

**111TH STREET / KEDZIE AVENUE BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA**

REDEVELOPMENT PLAN AND PROJECT

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

May 18, 1999

This plan is subject to review and may be revised after comment and public hearing

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1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1 *et seq.*) (1996 State Bar Edition), as amended (the "Act") for the 111th Street / Kedzie Avenue Business District in the City of Chicago, Illinois (the "City"). The Redevelopment Project Area (the "Area") includes land along West 111th Street, from South Pulaski Avenue on the west to the Chicago & Grand Trunk & Western Railroad right-of-way on the east, and land along South Kedzie Avenue from West 110th Street on the north to one-half block south of 111th Street. The Area consists mainly of commercial properties. The Plan responds to problem conditions within the Area and reflects a commitment by the City to revitalize the Area.

A planning study was prepared by Camiros, Ltd. in 1997 to guide the revitalization of the 111th Street / Kedzie Avenue Business District. This study, known as the "111th Street / Kedzie Avenue Business District Improvement Plan," provides in-depth analysis of existing conditions and establishes a set of possible strategies, policies and improvement proposals for the revitalization of the 111th Street / Kedzie Avenue Business District. Many of the recommendations of this study took the form of ideas, preliminary designs and development concepts that provide overall direction for improving the business district. This study also included a possible "action agenda" to help focus improvement activities. Thus, this initial revitalization study was intended to serve as a working tool by the City and community leaders for improving the business district.

The goals, policies and proposals of this Plan are derived in part from the 1997 "111th Street / Kedzie Avenue Business District Improvement Plan," which , recommends the creation of a tax-increment financing district as an element of the proposed improvement strategies. This Plan is an official plan, formulated specifically to respond to the Act, and establishes measures to promote the redevelopment of the Area.

This Plan presents additional research and analysis undertaken to document the eligibility of the Area for designation as a "conservation area" tax increment financing district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in this Plan. The results of a study documenting the eligibility of the Area as a conservation area are presented in Appendix B, Eligibility Report, (the "study").

Tax Increment Financing

In adopting the Act, the Illinois State Legislature found at 5/11-74.4-2(a) that:

...there exist in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked....

and at 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken.... The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," a "conservation area" or an "industrial park conservation area." A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area," "conservation area," or combination thereof, or "industrial park conservation area," and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area. The statutory requirements are set out at 65 Sec 5/11-74.4-3, et seq.

The Act provides that, in order to be adopted, a Plan must meet the following conditions under 74.4-3(n):

(1) ...the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan, (2) ...the redevelopment plan and project conform 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, (3) the redevelopment plan establishes the estimated dates [which shall not be more than 23 years from the adoption of the ordinance approving the redevelopment project area] of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs..., (4) ...in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area, and (5) if any incremental revenues are being utilized under Section 8(a)(1) or 8(a)(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality

finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The City authorized an evaluation of whether a portion of the City commonly known as the 111th Street / Kedzie Avenue Business District, qualifies for designation as a "conservation area," pursuant to the provisions contained in the Act. If the area so qualified, the City requested the preparation of a redevelopment plan for the redevelopment project area in accordance with the requirements of the Act.

Overview of The Redevelopment Project Area

The Area is shaped irregularly. It is centered on the 111th Street/Kedzie Avenue intersection and runs west-east along 111th Street from South Pulaski Avenue in the west to the Chicago & Grand Trunk & Western Railroad in the east. The Area consists mainly of commercial properties fronting onto 111th Street and Kedzie Avenue, is approximately 86 acres in size and includes 256 contiguous parcels and public rights-of-way.

The Area has experienced significant disinvestment, evidenced by a loss of quality stores and a lack of private investment in property improvement. The primary cause of this disinvestment is an overall functional obsolescence that affects much of the area. The pattern of development throughout the Area is outdated and no longer suitable for a viable urban shopping district. This obsolescence is characterized by unsuitable sizes and shapes of buildings and lots, an inadequate supply and configuration of parking, poor access characteristics, and lack of aesthetic appeal.

The functional obsolescence of the Area, as manifested by deterioration, disinvestment, and lack of new development, can be remedied only through the infusion of new development and investment. The Area, as a whole, has not been subject to growth and development by private enterprise and is not reasonably anticipated to be developed without the adoption of the Plan. The study, attached hereto as Appendix B, concluded that property in the Area is experiencing deterioration and disinvestment.

The purpose of this Plan is to provide the stimulus needed to revitalize the Area. To accomplish that, the Plan will create a mechanism to:

1. Allow for the development of new commercial and public facilities on existing underutilized land.
2. Redevelop and/or expand existing businesses.
3. Provide an adequate supply of parking.
4. Improve the Redevelopment Project Area's physical environment and infrastructure.

Summary of Findings

The Area is appropriate for designation as a "conservation area" in accordance with the Act. Based on the following summary of findings:

- 1) The Area has not been subject to growth and development through private enterprise.
- 2) The continued lack of growth and development will exacerbate conditions of obsolescence, causing further disinvestment and, eventually, blight.
- 3) The Area is not reasonably anticipated to be developed by private enterprise without public intervention and the adoption of this Plan.
- 4) The Area meets the requirements for designation as a "conservation area" because 75% of the buildings in the Area are over 35 years old and the following conditions are present:
 - Deleterious land use and layout.
 - Depreciation of physical maintenance.
 - Excessive land coverage.
 - Obsolescence.
 - Lack of community planning
 - Presence of structures below minimum code standards.
- 5) The conditions outlined above are distributed throughout the Area.

This Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants. Camiros, Ltd. has prepared this Plan, and the related study, with the understanding that the City would rely on (1) the findings and conclusions of the Plan and the related study in proceeding with the designation of the Area as a TIF district and the adoption and implementation of the Redevelopment Plan and Project, and (2) the fact that Camiros, Ltd. has obtained the necessary information to insure that the Plan and the related eligibility study comply with the Act.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Area.

2. PROJECT AREA DESCRIPTION

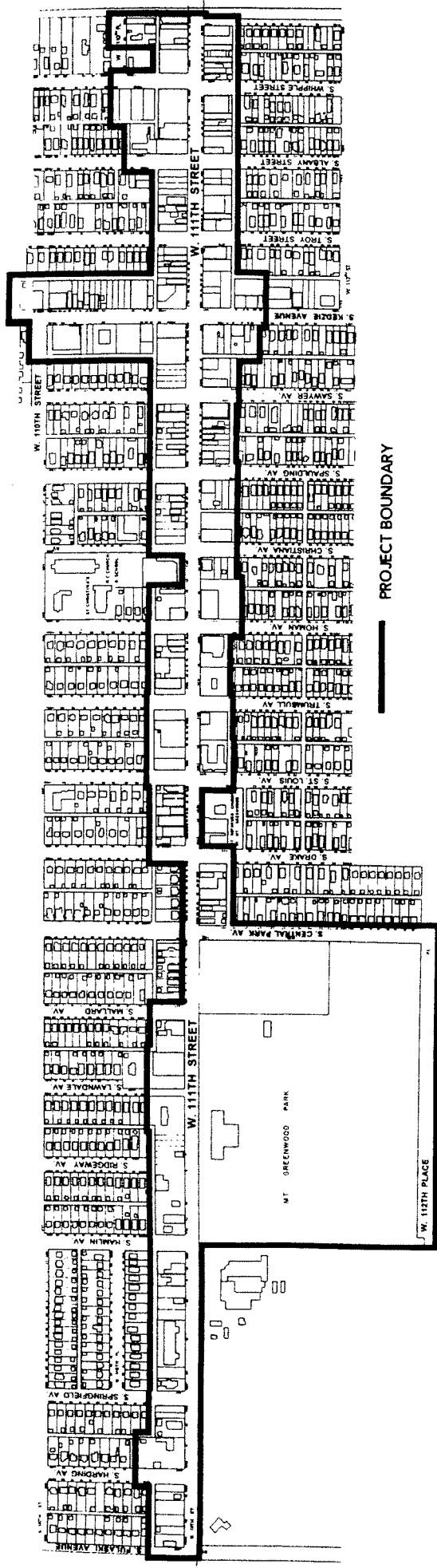
The land to be designated as the Area shown in Figure 1, Boundary Map, is not adjacent to any other TIF district at the present time. It is approximately 86 acres in size, including public rights-of-way. A legal description of the Area is included as Appendix A of this document. The proposed Area includes only those contiguous parcels, which are anticipated to be substantially benefited by the proposed redevelopment project improvements and qualifies for designation as a “conservation area.”

Current Area Land Use

Existing land use within the Area consists of a mix of commercial, institutional and public uses, as shown in Figure 2, Existing Land Use and presented in Table 1, Existing Land Use Composition, below. Other use types represented are: specialty retail, eating/drinking establishments, consumer services, personal services, public/institutional, professional and office/financial services uses. The small number of non-commercial properties within the Area consist of residential and institutional uses.

