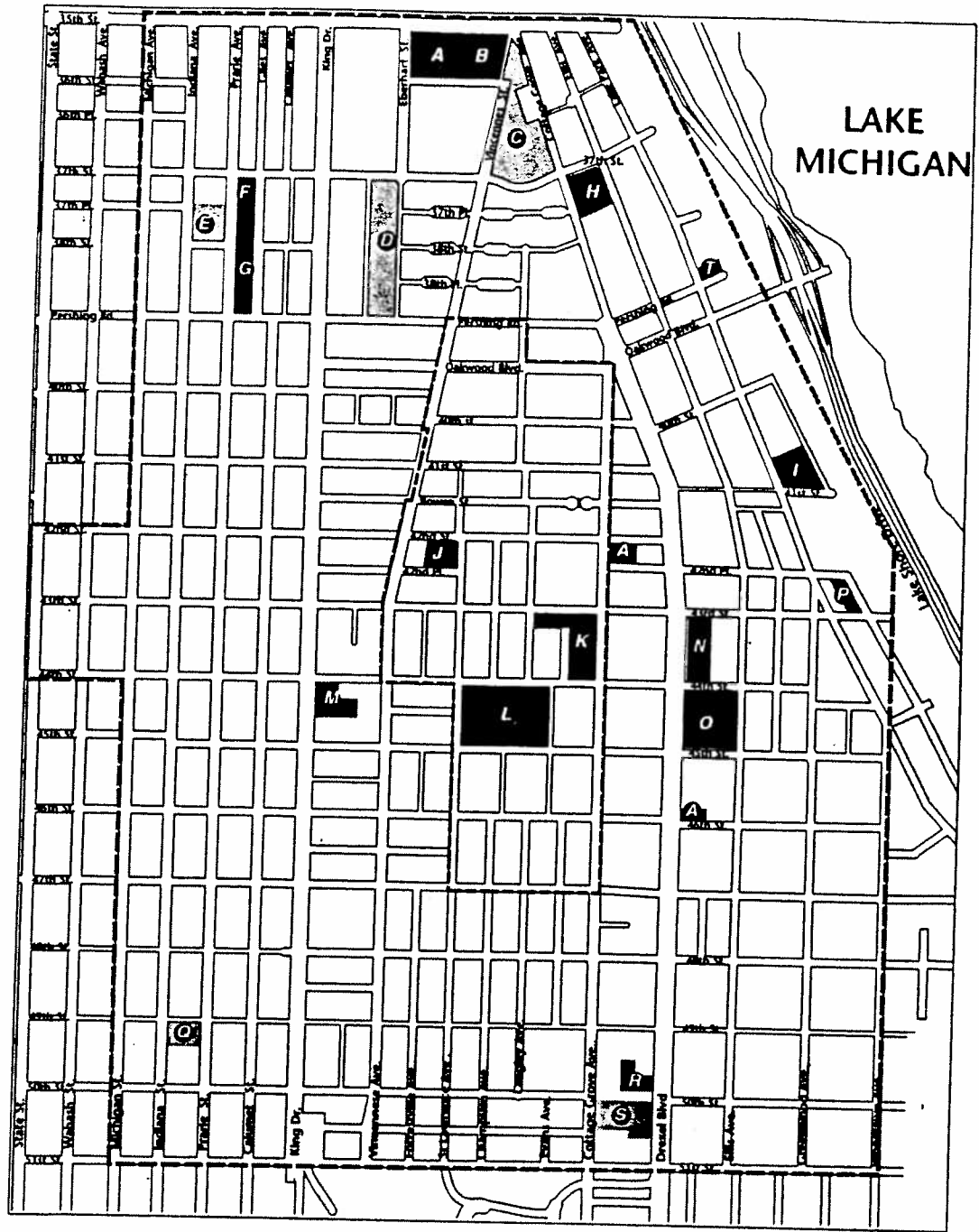
Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

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. The 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. The 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. General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of educational services for kindergarten through twelfth grade. Fuller Elementary and Carter G. Woodson North and South Public Schools are located within the boundaries of the Project Area. Not included in the Project Area but within four blocks of the Project Area boundary are the following public schools: Doolittle Upper, Doolittle Primary, Mayo Elementary, Phillips High School, Donaghue Elementary, Oakenwald Elementary, Irvin C. Mollison, Florence Price Elementary, M.L. King High School, Jackie Roberson Elementary, Overton Elementary, William Claude Reavis, and Einstein Elementary. The location of the above mentioned schools are indicated in Figure 4, *TIF Boundary and Surrounding Public Facilities*.



**Major Community Facilities Located Within Project Area Boundary**

- Ⓐ Fuller Elementary
- Ⓚ M.L. King community Center
- Ⓛ Carter G. Woodson North and South

**Major Community Facilities Located Within 4 Blocks of Project Area Boundary**

- Ⓐ Doolittle Upper
- Ⓑ Doolittle Primary
- Ⓒ Ellis Park
- Ⓓ Madden Park
- Ⓔ Anderson Park
- Ⓕ Mayo Elementary
- Ⓖ Phillips High School
- Ⓗ Donaghue Elementary
- Ⓙ Oakenwald Elementary
- Ⓛ Irvin C. Mollison
- Ⓝ Florence Price Elementary
- Ⓞ M. L. King High School
- Ⓟ Jackie Robenson Elementary
- Ⓠ Oventon Elementary
- Ⓡ William Claude Reavis
- Ⓢ Park # 278
- Ⓣ Einstein Elementary

----- 4 Block Radius  
 \_\_\_\_\_ Project Area Boundary

Park      Public Schools/ Community Center

Figure 4  
 Major Public Facilities

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. Not included in the Project Area but within four blocks of the Project Area boundary are the following parks: Ellis Park, Madden Park, Anderson Park, and Park #278. The location of the above mentioned parks are indicated in Figure 4, *TIF Boundary and Surrounding Public Facilities*.

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 the full range of municipal services typically associated with large, mature cities, including the following: police and fire protection; capital improvements and maintenance; water production and distribution; sanitation service; building, housing and zoning codes, etc.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities.

New residential development may cause increased demand for services or capital improvements to be provided by the Board of Education, Community College District 508, Chicago Park District, and City of Chicago. Replacement of vacant and underutilized buildings and sites with active and more intensive uses will result in additional demands on services and facilities provided by the Metropolitan Water Reclamation District of Greater Chicago (the "WRD"). Other than the extension of storm water drainage and various lines which will be necessary through portions of the Project Area, it is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Redevelopment Project Area can be adequately handled by existing treatment facilities maintained and operated by the WRD.

New private investment in residential and non-residential development, and public investment in infrastructure improvements may increase the demand for public services or capital improvements provided by the City and the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There may also be an increased use of streets within and near the Project Area. However, it is not possible at this time to predict, with any degree of reliability, the increased level of demand for services or capital improvements to be provided by any taxing district as a result therefrom.

However, as described more fully in Section V.C.3, *Redevelopment Improvements and Activities-- Provision of Public Works or Improvements*, the City and one or more private developers will provide public improvements and facilities to service the Project Area. Such improvements will mitigate some of the additional service and capital improvement demands placed on taxing districts as a result of the implementation of the Redevelopment Project.

Increases in the City population and in the number of school age children are anticipated to result from the Redevelopment Project. Utilizing the Illinois School Consulting Service's (ISCS) methodology for estimating school age children, the completion of 400 - 700 single family homes and a total of 600 - 800 rental units in the Project Area should result in approximately 400 to 700 children who may attend public schools in the Project Area. The Chicago Public Schools System may use the ISCS standards for estimating school impact or may use other techniques for estimating school age children based on actual experience in other neighborhoods in the City.

The public schools serving the Project Area are the following: Woodson North, grades 5-8 operating at approximately 29% of capacity, Woodson South, pre-school to grade 4, operating at approximately 39% of capacity, Fuller Elementary, pre-school to grade 8, operating at approximately 50% of capacity, and King High School operating at approximately 35% capacity. It is anticipated that the current capacity at existing public schools in the area can accommodate an estimated 3,350 additional children, enabling full service for the estimated 400 - 700 children from the Redevelopment Project Area.<sup>1</sup> However, the City will work with the Chicago Board of Education to monitor the number of school aged children from the Project Area who may enroll at public schools.

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<sup>1</sup> Source: *Chicago Public Schools*

## **IX. CONFORMITY OF THE REDEVELOPMENT PLAN TO THE PLANS FOR DEVELOPMENT OF THE CITY OF CHICAGO AS A WHOLE AND USES THAT HAVE BEEN APPROVED BY THE PLAN COMMISSION OF THE CITY**

This Redevelopment Project and the Redevelopment Plan described herein include land uses which will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

The Redevelopment Plan is in conformance to *The Cottage Grove - 43rd Street Redevelopment Plan* which was adopted in May of 1997 by the City of Chicago Community Development Commission. Having identical project boundaries, both plans allow for similar type of land-uses which include residential, commercial, institutional, and open space. The Redevelopment Plan has been written in accordance to the goals and objectives of the adopted 1997 plan. These include:

- Coordinate and encourage residential and related development that meets the need of the residents of Grand Boulevard and its surrounding communities.
- Reduce or eliminate blighting conditions in the Redevelopment Area.
- Provide sound economic development in the Redevelopment Area.
- Increase the real estate and sales tax base for the City of Chicago, County of Cook, State of Illinois, and other taxing districts within the Redevelopment Area.
- Create an environment that stimulates private investment in new construction, expansion, and rehabilitation.
- Create an environment within the Redevelopment Area which contributes to the health, safety, and general welfare of the community and City as a whole.
- Provide a framework for infrastructure improvements within the Redevelopment Area.
- Assemble land into functionally adaptable parcels for disposition and redevelopment in accordance with contemporary development needs and standards.
- Encourage quality appearance of buildings, rights-of-way, and open spaces.
- Provide sites for public improvements or facilities in proportion to the projected demand for such facilities and in accordance with accepted design criteria.