Table 1
EXISTING LAND USE COMPOSITION

	Acreage	% of Total
Rights-of-Way	29.04	34%
Residential	3.76	4%
Commercial	21.11	25%
Public/Semi-Public	31.36	37%
Vacant	0.41	Less than 1%
Total	85.68	100%



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PROJECT BOUNDARY

FIGURE 1
BOUNDARY MAP
111th STREET / KEDZIE AVENUE
 BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA
 PREPARED FOR: CITY OF CHICAGO

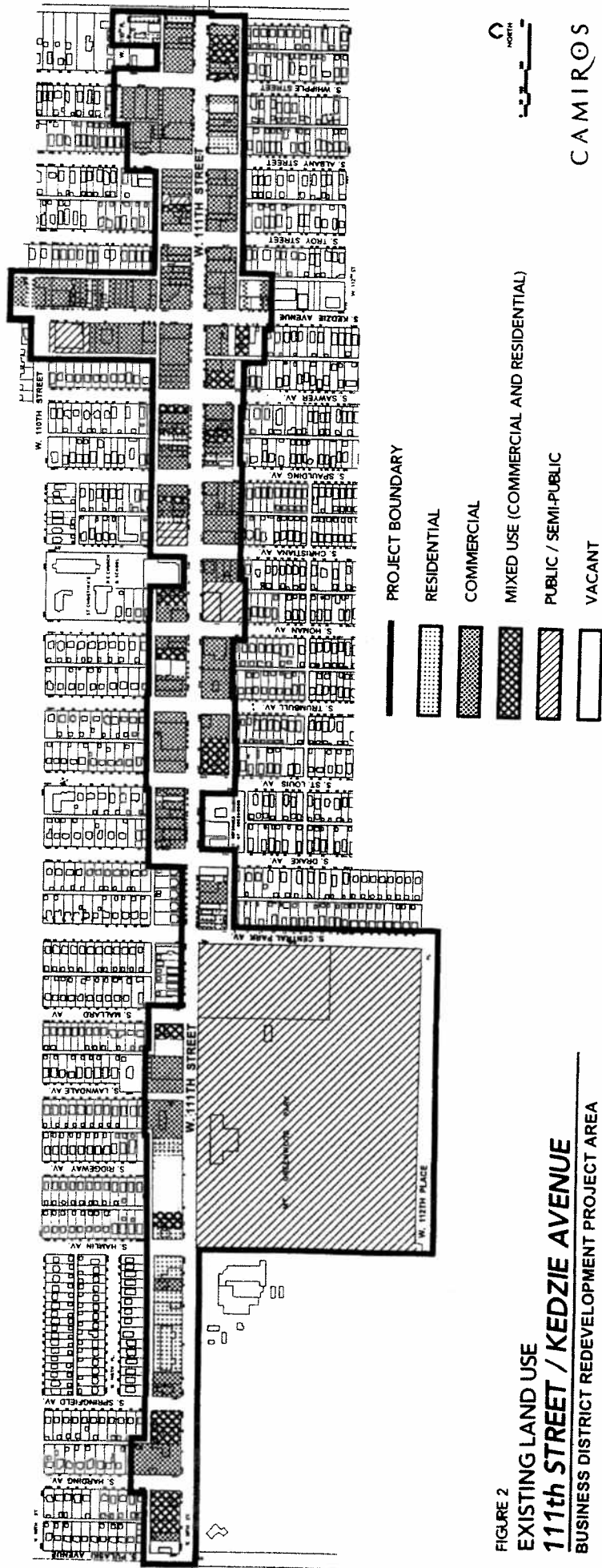


FIGURE 2
EXISTING LAND USE
111th STREET / KEDZIE AVENUE
BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA
 PREPARED FOR: CITY OF CHICAGO

Current zoning, shown in Figure 3, Existing Zoning, is generally consistent with existing land use. Almost all of the Area falls under business district zoning classifications, including B2-1, B4-1, and B4-2. The B2-1, B4-1 and B4-2 are restricted business districts which limit establishments to 21,875 square feet in floor area to help control the volume of vehicular and pedestrian traffic. The B4-1 and B4-2 districts allow a wider range of uses than the B2-1 district. Land zoned with the B2-1 classification is limited to an existing fast food establishment on Kedzie Avenue just north of 111th Street. Other classifications present within the Redevelopment Project Area include the C1-1, C1-2, and R-1 classifications. The only property zoned R-1 is the Mt. Greenwood Park facility and the adjacent church park directly to the east.

Community Characteristics

The Area is a well situated commercial area that should serve the needs of area residents. Existing land uses include specialty stores, offices, restaurants and bars. The scale and mix of uses defines the Area as a neighborhood business district. Several cultural and religious institutions, such as St. Christina's Church and the Mt. Greenwood Reformed Church, coexist with the commercial development. Additional institutional uses include the Mt. Greenwood Branch Library, Mt. Greenwood Park and the Mt. Greenwood Agricultural Sciences High School.

In order to strengthen the Area as a neighborhood business district, several functional issues must be addressed. Anchor developments, streetscape enhancements, and parking reconfiguration are all needed to strengthen the economic vitality of the Area. The creation of an attractive, well-maintained, accessible retail center will enhance the quality of life for local residents and stimulate economic development.

Residential Areas

The residential area surrounding the Area is comprised predominantly of single family dwellings. But, there are also a few scattered apartment buildings and some condominiums which have been constructed since 1970. Multi-family units exist both above and behind several commercial storefronts along 111th Street. Kedzie Avenue, while functioning as an arterial street, is residential in character immediately north and south of the Area.

Demographic and market conditions reveal income and local population characteristics sufficient to support a local business district. In 1990 the population was over 21,000 within the primary trade area (approximate 1 mile radius) and over 57,000 in the extended trade area. The estimated 1996 median household income of \$49,000 in the primary trade area and \$54,000 in the secondary trade area, reflects a stable middle-class community. The projected retail trade potential within the primary and secondary trade areas is \$204 million and \$563 million, respectively. Based upon a comparison of the projected retail trade potential within the primary trade area to the existing business inventory, significant leakage of local expenditures is occurring within many retail categories.

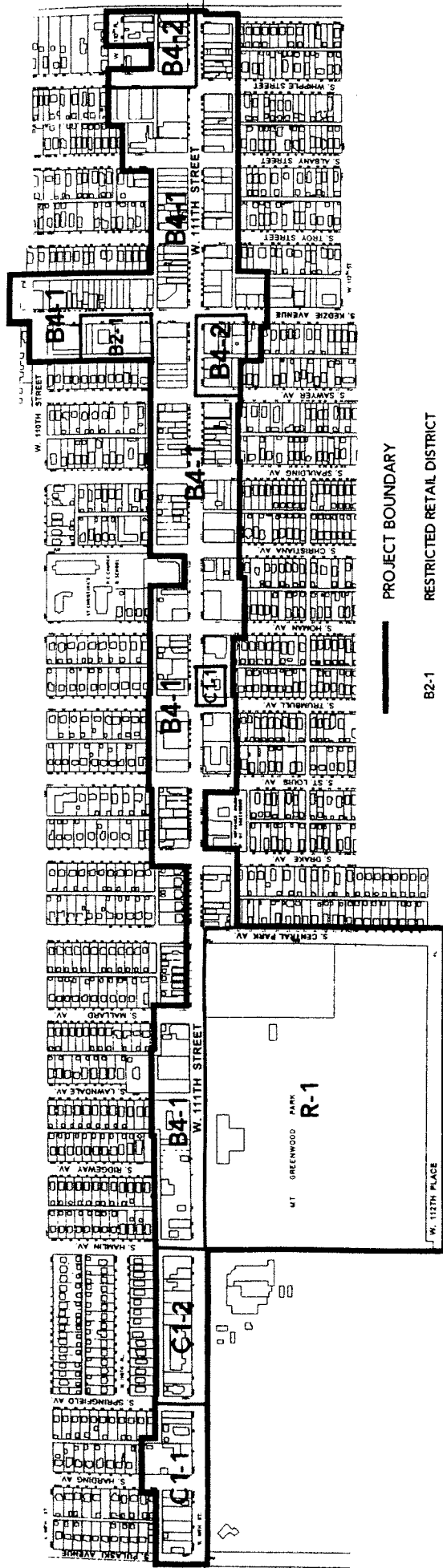


FIGURE 3
EXISTING ZONING
111th STREET / KEDZIE AVENUE
 BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

PREPARED FOR: CITY OF CHICAGO

PROJECT BOUNDARY

- B2-1 RESTRICTED RETAIL DISTRICT
- B4-1 RESTRICTED SERVICE DISTRICT
- B4-2 RESTRICTED SERVICE DISTRICT
- C1-1 RESTRICTED COMMERCIAL DISTRICT
- C1-2 RESTRICTED COMMERCIAL DISTRICT
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT



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Commercial Areas

Despite the stability of the surrounding residential area, most of the older commercial properties along 111th Street have declined since the 1970s. Due to the age, size and layout of the existing commercial building stock, there is a need to renovate and restore many of the older commercial buildings. The majority of these buildings rely exclusively upon on-street parking. Given the orientation of buildings toward the street and the reliance on on-street parking, an improvement of the streetscape character is needed. The poor pedestrian environment is exacerbated by narrow sidewalks and exposure to heavy traffic.

The current mix of uses lacks retail anchors that would give the business district strength and prominence. As a result, the business district plays a marginal role in terms of meeting the commercial needs of community residents. The presence of more prominent retail uses would provide a framework for the smaller scale local businesses which currently dominate the mix of businesses.

The alignment of nearby competing commercial areas is fragmented, and many expenditures made by local residents take place outside the local neighborhood area. This allows a reasonable opportunity to capture more local expenditures within the Area.

The Area exhibits an obsolete pattern of development. It does not have the functional benefits of modern commercial development, nor does it provide the pedestrian appeal of traditional urban business districts. The majority of structures were built before 1950. Buildings of this age typically require substantial maintenance and systems upgrade. Additionally, numerous businesses are located upon more than one tax parcel, creating a difficult situation in terms of redevelopment since more than one owner may be involved. Many businesses within the Area lack adequate parking relying solely upon on-street parking.

The lack of appeal of the physical setting of the Area is a major weakness. While the business mix within the Area does not compete directly with large regional retail centers, exposure to these facilities has made local residents accustomed to attractive retail settings. The physical setting of the Area, including building facades, pedestrian amenities, and parking areas, must be improved to capture a higher proportion of local retail expenditures. In order to prevent further decline of an important community resource, and to encourage private investment, an effective commercial revitalization program in the Area is required.

Accessibility

The Area is served by several Chicago Transit Authority bus routes that travel along 111th Street, Kedzie and Pulaski Avenue. The Pulaski and Kedzie routes connect to the CTA's Orange Line. The 111th Street route connects with Metra's Rock Island stop at 111th Street.

Sidewalks conditions range from sound to poor. The lack of streetscape amenities prevents the creation of pedestrian-friendly shopping environment. There is a strong need for parking improvements due to a reliance upon on-street parking. Heavy traffic makes on-street parking difficult to use and compromises traffic safety.

Traffic at the intersection of Kedzie Avenue and 111th Street experiences significant delays during peak travel times. This congestion extends to the intersections of residential streets, making travel difficult for area residents. Intersection improvements are needed at the intersection of Kedzie Avenue and 111th Street. Adding additional traffic lanes may also be warranted.

3. ELIGIBILITY OF THE REDEVELOPMENT PROJECT AREA FOR DESIGNATION AS A CONSERVATION AREA

The Area has declined significantly over the past several decades and will not regain long-term viability without the adoption of this Plan. The commercial center of the Area has become increasingly obsolete and no longer plays a meaningful role in serving the needs of area residents. Among the Area's challenges are:

- Buildings too small to meet the needs of many modern retailing operations.
- Lot sizes and configurations that cannot accommodate the construction of larger buildings.
- Coverage of land that precludes the provision of adequate parking.
- Diversity of ownership that hinders assemblage of land for more suitable commercial uses, especially anchor-type uses.
- Older buildings in need of rehabilitation.
- Poor access.
- Unattractive public improvements and infrastructure not up to par with competing retail areas.

In January and February 1999, a study was undertaken by Camiros, Ltd. to determine whether the proposed Area is eligible for designation as a conservation area in accordance with the requirements of the Act. This analysis concluded that the Area so qualifies. The Act first requires that at least 50% of the buildings within the Redevelopment Project Area be at least 35 years old. *Seventy-five percent (75%) of the buildings within the Redevelopment Project Area are more than 35 years old.*

Once the age requirement has been met, the presence of three of the 14 conditions is required for designation of improved property as a conservation area. *Of the 14 factors cited in the Act for improved property, six factors are present within the Redevelopment Project Area.*

The following factors were found to all be present to a *major extent*:

- Deleterious land use or layout (affecting 54% of all parcels)
- Depreciation of physical maintenance (affecting 54% of all parcels)
- Excessive land coverage (affecting 55% of all structures)

- Obsolescence-(affecting 55% of all structures)
- Lack of community planning (characterized by piecemeal, uncoordinated development)
- Presence of structures below minimum code (present to a major extent on 54% of the 28 tax blocks in the Area)

For more detail on the basis for eligibility, refer to the study in Appendix B.

Need for Public Intervention

The Area on the whole has not been subject to significant growth and development through investment by private enterprise. Based on present conditions, the Area is not likely to be developed without the adoption of the Plan. Further decline in the Area will occur in the absence of private-sector investment, and blight within the Area would eventually have a blighting effect on adjacent residential areas.

Redevelopment of property within the Redevelopment Project Area is not expected to occur without public intervention. The analysis of conditions within the Area includes an evaluation of construction activity between January 1995 and December 1998. Table 2, Building Permit Activity, summarizes construction activity within the Area by year and project type.

During this four-year period, a total of 40 building permits were issued for property within the Area. However, this level of building permit activity is not necessarily a sign of economic well-being. A certain level of building permit activity occurs merely to address basic maintenance needs. With the exception of one permit issued for new construction and three permits issued for building additions, building permits within the Area were issued for general repairs or correction of building code violations.

This minimal level of investment illustrates the fundamental problem of economic and functional obsolescence of commercial property within the Area. This problem is not being resolved through private-sector investment, and a continuation of this lack of investment within an older commercial district would eventually lead to blight. Addressing the obsolescence of the Area can only be accomplished through a combination of new building construction and significant rehabilitation of existing buildings designed to meet the needs of modern retail activity.

A detailed analysis of building permit activity confirms the lack of private sector investment. The total value of construction activity in 1995, 1996, 1997 and 1998 was \$1,465,045. While this does not represent significant reinvestment to begin with, \$800,000 of this total construction value represented the 1996 construction of an ice skating rink in Mount Greenwood Park, a public facility. Subtracting this single public construction project from the total value of building permit activity reduces the construction value to \$665,045 over this four year period. Dividing this figure by the 256 tax parcels within the Area results in an average of \$650 of construction value per parcel per year.

This level of reinvestment is hardly sufficient to provide for basic maintenance in an older commercial district, let alone make upgrades needed to overcome the obsolescence in the Area. Based on the existing EAV of the Area (\$14,362,247), the assessment rate for commercial

property (38%) and the State Multiplier (2.124), the approximate market value of property is \$18 million. The average yearly value of building permit construction activity, less the value of the ice skating rink, represents less than 1% of the market value of property within the Area.

This investment in property is very small for commercial property. Most structures in the Area are more than 35 years old and as a result need significant improvements in building systems and interior space to serve modern users. The construction value of a single new 25,000 square foot store (\$2.5 million) would be almost double the construction value of all building permit activity in the Area over the last four years (\$1,465,045). Clearly, the development needs of the Area would not reasonably be expected to occur without public intervention and the adoption of this Redevelopment Plan.

It should be noted that, in spite of the lack of private sector investment, equalized assessed value (EAV) within the Area grew from approximately \$11 million in 1991 to \$14.3 million in 1997. This growth in EAV could be the result of one or more of several factors, including improvements to a small number of properties, or changes in assessment practices to correct previous assessments. Regardless, the increase in EAV is not the result of reinvestment in property through construction activity since 1995. The lack of improvements made to property is a more definitive measure of the level of private sector investment than is the growth in EAV, and the former clearly demonstrates the need for public intervention.

Table 2
BUILDING PERMIT ACTIVITY (1995-1998)

	1995	1996	1997	1998	Total
Construction Value					
New Construction	\$0	\$47,000	\$0	\$0	\$47,000
Additions	\$0	\$802,500	\$20,000	\$0	\$822,500
Alterations/Repairs	\$30,000	\$160,800	\$276,100	\$128,645	\$595,545
Demolition	\$0	\$0	\$0	\$0	\$0
Total	\$30,000	\$1,010,300	\$296,100	\$128,645	\$1,465,045
# of Permits Issued					
New Construction	0	1	0	0	1
Additions	0	2	1	0	3
Alterations/Repairs	3	10	11	12	36
Demolition	0	0	0	0	0
Total	3	13	12	12	40

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The proposed 111th Street / Kedzie Avenue Business District Redevelopment Plan is consistent with City plans for the Area. The land uses conform to those approved by the Chicago Plan Commission.

The following community goals, redevelopment objectives, and streetscape design objectives serve as the policy framework for this Redevelopment Plan.

Community Goals:

- Reduce deleterious conditions.
- Outline a pattern for future land uses and development types.
- Promote new investment in both high quality new development and high quality rehabilitation/renovation.
- Promote job creation and local employment.
- Enhance the tax base of the Redevelopment Project Area.

Redevelopment Objectives:

- Encourage private investment in the Redevelopment Project Area, both in new development and renovation.
- Direct development to locations, in accordance with the land use plan and land use strategies.
- Encourage rezoning, as needed, to facilitate development of underutilized property for uses with demonstrated market support.
- Provide opportunities for business and commercial development where there is demonstrated market support, with an emphasis on creating a mix of national and regional retailers and independent local retail.
- Encourage increased use of the Redevelopment Project Area by pedestrians.
- Improve parking to support a higher level of business activity.