## X. PHASING AND SCHEDULING

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area. The redevelopment of the Project Area will occur in phases over the 23 year life of the TIF district. The actual market demand and forces will determine the phasing of the Redevelopment Project.

It is estimated that the first phase of development will contain 150 to 200 units over a two year period. These units will be a mix of three to six unit flats, townhomes and single family homes, ranging between two to four bedrooms. Development of scattered and contiguous vacant sites will be encouraged in Phase I and all subsequent phases.

It is anticipated that City expenditures for 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.

The estimated date for completion of the Redevelopment Project and retirement of obligations, if any, issued to finance Project Costs is no later than the year 2021.

## **XI. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN**

This Redevelopment Plan may be amended pursuant to the Act.

## **XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN**

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

- A) The assurance of equal opportunity in all personnel and employment, 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) 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.
- C) Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in Redevelopment Agreements.

In order to implement these principles for this Redevelopment Plan, 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: Land Acquisition Listed by Parcel Identification  
Number**

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

<u>Count</u>	<u>PIN</u>
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*Block 201*

1	20-03-201-001-0000
2	20-03-201-009-0000
3	20-03-201-017-0000
4	20-03-201-028-0000
5	20-03-201-029-0000
6	20-03-201-030-0000
7	20-03-201-040-0000
8	20-03-201-052-0000
9	20-03-201-053-0000
10	20-03-201-054-0000
11	20-03-201-055-0000
12	20-03-201-056-0000
13	20-03-201-056-0000
14	20-03-201-057-0000
15	20-03-201-058-0000
16	20-03-201-059-0000
17	20-03-201-060-0000
18	20-03-201-071-0000

*Block 207*

19	20-03-207-007-0000
20	20-03-207-012-0000
21	20-03-207-014-0000
22	20-03-207-020-0000
23	20-03-207-021-0000
24	20-03-207-027-0000
25	20-03-207-028-0000
26	20-03-207-029-0000
27	20-03-207-036-0000
28	20-03-207-037-0000

*Block 208*

29	20-03-208-008-0000
30	20-03-208-009-0000
31	20-03-208-014-0000
32	20-03-208-015-0000
33	20-03-208-017-0000
34	20-03-208-018-0000
35	20-03-208-019-0000
36	20-03-208-021-0000
37	20-03-208-022-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

38 20-03-208-024-0000  
39 20-03-208-025-0000  
40 20-03-208-026-0000  
41 20-03-208-027-0000  
42 20-03-208-039-0000

*Block 210*

43 20-03-210-001-0000  
44 20-03-210-004-0000  
45 20-03-210-006-0000  
46 20-03-210-010-0000  
47 20-03-210-038-0000  
48 20-03-210-051-0000  
49 20-03-210-052-0000  
50 20-03-210-053-0000  
51 20-03-210-056-0000  
52 20-03-210-062-0000  
53 20-03-210-063-0000  
54 20-03-210-067-0000

*Block 211*

55 20-03-211-001-0000  
56 20-03-211-002-0000  
57 20-03-211-003-0000  
58 20-03-211-004-0000  
59 20-03-211-005-0000  
60 20-03-211-006-0000  
61 20-03-211-007-0000  
62 20-03-211-012-0000  
63 20-03-211-017-0000  
64 20-03-211-018-0000  
65 20-03-211-021-0000  
66 20-03-211-022-0000  
67 20-03-211-024-0000  
68 20-03-211-025-0000  
69 20-03-211-026-0000  
70 20-03-211-027-0000  
71 20-03-211-029-0000  
72 20-03-211-031-0000  
73 20-03-211-032-0000  
74 20-03-211-033-0000  
75 20-03-211-034-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 213**

76	20-03-213-005-0000
77	20-03-213-006-0000
78	20-03-213-008-0000
79	20-03-213-009-0000
80	20-03-213-012-0000
81	20-03-213-016-0000
82	20-03-213-019-0000
83	20-03-213-020-0000
84	20-03-213-027-0000

**Block 214**

85	20-03-214-002-0000
86	20-03-214-013-0000
87	20-03-214-014-0000
88	20-03-214-017-0000
89	20-03-214-018-0000
90	20-03-214-019-0000
91	20-03-214-020-0000
92	20-03-214-023-0000
93	20-03-214-024-0000
94	20-03-214-031-0000
95	20-03-214-038-0000
96	20-03-214-039-0000
97	20-03-214-041-0000
98	20-03-214-044-0000
99	20-03-214-046-0000

**Block 215**

100	20-03-215-009-0000
101	20-03-215-014-0000
102	20-03-215-017-0000
103	20-03-215-018-0000
104	20-03-215-034-0000
105	20-03-215-035-0000
106	20-03-215-040-0000

**Block 217**

107	20-03-217-001-0000
108	20-03-217-002-0000
109	20-03-217-005-0000
110	20-03-217-007-0000
111	20-03-217-010-0000
112	20-03-217-017-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

113 20-03-217-018-0000  
114 20-03-217-020-0000  
115 20-03-217-021-0000

**Block 218**

116 20-03-218-001-0000  
117 20-03-218-004-0000  
118 20-03-218-007-0000  
119 20-03-218-011-0000  
120 20-03-218-012-0000  
121 20-03-218-016-0000  
122 20-03-218-017-0000  
123 20-03-218-034-0000  
124 20-03-218-038-0000  
125 20-03-218-040-0000  
126 20-03-218-041-0000  
127 20-03-218-043-0000  
128 20-03-218-044-0000  
129 20-03-218-046-0000  
130 20-03-218-053-0000

**Block 219**

131 20-03-219-002-0000  
132 20-03-219-009-0000  
133 20-03-219-010-0000  
134 20-03-219-016-0000  
135 20-03-219-019-0000  
136 20-03-219-021-0000  
137 20-03-219-022-0000  
138 20-03-219-023-0000  
139 20-03-219-024-0000  
140 20-03-219-027-0000  
141 20-03-219-028-0000  
142 20-03-219-030-0000  
143 20-03-219-031-0000  
144 20-03-219-032-0000  
145 20-03-219-035-0000  
146 20-03-219-036-0000  
147 20-03-219-044-0000  
148 20-03-219-045-0000  
149 20-03-219-046-0000  
150 20-03-219-047-0000



Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 221**

151	20-03-221-003-0000
152	20-03-221-004-0000
153	20-03-221-005-0000
154	20-03-221-010-0000

**Block 223**

155	20-03-223-003-0000
156	20-03-223-004-0000
157	20-03-223-005-0000
158	20-03-223-006-0000
159	20-03-223-007-0000
160	20-03-223-011-0000
161	20-03-223-017-0000
162	20-03-223-020-0000
163	20-03-223-021-0000
164	20-03-223-022-0000
165	20-03-223-023-0000
166	20-03-223-024-0000
167	20-03-223-025-0000
168	20-03-223-026-0000
169	20-03-223-027-0000
170	20-03-223-030-0000
171	20-03-223-035-0000
172	20-03-223-039-0000

**Block 224**

173	20-03-224-009-0000
174	20-03-224-010-0000
175	20-03-224-017-0000
176	20-03-224-024-0000
177	20-03-224-026-0000
178	20-03-224-027-0000
179	20-03-224-034-0000
180	20-03-224-035-0000
181	20-03-224-036-0000
182	20-03-224-037-0000
183	20-03-224-038-0000
184	20-03-224-046-0000
185	20-03-224-047-0000
186	20-03-224-048-0000
187	20-03-224-049-0000
188	20-03-224-050-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

189 20-03-224-051-0000  
190 20-03-224-052-0000

**Block 225**

191 20-03-225-004-0000  
192 20-03-225-009-0000  
193 20-03-225-010-0000  
194 20-03-225-018-0000  
195 20-03-225-019-0000  
196 20-03-225-020-0000  
197 20-03-225-021-0000  
198 20-03-225-023-0000  
199 20-03-225-024-0000  
200 20-03-225-025-0000  
201 20-03-225-026-0000  
202 20-03-225-027-0000  
203 20-03-225-028-0000  
204 20-03-225-029-0000  
205 20-03-225-031-0000  
206 20-03-225-032-0000  
207 20-03-225-036-0000  
208 20-03-225-040-0000  
209 20-03-225-041-0000  
210 20-03-225-044-0000

**Block 226**

211 20-03-226-012-0000  
212 20-03-226-016-0000  
213 20-03-226-017-0000  
214 20-03-226-018-0000  
215 20-03-226-023-0000  
216 20-03-226-054-0000  
217 20-03-226-055-0000  
218 20-03-226-056-0000

**Block 227**

219 20-03-227-034-0000  
220 20-03-227-035-0000  
221 20-03-227-037-0000  
222 20-03-227-038-0000  
223 20-03-227-043-0000  
224 20-03-227-044-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 401**

225	20-03-401-001-0000
226	20-03-401-002-0000
227	20-03-401-003-0000
228	20-03-401-004-0000
229	20-03-401-005-0000
230	20-03-401-011-0000
231	20-03-401-012-0000
232	20-03-401-013-0000
233	20-03-401-018-0000
234	20-03-401-022-0000
235	20-03-401-024-0000
236	20-03-401-025-0000
237	20-03-401-028-0000
238	20-03-401-030-0000
239	20-03-401-031-0000
240	20-03-401-034-0000
241	20-03-401-037-0000
242	20-03-401-042-0000

**Block 402**

243	20-03-402-001-0000
244	20-03-402-004-0000
245	20-03-402-005-0000
246	20-03-402-007-0000
247	20-03-402-008-0000
248	20-03-402-016-0000
249	20-03-402-023-0000
250	20-03-402-029-0000
251	20-03-402-031-0000