Urban and Streetscape Design Objectives:

- Enhance visual character through unified design standards and guidelines for new developments, building rehabilitation, and streetscape improvements.
- Coordinate the facade treatments of existing, older commercial properties along 111th Street and Kedzie Avenue.
- Incorporate a green space/plaza along 111th Street to enhance commercial and institutional facility improvements.
- Add greenery as part of comprehensive infrastructure and streetscape improvements.
- Incorporate sitting areas, attractive bus shelters, landscaping and ornamental lighting throughout.

5. REDEVELOPMENT PLAN

The City proposes to achieve the Plan's goals and through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Site Assembly

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan. Over the course of the twenty-three year life of the Redevelopment Project Area, it is expected that that bulk of land acquisition and assembly will be performed by the private sector.

Intergovernmental and Redevelopment Agreements

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects"). Such redevelopment agreements may be needed to support the rehabilitation or construction of allowable private improvements, in accordance with the Plan; incur costs or reimburse developers for other eligible redevelopment project costs as provided in the Act in implementing the Redevelopment Plan; and provide public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, streetscape enhancements, signalization, parking and surface right-of-way improvements.

Terms of redevelopment as part of this redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a redeveloper for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the area and to attract additional employers to the Redevelopment Project Area who will provide jobs for Chicago residents. Working with employers, local community organizations and residents, job training and job readiness programs may be provided that meet employers' hiring needs, as allowed under the Act.

A job readiness/training program is a component of this Plan. The City expects to take an aggressive approach toward hiring from the community and set standards for redevelopment that maximize job opportunities for Chicago residents.

Relocation

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

Analysis, Professional Services and Administrative Activities

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

Provision of Public Improvements and Facilities

Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to, street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

Financing Costs Pursuant to the Act

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

Interest Costs Pursuant to the Act

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse redevelopers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Redevelopment Project Area.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to create a strong, active and diverse business district. The Area's revitalization is based on a series of factors including the infusion of new businesses through redevelopment, enhanced existing local businesses, increased parking and reduced congestion, and an attractive physical setting.

This Plan recognizes that new investment in commercial property is needed to achieve revitalization. Every opportunity will be taken to work with existing property owners and merchants to upgrade commercial properties and uses. In certain cases, attracting new businesses and buildings may require the redevelopment of existing properties. Proposals for infrastructure improvements, such as parking, will stress projects that will serve and benefit several commercial properties in the surrounding area. A broad program of aesthetic enhancement will consist of a comprehensive program of streetscape improvements, widespread facade renovations and aesthetically compatible new development. The components will create the quality environment required to sustain shopping activity in a competitive retail market.

Physical improvements to the Area are seen as a critical component of its overall improvement. Over the course of time, the Area has become obsolete in its physical layout and appearance. This obsolescence takes several forms. Older commercial buildings are no longer of a size and shape suitable for many types of current retail use. New buildings are needed to support vital new uses while existing buildings will require renovation to be retained. The Area also lacks adequate parking to support a higher level of business activity, and significant physical changes are needed to address this situation.

The poor overall appearance of the Area is a problem also related to obsolescence. Part of this problem stems from neglect. Property within the Area has not received the kind of reinvestment needed to keep the Area attractive to shoppers. Building facade renovation of a significant nature is needed throughout the Area. Improvements to the public rights-of-way are also needed, including a comprehensive streetscape program to help provide an attractive pedestrian shopping environment.

Based on this assessment, the role of physical improvements to the Area is twofold: 1) to improve the function of the Area in terms of the mix of uses and parking/accessibility; and 2) to make the Area more appealing to shoppers by improving its character and ambiance. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Renovation of Existing Facades and Commercial Spaces

Existing commercial space within the business district requires significant exterior and interior renovation to accommodate attractive new businesses or to upgrade existing businesses. This might include unifying the space in adjacent buildings to create larger spaces for larger users.

New Development

New development is a major element of business district revitalization and will be needed at key locations in the Area to allow for development of retail focal points. Key new development projects are expected to include increased open space, both providing pedestrian amenities and relieving existing traffic congestion and parking restraints. Streetscape improvements will be the other aspect of such development.

Public Improvements

Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements would include:

- Intersection improvements to improve traffic flow.
- Street configuration improvements to improve traffic flow.
- Streetscape enhancement.
- Creating attractive “gateways” into the business district.

Locations of specific uses or public infrastructure improvements may vary from the projects outlined above as a result of more detailed land planning and site design activities. Such variations are permitted without amendment of this Plan, as long as they are consistent with the goals and objectives and the land uses approved by the Chicago Plan Commission. Market-based redevelopment proposals should be evaluated on a case-by-case basis to determine their conformance with the established Plan goals and objectives.

New Parking Facilities

New surface parking lots are needed to provide adequate parking for business district activities. The 111th Street/Kedzie Avenue Business District Improvement Plan included an inventory of parking spaces in its study area east of South Mallard Avenue. This study indicated a total of 1030 parking spaces within private lots and on public streets within the business district. With approximately 600,000 of floor area within the district, and based on an accepted parking generation rate of 5 spaces per 1,000 square feet of floor area, approximately 3,000 parking spaces would be needed in a conventional (suburban) retail environment. In an urban business district environment, a parking generation rate of 3 spaces per 1,000 square feet of floor area would be more applicable, producing a need for 1,800 spaces.

The need for additional parking is particularly important for areas of older buildings that will not be subject to redevelopment and will need parking to strengthen existing businesses. It is expected that these parking lots would be privately owned and remain subject to property taxes. These surface lots are envisioned as common parking lots that would be monitored and managed by the local business community. New development is expected to incorporate parking to serve new uses.

7. GENERAL LAND USE PLAN AND MAP

The land uses proposed in the Area conform to the land uses approved by the Chicago Plan Commission. Figure 4, General Land Use Plan, identifies land uses expected to result from implementation of the Plan in the Area. The land use categories planned for the Area are: 1) commercial; 2) mixed use (commercial and/or residential); 3) mixed use (commercial and/or public); and 4) public/semi-public. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Area, and focuses on improving and expanding the range of commercial land uses within the proposed core of the retail area and an appropriate mix of uses for areas peripheral to the core area. The distribution of these proposed uses within the Area is outlined below.

Commercial

Proposed commercial use is located within the retail core area around the 111th Street and Kedzie Avenue intersection, and extending eastward along 111th Street. Selected blocks that exhibit particular commercial strength, located west of the intersection area to Pulaski Avenue, are also designated for commercial use.

Mixed Use (Commercial and/or Residential)

This mixed use category is intended to accommodate both commercial and residential uses within an existing mixed use area. Commercial or residential uses will likely represent a single use on a lot, but could potentially be mixed within the same building. This category of use is located along 111th Street on blocks where substantial residential currently exists. This category is designed to allow for commercial redevelopment and enhancement while maintaining viable existing residential uses.

Mixed Use (Commercial and/or Public/Semi-Public)

This mixed use category is intended to accommodate the use and potential redevelopment of frontage along 111th Street for commercial, public/semi-public or open space uses. The land in this category is located in a number of blocks throughout the Redevelopment Project Area.

Public

Land under this category consists of public facilities, including Post Office with proposed expansion, at 111th and Homan, a Fire Department facility on 111th mid-block, between Troy and Albany, the Mt. Greenwood Park on the south side of 111th Street at Lawndale, and the Mt. Greenwood branch public library at Kedzie and 110th.

The land use strategies formulated are intended to direct development toward the most appropriate land use pattern in each area and enhance the overall development of the Area in accordance with the goals and objectives of the Plan. Locations of specific uses, or public infrastructure improvements, may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment to this Plan as long as they are consistent with the Plan goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

8. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Area throughout its twenty-three year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

Eligible Project Costs

Redevelopment project costs include the sum total of all reasonable, or necessary, costs incurred, or estimated to be incurred, and any such costs incidental to this Plan. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs, and including, but not limited to, architectural, engineering, legal, marketing, financial, planning or other special services, provided however, that no charges for professional services may be based on a percentage of the tax increment collected.
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, reimbursement of acquisition costs incurred by private developers, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures.
4. Costs of the construction of public works or improvements.

5. Costs of job training and retraining projects, 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 as provided in the Act.
6. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued under the Act, accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. All, or a portion, of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred, or to be incurred, in furtherance of the Plan, to the extent the City, by written agreement, accepts and approves such costs.
8. Relocation costs, to the extent that the City determines that relocation costs shall be paid, or that the City is required to make payment of relocation costs by state or federal law.
9. Payment in lieu of taxes.
10. Interest costs incurred by a developer related to site-specific redevelopment, as provided in the Act.

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing), or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11) this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 3, Estimated Redevelopment Project Costs, which sets forth the TIF eligible costs for the Plan, or otherwise adjust the line items in Table 3 without amendment to this Plan.

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the course of the twenty-three year life of the Area are briefly described below and also shown in Table 3.

1. Professional services including planning, legal, surveys, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, marketing, financial and special service costs. (*Estimated cost: \$300,000*)

2. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of this redevelopment plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental clean up costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$5,500,000)*
3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures. *(Estimated cost: \$4,500,000)*
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Redevelopment Project Area, stimulate private investment, and address other identified public improvement needs. *(Estimated cost: \$3,300,000)*
5. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. *(Estimated cost: \$300,000)*
6. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$500,000)*
7. Interest costs associated with redevelopment project financing, pursuant to the provisions of the Act. *(Estimated cost: \$600,000)*

Table 3
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvement	Budget
Planning, Legal, Surveys and Related Development Costs	\$300,000
Property Assembly	\$5,500,000
Rehabilitation	\$4,500,000
Public Improvements	\$3,300,000 (1)
Job Training and Retraining	\$300,000
Relocation	\$500,000
Interest Costs	\$600,000
TOTAL	\$15,000,000 (2) (3)

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

- (2) *The total Estimated 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. The amount of the Total Redevelopment Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the 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 Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental taxes generated from contiguous redevelopment project areas.*
- (3) *The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Plan.*

The estimated gross eligible project cost over the twenty-three year period is \$15,000,000. All project cost estimates are in 1999 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to this Plan.

Sources of Funds

Funds necessary to pay for redevelopment project costs and municipal obligations, which have been issued to pay for such costs, are to be derived principally from tax increment revenues and proceeds from municipal obligations, which have as their source of payment tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue, which will be used to fund tax increment obligations and redevelopment project costs, shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each such property in the Area. Other sources of funds, which may be used to pay for redevelopment costs and obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the City may, from time to time, deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The Area may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible 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 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 Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the 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 Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the 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 Area and such areas. The amount of revenue from the Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 3.

Development of the Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

Nature and Term of Obligations to be Issued

The City may issue obligations secured by the tax increment special tax allocation fund, established for the Area, pursuant to the Act or such other funds or security as are available to the City by virtue of its powers, available under the Act, pursuant to the Illinois State Constitution.

All obligations issued by the City in order to implement this Plan shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Area. The final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement this Plan. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the 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 Area. The 1997 EAV of all taxable parcels in the Area is \$14,362,247. This total EAV amount by PIN is summarized in Appendix C. The EAV is subject to verification by the Cook County Clerk.

After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Cook County.

This Plan has utilized EAV values for the 1997 tax year. If the 1998 EAV shall become available prior to the date of the adoption of this Plan by the City Council, the City may update the Plan by replacing the 1997 EAV with the 1998 EAV without further City Council Action.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the equalized assessed valuation of real property within the Area is estimated at \$25,000,000. This estimate has been calculated assuming that the Area will be developed in accordance with Figure 4, General Land Use Plan, of this Plan.

The estimated EAV assumes that the assessed value of property within Area will increase substantially as a result of new development within the Area.

Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the 111th Street / Kedzie Avenue Business District Redevelopment Project Area will occur in a timely manner; 2) the application of a State Multiplier of 2.1240 to the projected assessed value of property within the Redevelopment Project Area; and 3) an annual inflation factor of 2.5%. The projected State Multiplier was calculated by averaging the State Multipliers for Cook County for the most recent five year period (1992-1996).

Financial Impact on Taxing Districts

In 1994, the Act was amended to require an assessment of any financial impact of the Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the 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.

The following taxing districts presently levy taxes on properties located within the 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 Water Reclamation 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 Community College 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.

South Cook County Mosquito Abatement District. The South Cook County Mosquito Abatement District provides protective measures against spread of disease, via mosquito infestation.

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

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

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

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

The proposed revitalization of Area is not expected to create residential development that would increase demand for schools, parks and other population-based services. Anticipated redevelopment may generate an increased demand for services and/or capital improvements resulting from new commercial activity to be provided by the Metropolitan Water Reclamation District and the City of Chicago. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District of Greater Chicago. The proposed revitalization and redevelopment may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The proposed revitalization and redevelopment may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Redevelopment of the Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Area. Although the specific nature and timing of the private investment expected to be attracted to the Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Plan.

When completed, developments in the Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For most of the taxing districts levying taxes on property within the Area, increased service demands are expected to be negligible because they are already serving the Area. Upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Plan, certain taxing districts may experience an increased demand for services.

Three City of Chicago operated facilities are currently located within the project area: 1) the Chicago Fire Department facility on 111th Street, between Albany and Troy Streets; 2) a recently built Mt. Greenwood Branch of the Chicago Public Library, on the southwest corner of Kedzie Avenue and 110th Street; and 3) the Mt. Greenwood Park. The only other government facility is the United States Post Office located on the southeast corner of 111th Street and Homan Avenue.

It is expected that any increase in demand for the services and programs of the aforementioned taxing districts, associated with the Area, can be adequately handled by the existing services and programs maintained by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Real estate tax revenues resulting from increases in the equalized assessed value, over and above the certified initial EAV established with the adoption of this Plan, will be used to pay eligible redevelopment costs in the Area. At the end of such period, the real estate tax revenues, attributable to the increase in the equalized assessed value over the certified initial EAV, will be distributed to all taxing districts levying taxes against property located in the Area. Successful implementation of this Redevelopment Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Redevelopment Project Area.

Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs

This Plan will be completed, including the retirement of any obligations issued to finance improvements, on or before a date twenty-three (23) years from the adoption of the ordinance designating the Area. Improvements will be phased and scheduled to facilitate redevelopment of the Area, in accordance with the Redevelopment Plan.

9. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Plan may be amended pursuant to the provisions of the Act.

10. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

As part of any Redevelopment Agreement entered into by the City and the private developer, both will agree to establish and implement an affirmative action program that serves appropriate sectors of the City. Developers or redevelopers will meet City standards for participation of Minority Business Enterprises (MBE) and Woman Business Enterprises (WBE), as required in Redevelopment Agreements.

With respect to this Plan, the City is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.

Anyone involved with employment or contracting activities in connection with this Plan will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations.

The City and the private developers involved in the implementation of this Plan will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level for the project being undertaken in the Area. Any public/private partnership established for the development project in the Area will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals. The partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

APPENDIX A

111TH STREET / KEDZIE AVENUE BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH HALF OF SECTIONS 13 AND 14 AND THE NORTH HALF OF SECTIONS 23 AND 24 IN TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF W. 111TH STREET WITH THE WEST LINE OF S. ST. LOUIS AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF W. 111TH STREET TO THE EAST LINE OF S. DRAKE STREET;

THENCE SOUTH ALONG SAID EAST LINE OF S. DRAKE STREET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN THE SUBDIVISION OF BLOCK 8 IN BOND'S SUBDIVISION OF THE NORTH 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. 111TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF W. 111TH STREET TO THE EAST LINE OF S. CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. CENTRAL PARK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF W. 112TH PLACE AS SAID 112TH PLACE IS LAID OUT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF W. 112TH PLACE AS SAID 112TH PLACE IS LAID OUT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23 TO THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23 TO THE SOUTH LINE OF W. 111TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 111TH STREET TO THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23 BEING ALSO THE CENTERLINE OF S. CRAWFORD AVENUE;

THENCE NORTH ALONG SAID CENTERLINE OF S. CRAWFORD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN MRS. ANNA BITTIN'S GARDEN HOMES SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 34 IN MRS. ANNA BITTIN'S GARDEN HOMES SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH W. 111TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH W. 111TH STREET TO THE WEST LINE OF S. HARDING AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. HARDING AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN OLSEN'S LONGVIEW, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 22 IN OLSEN'S LONGVIEW AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 24 IN ETHEL MCGINTY'S SUBDIVISION OF THE WEST 5 ACRES OF THE EAST 25 ACRES OF THE SOUTH 40 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 24 IN ETHEL MCGINTY'S SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY WEST OF S. SPRINGFIELD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF S. SPRINGFIELD AVENUE TO THE SOUTH LINE OF LOT 25 IN SAID ETHEL MCGINTY'S SUBDIVISION, SAID SOUTH LINE OF LOT 25 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET TO THE EAST LINE OF S. HAMLIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. HAMLIN AVENUE TO THE NORTH LINE OF THE SOUTH 125 FEET OF BLOCK 13 IN GEORGE W. HILL'S SUBDIVISION OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 125 FEET OF BLOCK 13 IN GEORGE W. HILL'S SUBDIVISION TO THE WEST LINE OF S. RIDGEWAY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. RIDGEWAY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN ERNST'S RESUBDIVISION OF PART OF THE WEST HALF OF BLOCK 14 IN SAID GEORGE W. HILL'S SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 2 IN SAID ERNST'S RESUBDIVISION TO THE EAST LINE OF SAID LOT 2, SAID EAST LINE OF LOT 2 BEING ALSO THE EAST LINE OF THE WEST HALF OF SAID BLOCK 14 IN GEORGE W. HILL'S SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF SAID BLOCK 14 IN GEORGE W. HILL'S SUBDIVISION TO A LINE 125 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF W. 111TH STREET;