**Block 403**

252	20-03-403-002-0000
253	20-03-403-003-0000
254	20-03-403-004-0000
255	20-03-403-005-0000
256	20-03-403-006-0000
257	20-03-403-007-0000
258	20-03-403-008-0000
259	20-03-403-010-0000
260	20-03-403-014-0000
261	20-03-403-015-0000
262	20-03-403-020-0000
263	20-03-403-022-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

264 20-03-403-024-0000  
265 20-03-403-029-0000  
266 20-03-403-033-0000  
267 20-03-403-036-0000

*Block 404*

268 20-03-404-001-0000  
269 20-03-404-002-0000  
270 20-03-404-003-0000  
271 20-03-404-007-0000  
272 20-03-404-008-0000  
273 20-03-404-011-0000  
274 20-03-404-012-0000  
275 20-03-404-013-0000  
276 20-03-404-014-0000  
277 20-03-404-015-0000  
278 20-03-404-030-0000  
279 20-03-404-033-0000  
280 20-03-404-034-0000

*Block 405*

281 20-03-405-004-0000  
282 20-03-405-005-0000  
283 20-03-405-010-0000  
284 20-03-405-014-0000  
285 20-03-405-021-0000  
286 20-03-405-022-0000  
287 20-03-405-023-0000  
288 20-03-405-025-0000  
289 20-03-405-029-0000  
290 20-03-405-037-0000  
291 20-03-405-038-0000

*Block 406*

292 20-03-406-021-0000  
293 20-03-406-023-0000  
294 20-03-406-024-0000  
295 20-03-406-025-0000  
296 20-03-406-027-0000  
297 20-03-406-036-0000  
298 20-03-406-037-0000  
299 20-03-406-038-0000  
300 20-03-406-039-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

**Block 418**

301 20-03-418-002-0000  
302 20-03-418-012-0000  
303 20-03-418-021-0000  
304 20-03-418-022-0000

**Block 419**

305 20-03-419-028-0000  
306 20-03-419-029-0000  
307 20-03-419-030-0000  
308 20-03-419-031-0000  
309 20-03-419-034-0000  
310 20-03-419-038-0000  
311 20-03-419-052-0000  
312 20-03-419-055-0000  
313 20-03-419-056-0000

**Block 420**

314 20-03-420-007-0000  
315 20-03-420-016-0000  
316 20-03-420-023-0000  
317 20-03-420-025-0000  
318 20-03-420-028-0000  
319 20-03-420-029-0000  
320 20-03-420-031-0000  
321 20-03-420-033-0000  
322 20-03-420-034-0000  
323 20-03-420-035-0000  
324 20-03-420-036-0000  
325 20-03-420-037-0000  
326 20-03-420-038-0000  
327 20-03-420-039-0000

**Block 425**

328 20-03-425-001-0000  
329 20-03-425-002-0000  
330 20-03-425-010-0000  
331 20-03-425-012-0000  
332 20-03-425-015-0000  
333 20-03-425-016-0000  
334 20-03-425-018-0000  
335 20-03-425-019-0000  
336 20-03-425-020-0000  
337 20-03-425-021-0000

Exhibit I: Land Acquisition Listed by Parcel Identification Number (PIN)

338 20-03-425-025-0000  
339 20-03-425-027-0000  
340 20-03-425-028-0000  
341 20-03-425-030-0000

*Block 426*

342 20-03-426-005-0000  
343 20-03-426-007-0000  
344 20-03-426-008-0000  
345 20-03-426-009-0000  
346 20-03-426-010-0000  
347 20-03-426-011-0000  
348 20-03-426-012-0000  
349 20-03-426-013-0000  
350 20-03-426-021-0000  
351 20-03-426-023-0000  
352 20-03-426-024-0000  
353 20-03-426-032-0000  
354 20-03-426-033-0000  
355 20-03-426-035-0000  
356 20-03-426-036-0000  
357 20-03-426-038-0000  
358 20-03-426-038-0000  
359 20-03-426-039-0000

*Block 427*

360 20-03-427-005-0000  
361 20-03-427-010-0000  
362 20-03-427-012-0000  
363 20-03-427-013-0000  
364 20-03-427-016-0000  
365 20-03-427-017-0000  
366 20-03-427-018-0000  
367 20-03-427-019-0000  
368 20-03-427-020-0000  
369 20-03-427-021-0000  
370 20-03-427-023-0000  
371 20-03-427-029-0000  
372 20-03-427-031-0000  
373 20-03-427-034-0000  
374 20-03-427-035-0000  
375 20-03-427-037-0000

**Block 428**

- 376 20-03-428-008-0000
- 377 20-03-428-010-0000
- 378 20-03-428-015-0000
- 379 20-03-428-016-0000

**Block 501**

- 380 20-03-501-007-6001
- 381 20-03-501-007-6003

**EXHIBIT II: ESTIMATED REDEVELOPMENT PROJECT  
COSTS**



**EXHIBIT II: Estimated Redevelopment Project Costs**  
**43RD STREET/COTTAGE GROVE AVENUE TIF**

<b><u>ELIGIBLE EXPENSE</u></b>	<b><u>ESTIMATED COST</u></b>
Analysis, Administration Studies, Surveys, Legal, Etc.	\$ 500,000
Property Assembly	
- Acquisition	\$ 6,000,000
- Site Prep and Demolition	\$ 3,500,000
Rehabilitation of Existing Buildings	\$ 5,000,000
Public Works & Improvements	
- Streets and Utilities	\$35,000,000
- Parks and Open Space	\$ 2,500,000
Relocation	\$ 1,500,000
Taxing Districts Capital Costs	\$ 2,500,000
Job Training	\$ 500,000
Developer/Interest Costs	<u>\$30,000,000</u>
<b>TOTAL REDEVELOPMENT COSTS <sup>(1)</sup></b>	<b>\$87,000,000</b>

<sup>(1)</sup> 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 Project Costs. Total Project Costs are inclusive of Redevelopment Project Costs in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Project Area, but are not inclusive of Redevelopment Project Costs incurred in the Project Area which are paid from Incremental Property Taxes generated in such contiguous areas, or those separated only by a public right of way.



**THE 43RD STREET/COTTAGE GROVE AVENUE  
TAX INCREMENT FINANCING  
ELIGIBILITY STUDY**

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City of Chicago, Illinois

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

Introduced  
March 10, 1998

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

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## EXECUTIVE SUMMARY

The purpose of this study is to determine whether the 43rd Street/Cottage Grove Avenue 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 Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 200.7 acres located five miles south and approximately 3/4 miles east of the Central Business district of Chicago, Illinois.

The Project Area is an improved area that encompasses 34 blocks and 1,254 tax parcels of various sizes. The Project Area is generally bounded by Pershing and Oakwood Boulevard on the north; Cottage Grove Avenue on the east; 47th Street on the south and Vincennes Avenue and St. Lawrence Avenue on the west..

The boundaries of the Project Area are shown on Figure 1, *Project Boundary*. A more detailed description of the Project Area is presented in Section II, *The 43rd Street/Cottage Grove Avenue Project Area*.

Figure 2, *Current Generalized Land Use*, demonstrates the 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, a blighted area, 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.