THENCE EAST ALONG SAID LINE 125 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF W. 111TH STREET TO THE EAST LINE OF SAID BLOCK 14, SAID EAST LINE OF BLOCK 14 BEING ALSO THE WEST LINE OF BLOCK 15 IN SAID GEORGE W. HILL'S SUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE OF BLOCK 15 IN GEORGE W. HILL'S SUBDIVISION TO A LINE 139.08 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF 111TH STREET;

THENCE EAST ALONG SAID LINE 139.08 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF 111TH STREET AND ALONG THE SOUTH LINE OF LOT 4 IN JANKOWSKI'S RESUBDIVISION OF THE EAST HALF OF BLOCK 15 (EXCEPT THE SOUTH 125 FEET) AND THE EAST 33 FEET OF THE SOUTH 125 FEET OF BLOCK 15 IN SAID GEORGE W. HILL'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF S. MILLARD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. MILLARD AVENUE TO THE NORTH LINE OF W. 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 111TH STREET TO THE WEST LINE OF S. DRAKE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. DRAKE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN DRAKE MANOR, A RESUBDIVISION OF BLOCK 27 (EXCEPT THE EAST 33 FEET), BLOCK 30 (EXCEPT THE EAST 33 FEET AND EXCEPT THE WEST 25 FEET OF THE EAST 90 FEET OF THE SOUTH 125 FEET) IN GEORGE W. HILL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 22 IN DRAKE MANOR BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET TO THE WEST LINE OF S. ST. LOUIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. ST. LOUIS AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 IN HILLSDALE, A RESUBDIVISION OF BLOCK 26 AND 31 (EXCEPT THE WEST 33 FEET) IN SAID GEORGE W. HILL'S SUBDIVISION, SAID SOUTH LINE OF LOT 17 IN HILLSDALE BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF S. TRUMBULL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. TRUMBULL AVENUE TO THE SOUTH LINE OF LOT 21 IN BOYER AND HIGGINS' SUBDIVISION OF BLOCKS 25 AND 32 (EXCEPT PARTS DEEDED FOR PUBLIC STREETS) IN SAID GEORGE W. HILL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 21 IN BOYER AND HIGGINS' SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET;

THENCE EAST ALONG SAID THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 11 IN THE SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 146.67 FEET) IN GEORGE W. HILL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 11 IN THE SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 146.67 FEET) IN GEORGE W. HILL'S SUBDIVISION TO THE NORTH LINE OF W. 111TH STREET;

THENCE EAST ALONG SAID THE NORTH LINE OF W. 111TH STREET TO THE WEST LINE OF S. TURNER AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. TURNER AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN OTTENHOFF'S SUBDIVISION OF THE WEST 174 FEET OF THE NORTH HALF OF THE SOUTH HALF (EXCEPT THE EAST 83 FEET THEREOF) OF BLOCK 30 IN SAID GEORGE W. HILL'S SUBDIVISION, SAID SOUTH LINE OF LOT 8 IN OTTENHOFF'S SUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET TO THE EAST LINE OF LOT 30 IN BLOCK 1 IN GEORGE BRINKMAN'S ADDITION TO MOUNT GREENWOOD, A SUBDIVISION OF BLOCKS 25, 26, 31 AND 32 IN SAID GEORGE W. HILL'S SUBDIVISION, SAID EAST LINE OF LOT 30 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. KEDZIE AVENUE;

THENCE NORTH ALONG SAID THE WEST LINE OF THE ALLEY WEST OF S. KEDZIE AVENUE TO THE NORTH LINE OF W. 110TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 110TH STREET TO THE WEST LINE OF S. KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KEDZIE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 80 IN BLOCK 4 IN J. S. HOVLAND'S RESUBDIVISION OF BLOCKS 1, 2 AND 3 (EXCEPT LOTS 14, 15, 16 AND 18) AND ALL OF BLOCK 4 IN J. S. HOVLAND'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 80 IN BLOCK 4 IN J. S. HOVLAND'S RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 22 IN SAID BLOCK 4 IN J. S. HOVLAND'S RESUBDIVISION, SAID WEST LINE OF LOT 22 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF S. KEDZIE AVENUE TO THE SOUTH LINE OF LOT 45 IN SAID BLOCK 4 IN J. S. HOVLAND'S RESUBDIVISION, SAID SOUTH LINE OF LOT 45 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 111TH STREET TO THE WEST LINE OF S. ALBANY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. ALBANY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 1 FOOT OF LOT 61 IN BLOCK 2 IN J. S. HOVLAND'S RESUBDIVISION, SAID SOUTH LINE OF THE NORTH 1 FOOT OF LOT 61 IN BLOCK 2 IN J. S. HOVLAND'S RESUBDIVISION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF 111TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 1 FOOT OF LOT 61 IN BLOCK 2 IN J. S. HOVLAND'S RESUBDIVISION TO THE EAST LINE OF SAID LOT 61, SAID EAST LINE OF SAID LOT 61 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF S. ALBANY AVENUE;

THENCE NORTH ALONG SAID THE WEST LINE OF THE ALLEY EAST OF S. ALBANY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 38 IN SAID BLOCK 2 IN J. S. HOVLAND'S RESUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 38 IN BLOCK 2 IN J. S. HOVLAND'S RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF S. WHIPPLE STREET;

THENCE SOUTH ALONG SAID THE EAST LINE OF S. WHIPPLE STREET TO THE NORTH LINE OF THE ALLEY NORTH OF 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF 111TH STREET TO A LINE 122 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF S. WHIPPLE STREET;

THENCE NORTH ALONG SAID LINE 122 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF S. WHIPPLE STREET TO THE NORTH LINE OF W. PATRICK COURT;

THENCE EAST ALONG SAID NORTH LINE OF W. PATRICK COURT TO THE WEST LINE OF THE GRAND TRUNK AND WESTERN RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID WEST LINE OF THE GRAND TRUNK AND WESTERN RAILROAD RIGHT OF WAY TO THE NORTH LINE OF W. 111TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 111TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF S. SACRAMENTO AVENUE, AS SAID S. SACRAMENTO AVENUE IS LAID OUT IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF S. SACRAMENTO AVENUE, AS SAID S. SACRAMENTO AVENUE IS LAID OUT IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 38 IN BLOCK 1 IN WEST MORGAN, A SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 38 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF 111TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF 111TH STREET TO THE WEST LINE OF LOT 46 IN BLOCK 1 IN J. S. HOVLAND'S KEDZIE AVENUE SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 46 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF S. KEDZIE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN BLOCK 1 IN J. S. HOVLAND'S KEDZIE AVENUE SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 15 IN BLOCK 1 IN J. S. HOVLAND'S KEDZIE AVENUE SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KEDZIE AVENUE TO THE SOUTH LINE OF LOT 15 IN BLOCK 1 IN BOND'S SUBDIVISION OF THE NORTH 60 ACRES IN THE NORTHEAST QUARTER IN SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

THENCE WEST ALONG SAID SOUTH LINE OF LOT 15 IN BLOCK 1 IN BOND'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 16 IN SAID BLOCK 1 IN BOND'S SUBDIVISION, SAID EAST LINE OF LOT 16 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. KEDZIE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. KEDZIE AVENUE TO THE SOUTH LINE OF LOT 10 IN SAID BLOCK 1 IN BOND'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 10 IN BLOCK 1 IN BOND'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. SAWYER AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. SAWYER AVENUE TO THE NORTH LINE OF LOT 11 IN THE SUBDIVISION OF BLOCK 2 IN AFORESAID BOND'S SUBDIVISION, SAID NORTH LINE OF LOT 11 BEING THE SOUTH LINE OF THE ALLEY SOUTH OF W. 111TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. 111TH STREET TO THE EAST LINE OF S. SPAULDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. SPAULDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 11 IN THE SUBDIVISION OF BLOCK 3 IN

AFORESAID BOND'S SUBDIVISION, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. 111TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. 111TH STREET TO THE WEST LINE OF S. CHRISTIANA AVENUE;

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF LOT 9 IN THE SUBDIVISION OF BLOCK 4 (EXCEPT 1 ACRE IN THE NORTHWEST CORNER THEREOF) IN AFORESAID BOND'S SUBDIVISION TO THE WEST LINE OF SAID LOT 9, SAID WEST LINE OF LOT 9 BEING ALSO THE EAST LINE OF THE 1 ACRE PARCEL IN THE NORTHWEST CORNER OF BLOCK 4 IN BOND'S SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF THE 1 ACRE PARCEL IN THE NORTHWEST OF BLOCK 4 IN BOND'S SUBDIVISION TO THE SOUTH LINE THEREOF;

THENCE WEST ALONG SAID SOUTH LINE OF THE 1 ACRE PARCEL IN THE NORTHWEST OF BLOCK 4 IN BOND'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. HOMAN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. HOMAN AVENUE TO THE SOUTH LINE OF LOT 7 IN THE SUBDIVISION OF BLOCK 5 IN AFORESAID BOND'S SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 IN THE SUBDIVISION OF BLOCK 5 IN BOND'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 8 IN SAID SUBDIVISION OF BLOCK 5 IN BOND'S TO THE EAST LINE OF S. TRUMBULL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. TRUMBULL AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 9 FEET OF LOT 9 IN BLOCK 6 IN BOND'S SUBDIVISION OF THE NORTH 60 ACRES OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF THE SOUTH 9 FEET OF LOT 9 IN BLOCK 6 IN BOND'S SUBDIVISION BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF 111TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE SOUTH 9 FEET OF LOT 9 IN BLOCK 6 IN BOND'S SUBDIVISION TO THE WEST LINE OF SAID LOT 9, SAID WEST LINE OF LOT 9 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF S. TRUMBULL AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 9 TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN SAID BLOCK 6 IN BOND'S SUBDIVISION, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF 111TH STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 12 IN SAID BLOCK 6 IN BOND'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. ST. LOUIS AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. ST. LOUIS AVENUE TO THE POINT OF BEGINNING AT THE SOUTH LINE OF W. 111TH STREET.

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

APPENDIX B

111TH STREET / KEDZIE AVENUE BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

ELIGIBILITY REPORT

The purpose of this analysis is to determine whether a portion of the City identified as the 111th Street / Kedzie Avenue Business District Redevelopment Project Area qualifies for designation as a tax increment financing district pursuant to the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.) (1996 State Bar Edition), as amended (the "Act"). This legislation focuses on the elimination of blight or rapid deterioration through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a Redevelopment Project Area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the 111th Street / Kedzie Avenue Business District Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A.

The Study Area is approximately 86 acres in size and includes 256 tax parcels located on 28 tax blocks. All 256 parcels are improved, and 142 parcels contain buildings. The Study Area includes only contiguous parcels and street right-of way.

This report summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants, and does not necessarily reflect the views and opinions of potential developers or the City. However, the City is entitled to rely on the findings and conclusions of this report in designating the Study Area as a redevelopment project area under the Act.

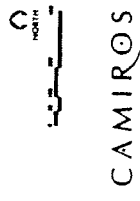
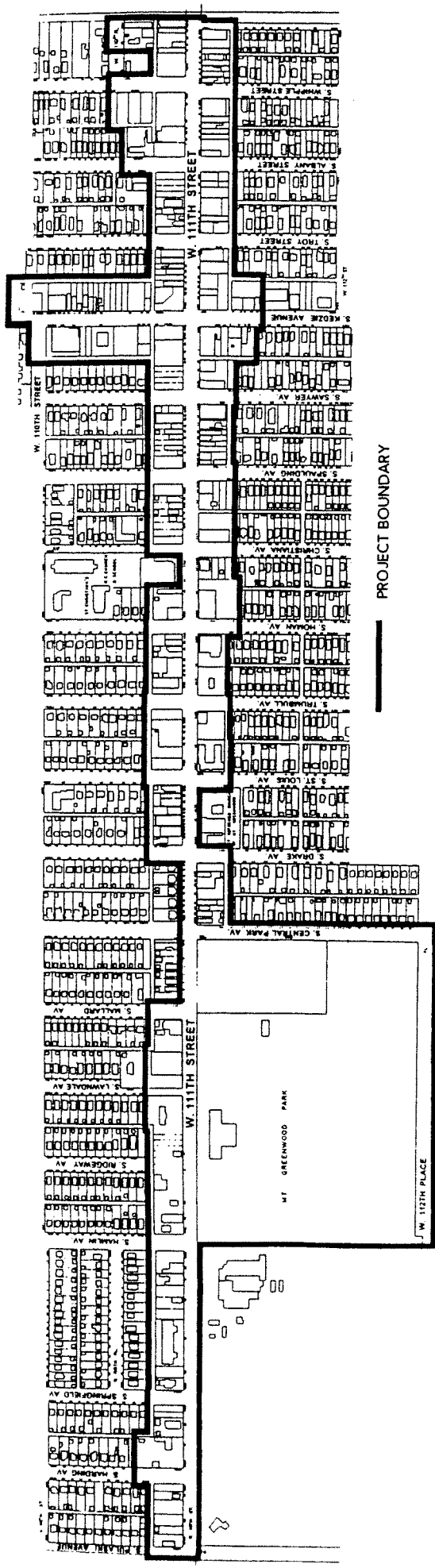


FIGURE A
 BOUNDARY MAP
111th STREET / KEDZIE AVENUE
 BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

PREPARED FOR: CITY OF CHICAGO

1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible “blighted,” “conservation” or “industrial park conservation areas” in accordance with an adopted redevelopment plan. The Act stipulates specific procedures which must be adhered to in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.4-3(p), the Act defines a “redevelopment project area” as:

... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas.

In adopting the Act, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) That there exists in many municipalities within the State blighted and conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements which must be met before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a blighted area, conservation area, or an industrial park conservation area. Based on the conditions present, this eligibility report finds that the Study Area qualifies for designation as a “conservation area.”

Conservation Areas

Conservation areas are areas which are rapidly deteriorating and declining. Such areas are not yet blighted, but may soon become blighted areas if their decline is not checked. Establishing an area as a “conservation area” under the Act requires that *50 % or more* of the structures in the area must be 35 years of age or older, and the presence of *three or more* of the following 14 factors:

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

Although the Act defines conservation areas, it does not define when the factors present qualify an area for such designation. Therefore, it is necessary to establish reasonable and defensible criteria to support each local finding that serves to qualify an area as a conservation area.

The presence and documentation of the minimum number of factors may be sufficient to establish eligibility for designation as a conservation area. However, this evaluation was made on the basis that such factors should be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate, or necessary, in the Study Area. In other words, each factor identified should be present to a meaningful degree so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. Similarly, factors should be reasonably distributed throughout the Study Area so that areas largely free of blighting conditions are not arbitrarily found to be eligible because of their proximity to areas which are eligible.

The test of eligibility of the Study Area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area and, if so, to what extent and in which locations.

In order to accomplish this evaluation, the following tasks were undertaken:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed buildings to zoning regulations.
5. Analysis of the current platting, building size and layout.
6. Analysis of building floor area and site coverage.
7. Review of previously prepared plans, studies, inspection reports and other data.
8. Analysis of real estate assessment data.
9. Review of available building permit records to determine the level of development activity in the area.
10. Review of building code violations.

An exterior building conditions survey, and a site conditions survey of the area, was undertaken in January 1999. The analysis of conditions is organized by tax block. The Study Area contains 28 tax blocks, as shown in Figure B.

Where a factor is described as being present to a *major extent*, the factor is present throughout major portions of the Study Area. The presence of such conditions have a major adverse impact or influence on adjacent and nearby development. A factor described as being present to a *minor extent* indicates that the factor is present, but that the distribution or impact of the condition is limited. A statement that a factor is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

Each factor identified in the Act for determining whether an area qualifies as a conservation area is discussed below and a conclusion is presented as to whether or not the factor is present in the study area to a degree sufficient to warrant its inclusion in establishing the eligibility of the area as a “conservation area” under the Act. These findings describe the conditions that exist and the extent to which each factor is present.

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

Within the Study Area, all 256 parcels were defined as improved. For this reason, all tax parcels were analyzed for eligibility based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may also include single parcels, or multiple parcels, under a single or common ownership. Landscaped yards, open space or other accessory functions may also be classified as improved property for the purposes of the eligibility analysis, if they are an obvious part of adjacent buildings.

In order to establish the eligibility of a Redevelopment Project Area under the “conservation area” criteria established in the Act, at least 50% of buildings within the Area must be 35 years of age or older. In addition, three of 14 eligibility factors must be present and reasonably distributed throughout the Study Area. This eligibility study finds that the Study Area qualifies for designation as a “conservation area.” Seventy-five percent (75%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum of 50% required by the Act for designation. Additionally, six of the conditions cited in the Act are present within the Study Area. These six conditions are all present to a *major* extent and include: deleterious land use or layout, depreciation of physical maintenance, obsolescence, excessive land coverage, lack of community planning and presence of structures below minimum code standards.

The presence and distribution of all eligibility factors are discussed below. Following the discussion of age, 14 additional conditions that were analyzed are presented in three sections: factors present to a major extent, factors not found to be present, and factors whose presence could not be determined.

Age

The age of a structure is often a key indicator of the relative usefulness of a piece of property. Older structures frequently require extensive maintenance in order to maintain mechanical systems or maintain structural integrity. The costs involved in maintaining and upgrading aging buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures.

In establishing a conservation area under the Act, the age of 35 years is used as an indication of the point at which it becomes a potentially blighting factor with respect to structures within a study area. For buildings intended for long-term occupancy, this is the point at which building systems can be expected to begin to fail, and building types may become obsolete, as a result of changing technology or use. For buildings that are designed for a shorter life span, age can become a blighting factor even in relatively new buildings.