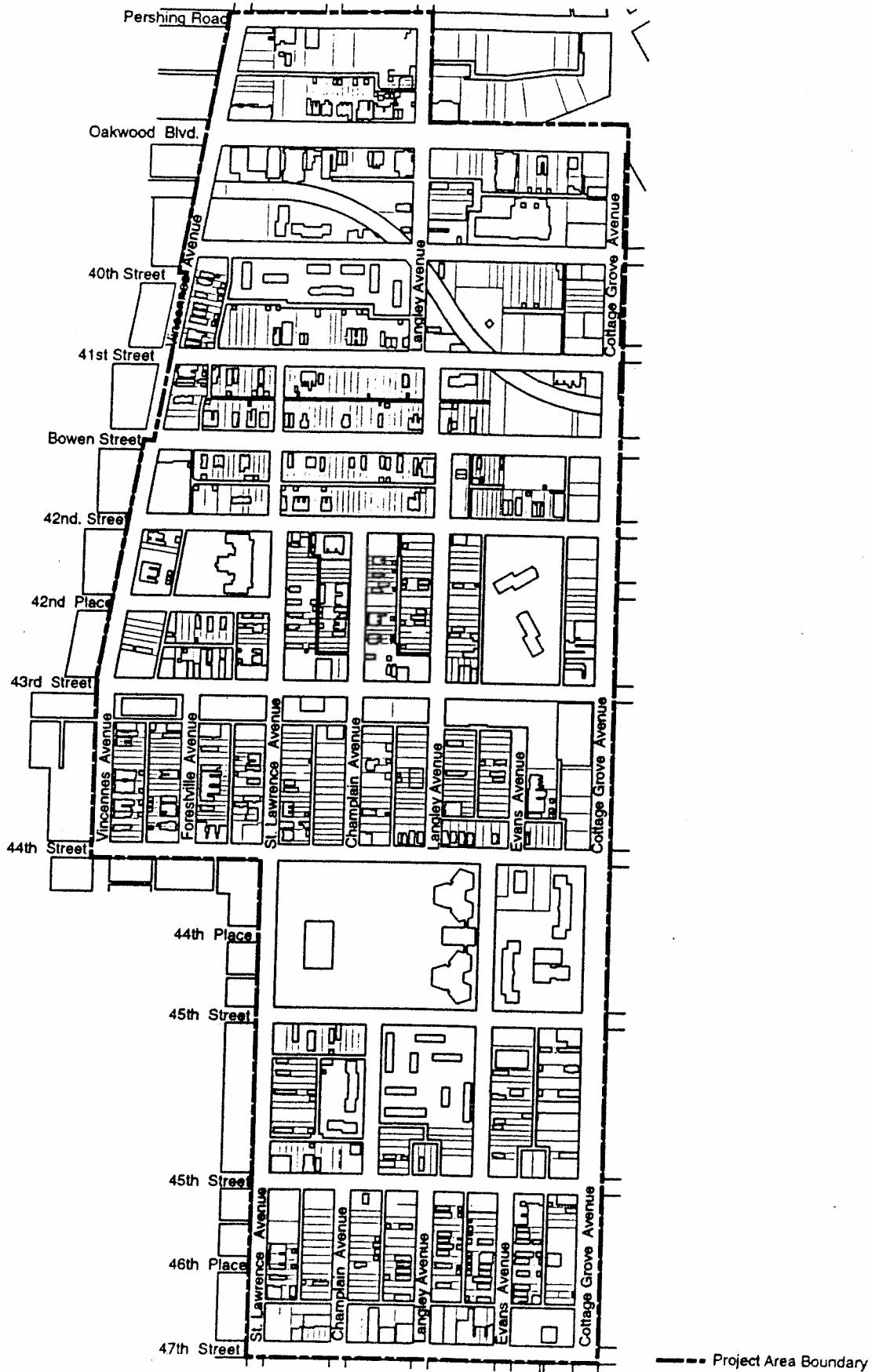


Figure 1  
Project Boundary

**43rd Street/ Cottage Grove Ave.** **Chicago, Illinois**

Tax Increment Financing Redevelopment Project Area

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



Figure 2

**Existing Generalized Land-use**



**43rd Street/ Cottage Grove Ave.**

**Chicago, Illinois**

Tax Increment Financing Redevelopment Project Area

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



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 railyards, 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, nine are present in the Project Area. Six factors (age, deterioration, structures below minimum code standards, excessive vacancies, depreciation of physical maintenance and lack of community planning) are present to a major extent and three factors (dilapidation, obsolescence, and deleterious land-use or layout) are present to a limited extent. Determination of "major" and "limited" extent is not simply a determination of a majority or minority of blocks with the factor present to a major or limited extent. When assessing whether a factor is present throughout the Project Area as a whole to a major or limited extent, the scope and severity of that factor is considered and analyzed.

- Within the "improved" blighted area, vacant land and vacant parcels exist where buildings have been removed. These vacant sites are characterized by obsolete platting, diversity of ownership, tax delinquency 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 34 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 qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (in 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 14 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 railyards, rail tracks or railroad rights-of-way.
- The area, prior to the area's designation, is subject to chronic flooding which adversely impacts on 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 the area meets at least one of the factors itemized in provision (1) of the subsection (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.

### **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 14 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 make a finding 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 43RD STREET/COTTAGE GROVE AVENUE PROJECT AREA

The Project Area is generally bounded on the north by Pershing and Oakwood Boulevards; on the east by South Cottage Grove Avenue; on the south by 47th Street; and on the west by Vincennes Avenue and St. Lawrence Avenue, south of East 44th Street.

In total, the Project Area contains 378 buildings, 34 blocks and 1,254 tax parcels of various sizes and encompasses approximately 200.7 acres of land. The acreage is divided as indicated in Table 1 below. The entire Project Area contains a significant amount of vacant land consisting of major portions of blocks in some cases, as well as scattered sites and individual parcels throughout the Project Area. The Boundary of the Project Area is illustrated in Figure 1, *Boundary Map*.

**Table 1: Acreage Distribution  
43rd Street/Cottage Grove Avenue Project Area**

Area	Improved Area Acres	Vacant Land Acres	Total
• Abandoned Rail Line	--	2.5	2.5
• Residential Property	40.0	49.1	89.1
• Commercial Property	8.2	9.0	17.2
• Public/Semi-Public Property	27.9	--	27.9
• Streets and alley rights-of-way	64.0	--	64.0
Total	140.1	60.6	200.7

The overall condition and characteristic of the area is a concentration of severe blight within both the residential blocks and along the commercial corridors. The process of vacating aging and declining buildings, vandalism, weather exposure and ultimate advanced deterioration and demolition has resulted in the removal of many of the residential structures, both large and small, as well as many commercial buildings within the entire area. Vacant non-productive land is widespread, particularly in the blocks north of East 45th Street. Problem conditions include: aging buildings; widespread deterioration of building and site conditions; obsolete building types; vacant buildings, including boarded up vacant buildings and vacant space within buildings; vacant and underutilized land areas littered with debris; and deferred maintenance and marginal commercial activity along the main commercial corridors.

### **III. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS: IMPROVED AREAS**

An analysis was made of each of the eligibility factors listed in the Act for blighted areas 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 include:

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 October 1992 through November 1997;
9. Analysis of building violations issued by the Department of Buildings for the Project Area from October 1992 through September 1997; and
10. Review of previously prepared plans, 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.







## 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 date back to when the area was first developed during the 1920's and earlier.

### Conclusion

Of the 378 buildings within the Project Area, 357, or 97.9%, are 35 years of age or older. Age as a factor of blight is present to a major extent in all 34 blocks.

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 the 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 on an exterior inspection of all buildings undertaken during May and November of 1997. Noted during the inspections were structural deficiencies in building components and related deficiencies in street, curb, sidewalk and alley surface conditions.

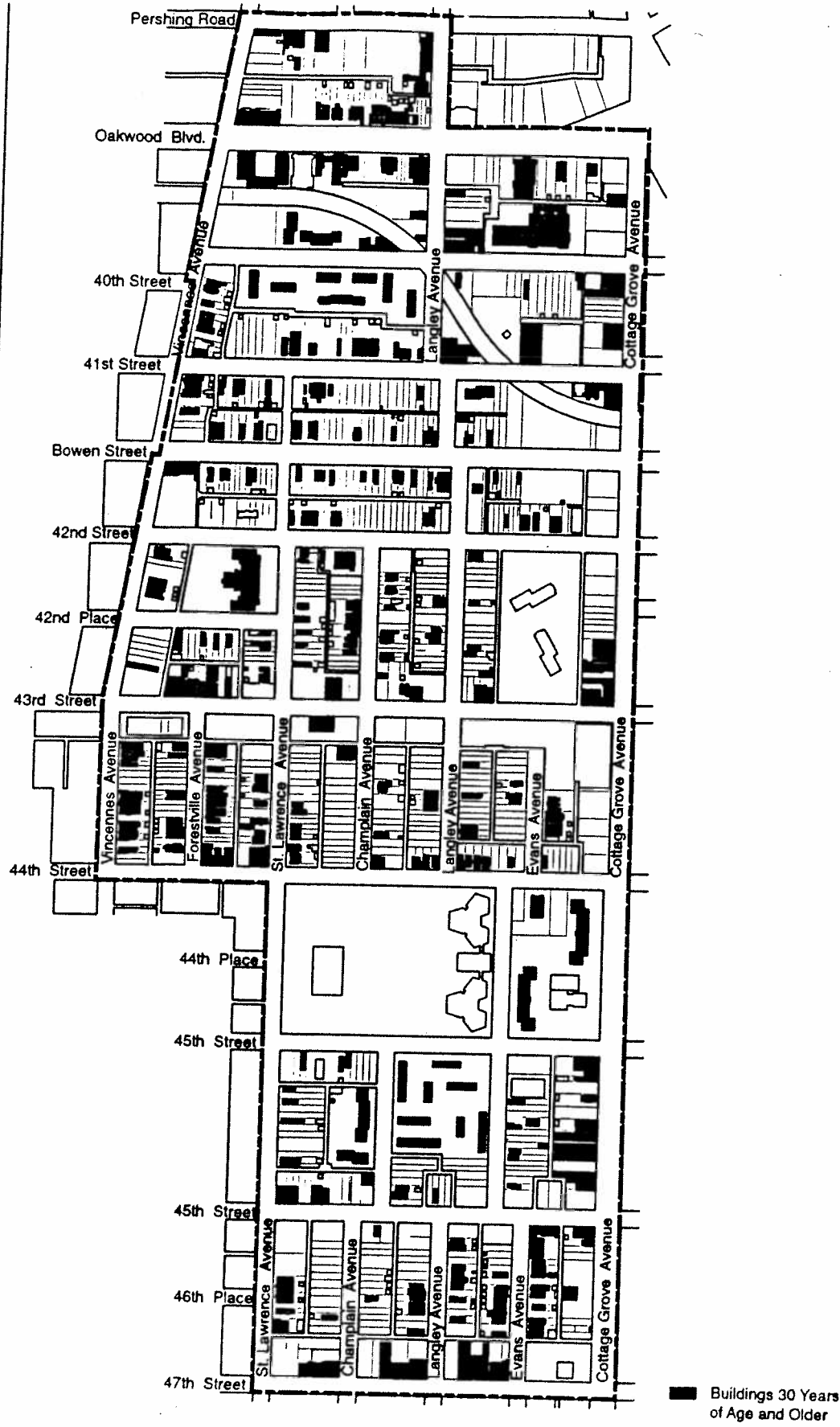


Figure 4  
Age

## 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 and 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.

## Conclusion

Of the 378 buildings within the Project Area, 74, or 19.5% are in a substandard (dilapidated) condition. The factor of dilapidation is present to a major extent in 3 (9%) blocks and to a limited extent in 23 (68%) blocks of the 34 blocks containing buildings.

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.

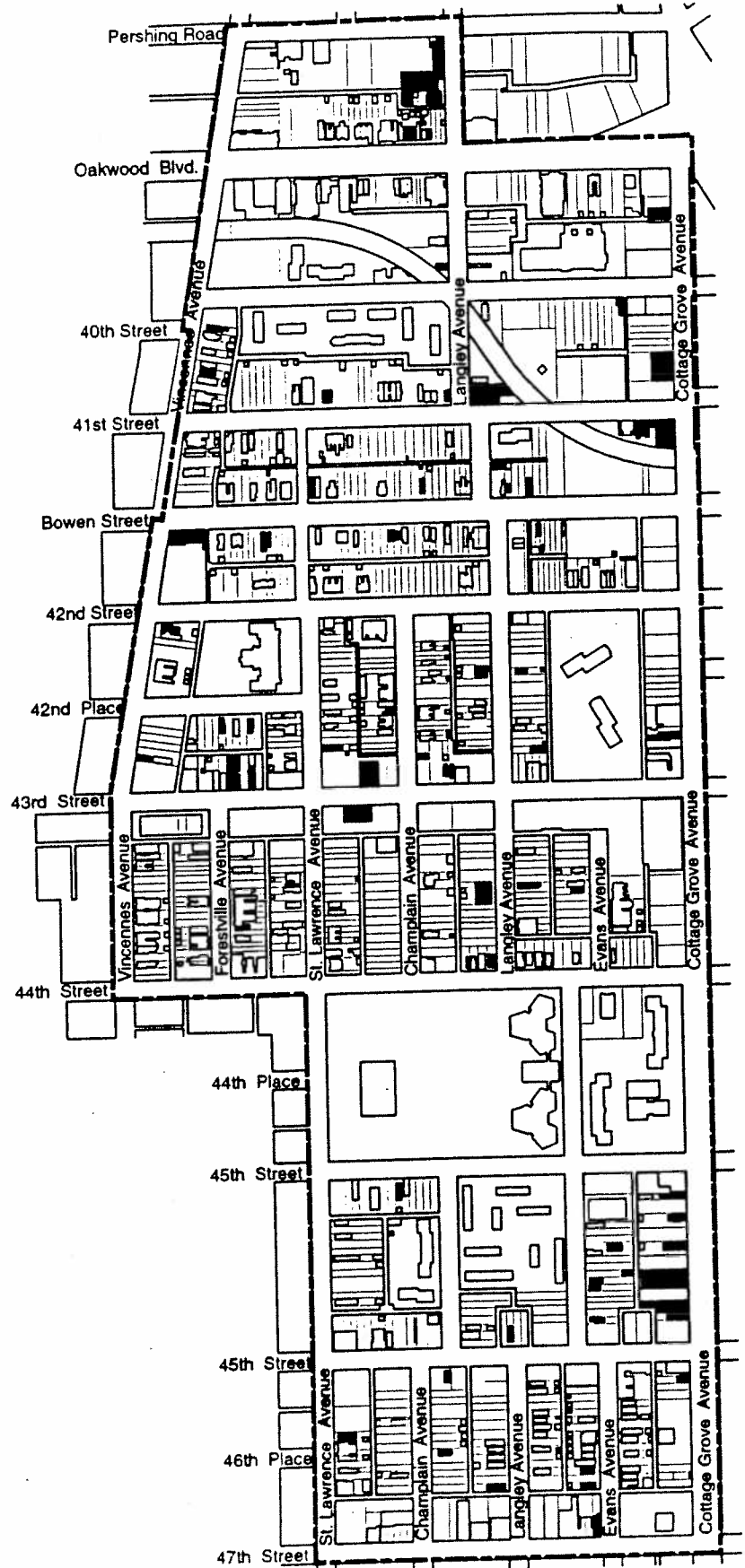


Figure 5  
Dilapidation

## 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 observed in the obsolete buildings include the following:

- Small, narrow buildings with limited floor plate.
- Single purpose buildings designed for a specific use which are not easily adaptable or suited to other uses.
- Commercial buildings converted to accommodate other uses other than the type of activity for which these buildings were constructed.
- Residential buildings converted to accommodate additional units or converted/expanded to accommodate commercial activity.

### Conclusion

Thirteen of the 378 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. Obsolescence, with respect to obsolete buildings is present to a limited extent in 11 blocks.

## 2. Obsolete Platting

The Project Area was originally platted in the early 1900's. The alignment of the former elevated railroad right-of-way contributed to an inconsistent pattern of parcel sizes within the blocks north of Bowen Street. Residential blocks are platted in the typical grid pattern dominated by narrow parcels of 25 feet in width and also include some smaller parcels. Overall, the platting within the Project Area is not consistent with modern day development standards.

### Conclusion

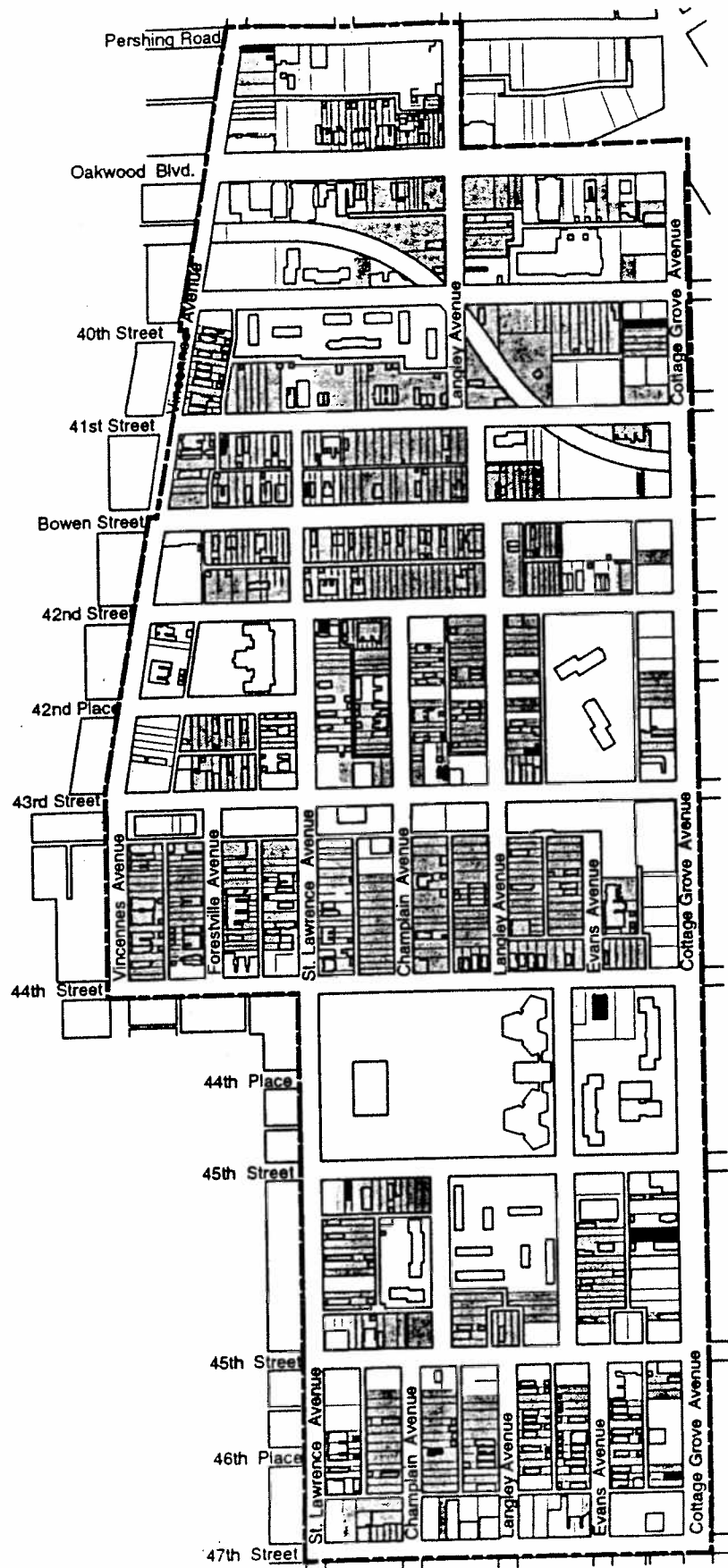
Obsolete platting as a factor is present to a major extent in 28 blocks.

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

## D. DETERIORATION

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

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.



- Obsolete Structures
- Obsolete Platting

Figure 6  
Obsolescence

43rd Street/ Cottage Grove Ave.

Chicago, Illinois



- 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 total 378 buildings, including dilapidated buildings, 343, or 91%, are classified as deteriorating or deteriorated.

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

### **Deterioration of Street Pavement, Alleys, Curbs, Gutters and Sidewalks**

Deterioration of alley include all alleys except in one block. Alleys within the area consist of either sand and gravel surface or deteriorated and patched asphalt and irregular surface. Broken, missing or deteriorated sections of curb and gutter are present throughout the area affecting 30 of the 34 blocks. Deteriorated and missing sections of sidewalk impact the entire area, except along Pershing Road, Oakwood Boulevard and along two blocks of Cottage Grove Avenue.

### **Conclusion**

Deterioration as a factor is present to a major extent in all of the 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.

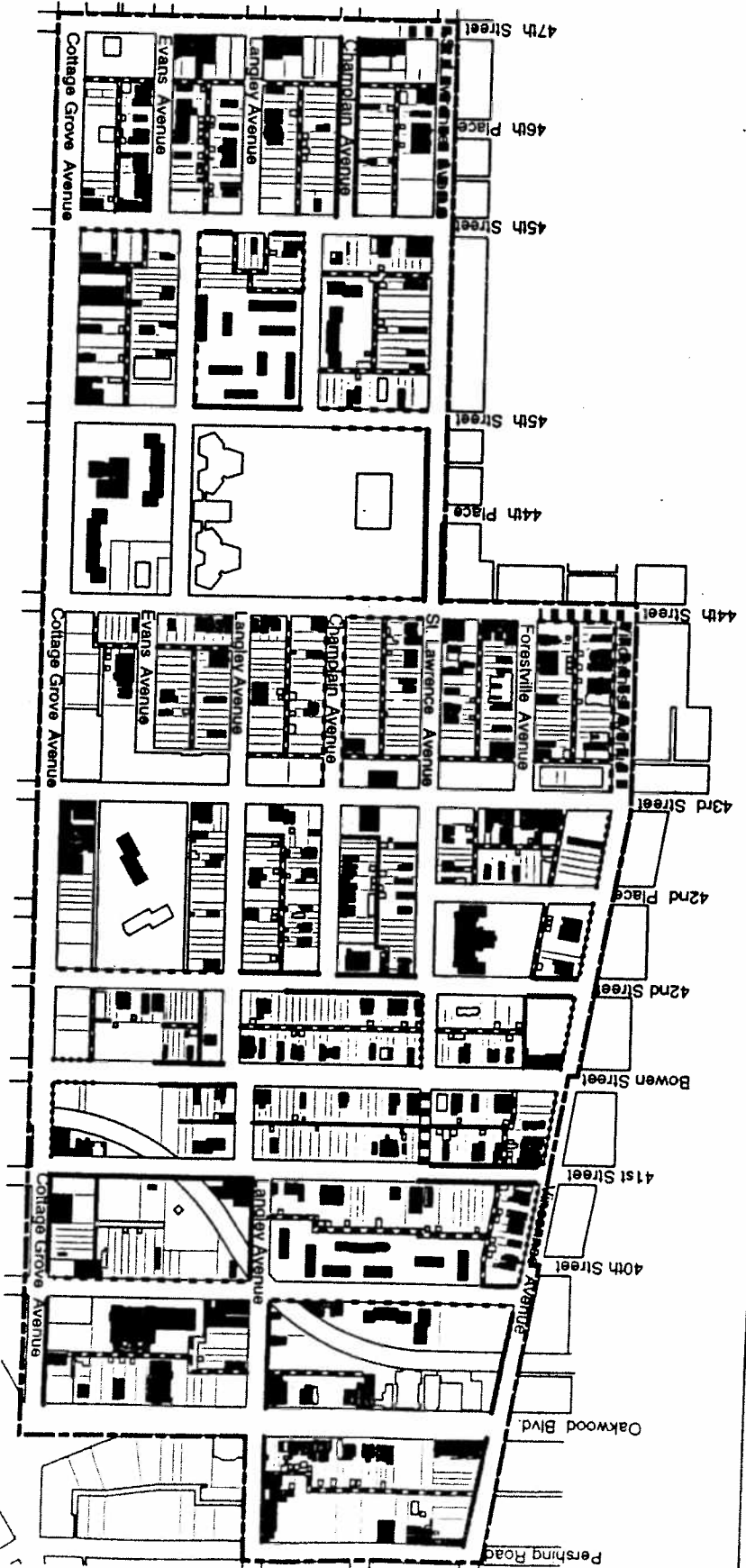
No illegal uses of individual structures were evident from the field surveys conducted.

**Table 2: Summary of Building Deterioration**

Survey Block No.	No. of Buildings	Building Condition		
		Sound	Deteriorated/ Deteriorating	Substandard/ Dilapidated
201	19	1	13	5
207	14	4	9	1
208	7	0	6	1
210	27	1	21	5
211	9	0	6	3
213	12	0	12	0
214	11	0	9	2
215	8	0	2	6
217	5	1	2	2
218	15	1	13	1
219	10	2	7	1
221	4	0	3	1
223	16	1	11	4
224	15	0	12	3
225	17	1	10	6
226/ 227	13	1	9	3
401	18	5	13	0
402	16	3	11	2
403	7	0	6	1
404	8	0	5	3
405	11	0	9	2
406	4	1	3	0
410/411/412	3	3	0	0
413	5	1	4	0
418	16	2	13	1
419	11	0	10	1
420	17	1	5	11
425	11	0	9	2
426	13	1	9	3
427	20	1	16	3
428	16	4	11	1
<b>Total</b>	<b>378</b>	<b>35</b>	<b>269</b>	<b>74</b>
Percent	100.0%	9.2%	71.2%	19.6%

Figure 7  
Deterioration

- Deteriorated, Walks, Curbs
- Deteriorated Curb & Gutter
- Deteriorated Walks & Gutters
- - - Alleys with Deferred Physical Maintenance
- Streets with Deferred Physical Maintenance
- Deteriorated Buildings



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

Structures below minimum code standards include all structures which do not meet the standards of subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. 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 for occupancy against fire and similar hazards, and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which threaten health and safety.

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total 378 buildings, 218, or 58%, exhibited advanced deterioration and defects which are below the standards for existing buildings and property maintenance codes of the City of Chicago.

Within the last five years, the City of Chicago's Building Department issued 158 building code violations to 158 different buildings within the Project Area. This is approximately 42% of the total buildings within the area which indicates a decline of private investment and building maintenance in the Project Area.

### Conclusion

The factor of structures below minimum code standards is present to a major extent in 27 blocks and to a limited extent in 4 blocks of the total 34 blocks containing buildings. Figure 8, *Structures Below Minimum Code*, illustrates the location of buildings below minimum code standards.

## **G. EXCESSIVE VACANCIES**

Excessive vacancies refers to the presence of buildings which are either unoccupied or not fully utilized, and which 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 for future occupancy or utilization.

Excessive building vacancies are found throughout much of the Project Area. Vacancies include buildings which are entirely vacant and buildings with vacant floor areas. Vacancies are prevalent in both residential and commercial buildings.

Information regarding vacancies in individual buildings was obtained from exterior building surveys conducted by TPAP. Vacancies were determined on a combination of shuttered or gutted buildings, boarded buildings, obvious vacant units or areas based on visible signs of either a lack of occupants or signs advertising space available.

In addition to vacant buildings and vacancies within buildings, the Project Area contains large vacant areas and vacant parcels within all blocks. Vacant land areas within the Project Area is discussed later in this report.

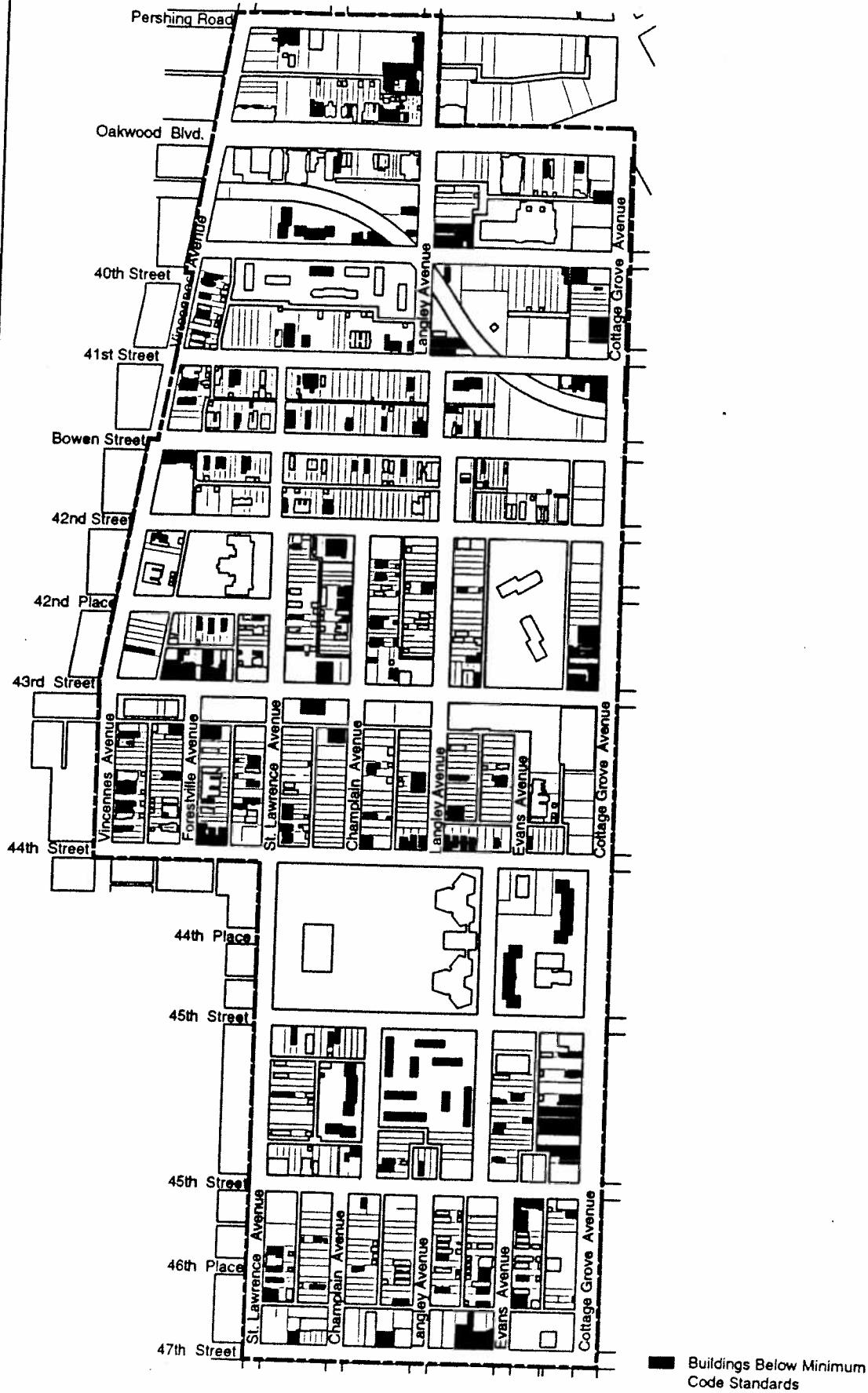


Figure 8  
Structures Below Minium Code

**43rd Street/ Cottage Grove Ave.**

**Chicago, Illinois**

Tax Increment Financing Redevelopment Project Area

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

### Conclusion

Of the total 378 buildings, 47 buildings are totally vacant and 56 are partially vacant. Buildings with vacancies represent 27 percent of the total buildings in the area. Excessive vacancies as a factor is present to a major extent in 12 blocks and to a limited extent in 16 blocks.

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

## **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.

### Conclusion

No conditions of overcrowding of structures and community facilities have been documented as part of the 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.

### Conclusions

The factor of lack of ventilation, light, or sanitary facilities is not documented as part of the exterior surveys conducted for the Project Area.

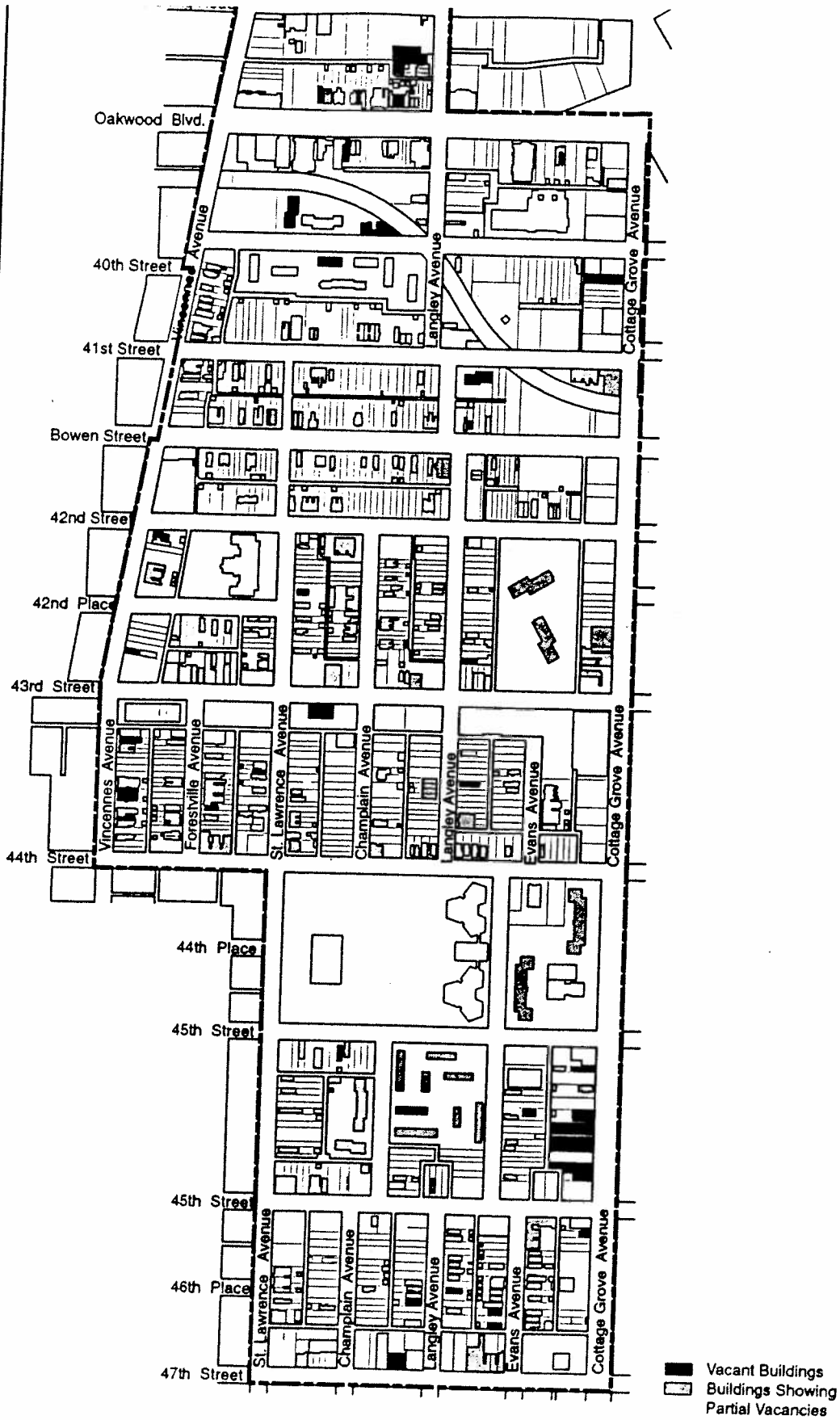


Figure 9  
Excessive Vacancies

## **J. INADEQUATE UTILITIES**

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

### Conclusions

No determination of existing utilities and conditions of inadequate utilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area. However, existing utilities may need to be relocated or upgraded to adequately serve new development.

## **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 the parcel or located on parcels of inadequate size and shape in relation to present-day standards for health and safety. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of the spread of fires due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provisions for loading and service. Excessive land coverage has an adverse or blighting effect on nearby development.

The area is mainly residential in character with commercial frontage along the major half mile and mile interval streets. A significant number of medium size multi-family structures and larger apartment buildings cover parcels to a degree that limit off-street parking. However, many buildings have been removed, reducing building coverage density. Lot size and building coverage in the area is not unlike the typical pattern within similar neighborhoods elsewhere in the city.

### Conclusion

The factor of excessive land coverage is not sufficiently present in the Project Area to be considered present as a blighting factor.

## **L. DELETERIOUS LAND-USE OR LAYOUT**

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

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 and in relation to other nearby buildings.



Eight blocks contain isolated commercial uses in blocks which are residential. A limited number of commercial uses are present within buildings by conversion of buildings which were intended to be residential. A number of properties contain multiple buildings on the same parcel. The incompatible mix and resulting conditions continue to have a negative affect in the areas adjacent to blocks in which these conditions are present.

### Conclusion

The factor of deleterious land-use or layout including incompatible uses and improper platting is present to a major extent in 28 blocks and to a limited extent in 1 block.

Figure 10, *Deleterious Land Use or Layout*, illustrates these conditions in the Project Area.

## **M. DEPRECIATION OF PHYSICAL MAINTENANCE**

Depreciation of physical maintenance refers to the 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 378 buildings, 343 suffer from deferred maintenance of windows, doors, store fronts, exterior walls, cornices, fire escapes, porches and steps, fascias, gutters, downspouts and chimneys. Yards and premises throughout much of the area contain high weeds, deteriorated fencing, exposed junk storage, including junk cars and debris.
- Streets, Alleys, Sidewalks, Curbs and Gutters. One block of Vincennes Avenue and one block of St. Lawrence Avenue contains poor sections of pavement. All alleys require permanent paved surfaces. Sidewalks, curbs and gutters require replacement in sections of 25 of the 37 blocks.

### Conclusion

The factor of depreciation of physical maintenance is present to a major extent in 31 (91%) of the 34 blocks in the Project Area.

Figure 11, *Depreciation of Physical Maintenance*, illustrates the presence of this factor in the Project Area.

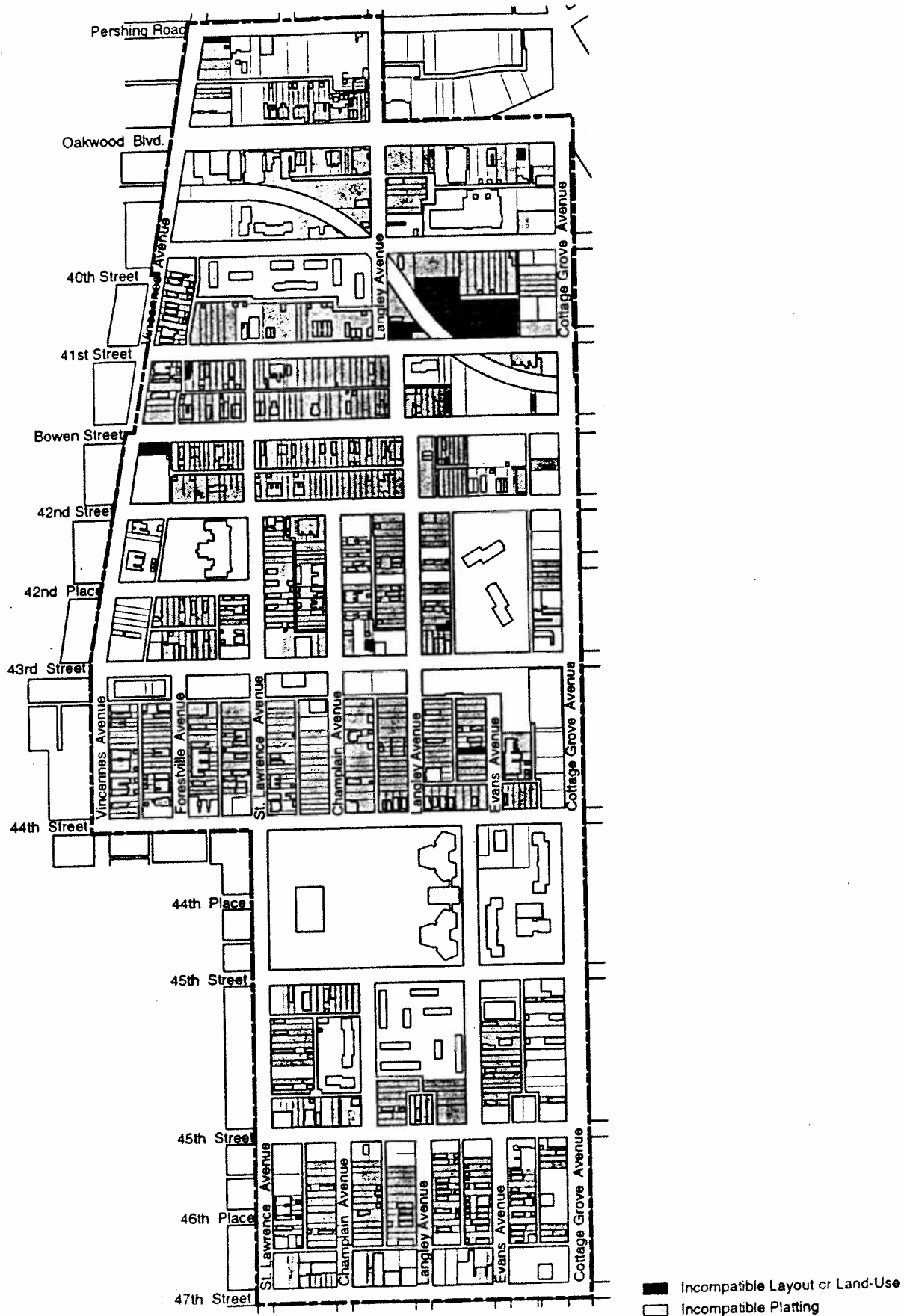
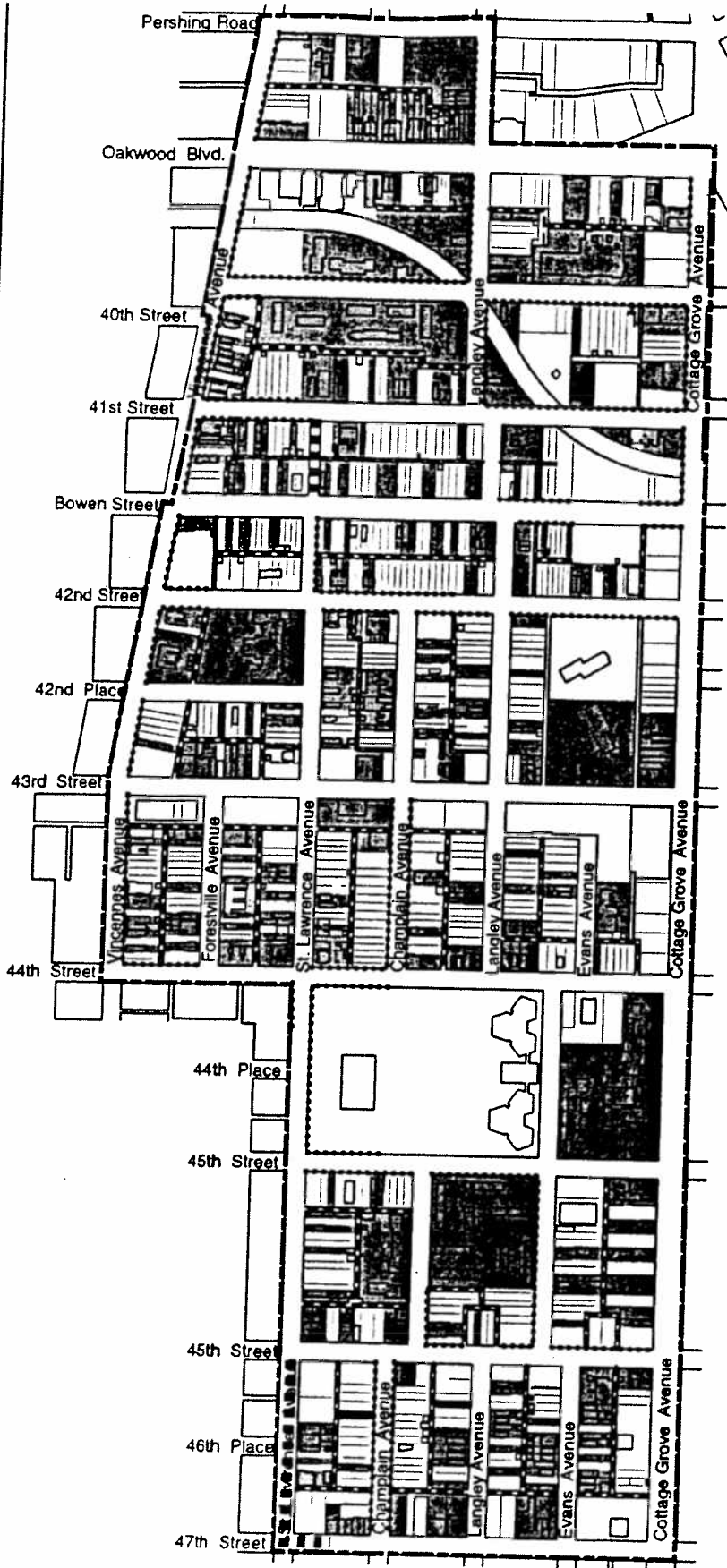


Figure 10  
 Deleterious Land-use or Layout

**43rd Street/ Cottage Grove Ave.**

**Chicago, Illinois**

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



- Properties with Deferred Physical Maintenance
- ▨ Alleys with Deferred Physical Maintenance
- ▩ Streets with Deferred Physical Maintenance
- ▤ Sidewalks with Deferred Physical Maintenance

Figure 11  
 Depreciation of Physical Maintenance

## **N. LACK OF COMMUNITY PLANNING**

The Project Area blocks were platted and buildings constructed prior to the existence of a community plan. Residential blocks and the commercial frontage along the main streets 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. Large multi-story housing was placed as land became available adjacent to or in close proximity to low density housing, creating super blocks. Incompatible commercial activity impacts adjacent residential uses in several areas. The lack of community planning prior to development has contributed to some of the problem conditions which characterize the overall Project Area.

### Conclusion

The factor of lack of community planning is present to a major extent throughout the entire Project Area.

## **IV. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS: VACANT AREAS**

The entire Project Area contains a significant amount of vacant land consisting of major portions of blocks, in some cases, as well as scattered sites and individual parcels along the commercial frontage and within residential blocks.

Eligibility factors for vacant land areas as set forth in the Act have been evaluated for application within the entire area. Vacant land factors considered as part of this additional research and analysis include:

- Obsolete Platting
- Diversity of Ownership
- Tax and special assessment delinquencies of such land
- Deterioration of structures or site improvement adjacent to the vacant land

### **Obsolete Platting**

Obsolete platting includes parcels of limited or narrow size and configuration, land-locked or parcels of irregular shape that would be difficult to develop on a planned individual basis and in a manner compatible with contemporary standards and requirements.

### **Diversity of Ownership**

Diversity of ownership of the vacant land is documented to determine where separate ownership and interests in the land are sufficient in number to retard the ability to assemble the land for development of parcels of sufficient size to meet present-day standards.

### **Tax and Special Assessment Delinquencies**

Tax or special assessment delinquencies refers to evidence of nonpayment of real estate property taxes and/or special assessments.

### **Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land**

This factor is documented on the basis that deterioration of structures and site improvements are present and wide-spread as previously described in the "improved" portion of the Project Area under the "deterioration" factor and includes all vacant parcels and vacant land areas scattered throughout the entire Project Area.

## Vacant Areas Factors

Vacant land, where residential or commercial buildings have been removed, consists of approximately 60.6 acres, or 30 percent of the total area. The blighted conditions for the "vacant" portion of the area include the following:

- Of the 34 blocks containing vacant parcels, all are impacted by obsolete platting, with parcels of limited size, or width, or irregular shape.
- Within the 34 block area, diversity of ownership among the vacant parcels includes 511 separate vacant tax parcels under 233 separate owners, or 45%.
- Within the entire Project Area, 156 of the 511 vacant parcels included delinquencies for assessment year 1995. 140 of the 156 parcels (82 percent) with delinquent 1995 taxes were also delinquent in at least one of the two previous years.
- Deterioration of structures and site improvements in areas adjacent to vacant land is documented for the Project Area as a whole.

## V. DETERMINATION OF PROJECT AREA ELIGIBILITY

### Improved Area

The "improved" portion of the Project Area meets the requirements of the Act for designation as an improved "blighted area." There is a reasonable presence and distribution of nine 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. Deleterious land-use or layout
8. Depreciation of physical maintenance
9. Lack of community planning

Of the nine factors found to be present, the following six factors are present to a major extent and reasonably distributed throughout the Area: Age, Deterioration, Structures below minimum code standards, Excessive vacancies, Depreciation of physical maintenance and Lack of community planning. The presence of five factors is required under the Act.

### Vacant Area

The vacant areas within the Project Area meet the requirements of the Act for designation as a vacant "blighted area". Four of the five factors listed in the Act are present in the Project Area. These four factors are present in every block that contain vacant parcels. Two factors are required for eligibility as set forth in the Act. The factors for a vacant "blighted area" present in the Project Area include:

1. Obsolete Platting
2. Diversity of Ownership
3. Tax and special assessment delinquencies
4. Deterioration of structures or site improvement in areas adjacent to vacant land

A summary of blight factors by block is contained in Figure 12, *Summary of Blight Factors* and in Table 3, *Distribution of Blighting Factors*.





**Table 3: Distribution of Blighting Factors  
Improved Area Factors**

<u>Blight Factors</u>	<u>BLOCK NUMBERS</u>										
	201	207	208	210	211	213	214	215	217	218	219
Age	■	■	■	■	■	■	■	■	■	■	■
Dilapidation	□	□	□	□	□		□	■	□	□	□
Obsolescence	□	□	□	□	□	□	□	□	□	□	□
Deterioration	■	■	■	■	■	■	■	■	■	■	■
Illegal use of individual structures											
Structures below minimum code	■	□	■	■	■	■	■	■	■	■	□
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	■	■	■	■	■	■	■	■	■	■	■
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>									
	221	223	224	225	226/ 227	401	402	403	404	405
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>									
	406	410- 412	413	418	419	420	425	426	427	428
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

The eligibility findings indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area is a blighted area and is deteriorating and declining. All factors indicate that the Project 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.

**EXHIBIT 8 – 43RD STREET/COTTAGE GROVE AVENUE AREA ELIGIBILITY STUDY, MARCH 10, 1998**

Exhibit 8 includes: numbered pages 1-38.