Seventy-five percent (75%) of buildings within the Study Area are more than 35 years old, substantially more than the 50% required under the Act for designation of a conservation area. Of the 28 tax blocks in the Study Area, older buildings are present to a major extent on 13 blocks and to a minor extent on 9 blocks.

The following discussion describes the extent to which each of the 14 eligibility factors for designation of a conservation area are present within the Study Area.

Factors Present to a Major Extent

Deleterious Land Use or Layout

Deleterious land uses include instances of incompatible land use relationships, single-purpose buildings converted to accommodate other activity, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive, or environmentally unsuitable. This condition also exists if any of the following are present:

- Platting does not conform to current development codes with respect to lot size, configuration and public access.
- Parcels are of inadequate size or shape for contemporary development.
- Land uses are non-conforming with respect to current zoning.
- There are land use conflicts with adjacent land uses.
- Single purpose buildings have been converted to accommodate another activity, or buildings are occupied by inappropriate mixed uses.
- Residential uses front on, or near, heavily traveled streets, thus causing susceptibility to noise, fumes and glare.
- Structures are located in a 100 year flood plain.
- Environmental contamination is present, which hampers reuse.

This factor is present to a major extent, affecting 54% of the parcels within the Study Area (or 138 of 256). Of the 28 tax blocks in the Study Area, this factor was present to a major extent on 12 and to a minor extent on 8. Parcels are of inadequate size and shape for modern commercial development. They are characterized by narrow lot widths and insufficient lot depths. Minimal off-street parking is provided for commercial employees or customers. There are several instances of land use conflicts between commercial and residential uses, as well as instances of conflicts between commercial and industrial uses.

Depreciation of Physical Maintenance

This factor refers to the effects of deferred maintenance or lack of maintenance of buildings, improvements and grounds. This condition is present where buildings have unpainted or unfinished surfaces, peeling paint, limited amounts of loose, or missing, materials, broken windows, deteriorated gutters and downspouts, or are in need of minor tuck pointing. Deterioration of streetlights, sidewalks, curbs and gutters adjacent to the building, the presence of construction debris, deteriorated parking areas or parking areas that exhibit an accumulation of trash or debris also are indicative of depreciation of physical maintenance.

Depreciation of Physical Maintenance was found to be a significant blighting factor. 54% of all parcels (or 138 of 256) in the Study Area evidenced this condition. Of the 28 tax blocks in the Study Area, this factor was present to a major extent on 18 and to a minor extent on 6.

Excessive Land Coverage

This condition is present when buildings occupy all, or most, of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development, health or safety. The resulting inadequate conditions include insufficient provision for light and air, increased threat of the spread of fires, due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

This condition is present to a major extent throughout the Study Area. Overall, 55% of all structures (78 of 142) were found to exhibit this condition. Of the 28 tax blocks in the Study Area, this factor was present to a major extent on 6 and to a minor extent on 17 blocks. Most commercial buildings occupy all, or most, of their sites, leaving little opportunity to provide off-street parking or loading facilities.

Obsolescence

Functional obsolescence is characterized by buildings designed for a single, or specific, purpose or use, buildings of inadequate size to accommodate alternative uses, or buildings using a type of construction which limits long term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, height, or other factors which detract from the overall usefulness or desirability of the property. As an inherent deficiency, functional obsolescence results in a loss in property value.

Economic obsolescence may be evidenced by a variety of factors including deterioration of the physical environment, streets of inadequate width, or parcels of inadequate size or irregular shape which prevent reasonable development. This condition is often a result of adverse conditions, which cause some degree of market rejection and, therefore, a depreciation of market values.

The presence of this condition is demonstrated by the many narrow commercial buildings along 111th Street that lack adequate off-street parking and loading facilities, and which therefore cannot be easily marketed for commercial uses. *This condition was found to be present to a major extent throughout the Study Area, with 78 of 142 structures, or 55%, being classified as obsolete.* Of the 28 tax blocks in the Study Area, this factor was present to a major extent on 6 and to a minor extent on 17.

Lack of Community Planning

This factor is present if the proposed redevelopment project area developed prior to, or without the benefit and guidance of a community plan. This means that no plan for the overall development of the community existed, the community's plan was inadequate, or that the plan was ignored at the time the area was developed.

Lack of community planning is also indicated when there are inadequate public utilities, or plans for utility improvements, that would allow the property to be developed in accordance with the intensity of use identified in the municipality's comprehensive plan or zoning ordinance or other economic development plans for the area. This factor is also present if public improvements serving the site, including streets, streetlights and other utility systems, do not meet current municipal standards. Similarly, lack of community planning is indicated if private improvements, including parking lots, screening and organization of buildings within the site, do not meet accepted community development standards.

Conditions resulting from a lack of community planning include the existence of incompatible land uses, the lack of proper development of vacant or improved sites, and the presence of inconsistent platting, including parcels of small or irregular shapes, the presence of nonconforming uses with respect to zoning, inadequate street layout or improper subdivision.

This condition is prevalent to a major extent throughout the Study Area. The pattern of land use, organization of public improvements and traffic conditions within the Study Area evidence a lack of community planning. The pattern of land use within the Study Area is comprised of a mix of commercial, public, institutional and residential uses. While a mix of uses can contribute to the vitality of a business area, the proportions and manner in which these mixed uses are organized makes it difficult to sustain a healthy level of business activity. The area west of Central Park Avenue, in particular, contains a mix use in which there is not enough commercial use to sustain a healthy level of business activity. The south side of 111th Street, between Central Park Avenue and Pulaski Avenue, is comprised entirely of school and park/open space uses, making it difficult for commercial uses on the north side of the street to prosper. With proper planning, the pattern of use could have been organized to place uses in locations more suitable for their function.

In addition, inconsistencies in the platting of public rights-of-way, particularly alleys, have created circulation problems and have complicated access to property. Traffic congestion conflicts with on-street parking, making it difficult to access commercial properties from the street. Furthermore, no evidence exists of this Area being the subject of a comprehensive planning study, prior to the 1997 111th Street/Kedzie Avenue Business District Improvement Plan. While the 1997 plan outlined a series of proposals for addressing problems in the business district, these problems were long standing and due, in part, to a prior lack of community planning. Of the 28 tax blocks in the Study Area, this factor was present to a major extent on 12 and to a minor extent on 6 blocks.

Presence of Structures Below Minimum Code Standards

This factor is present when structures do not conform with local standards of building, fire, housing, zoning, subdivision or other applicable governmental codes. Structures below minimum code standards include all buildings which do not meet the standards of zoning, subdivision, building, housing, fire, property maintenance or other governmental codes applicable to the property. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the loads expected from the type of occupancy and are safe for occupancy against fire and similar hazards, and/or to establish minimum standards for safe and sanitary habitation. Buildings below minimum code are characterized by defects or deficiencies which threaten health and safety.

This factor is present to a major extent within the Study Area. More than half of the buildings on 15 of the 28 tax blocks(54%) had code violations. On another 10 blocks, code violations were also present but affected less than 50% of the buildings on the block. Of the 142 buildings within the Study Area, 52 or 37% have been cited with code violations since 1994 according to City records. Many of these buildings exhibit a pattern of chronic code violations over a ten to fifteen year period.

Factors Not Found to be Present

Abandonment

Abandoned buildings reflect property in which all apparent use of, or interest in, the structure by the owner has been discontinued. Unlike vacant buildings, for which new users are being sought, abandoned property generally shows no evidence of ongoing maintenance or marketing. Such property is frequently also deteriorated or dilapidated, and may have tax delinquencies or contain environmental contaminants which limit its economic value and reuse potential. The presence of substantial numbers of abandoned buildings in an area can discourage private investment and lead to further decline.

This condition was not found to be present within the Study Area to a degree sufficient to merit its inclusion as a blighting factor. No abandoned buildings were identified within the Study Area.

Deterioration

This condition is present when there are physical deficiencies in buildings or site improvements requiring treatment or repair. Deterioration may be present in basically sound buildings that contain defects that can be corrected. Deterioration that is not easily correctable, and cannot be accomplished during the course of normal maintenance, may also be evident. Examples of conditions that indicate deterioration include loose or missing materials, major cracks in masonry walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls, roofs) or secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). All buildings classified as dilapidated are also considered to be deteriorating.

Deterioration was not found to be present within the Study Area to a significant extent. Overall, 8 out of 142 buildings, or 6%, were found to be deteriorated. Of the 28 tax blocks in the Study Area, this factor was present to a major extent on none and to a minor extent on two blocks.

Dilapidation

This factor reflects a substandard condition of a building's foundation, wall or roof elements where deterioration has occurred to such an extent that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue, such as leaning or warped walls, bowed or sagging roofs, or cracked or missing foundation walls.

Dilapidation was not found to be present within the Study Area. No structures were found to be dilapidated.

Excessive Vacancies

This condition is present when the occupancy, or use level, of a building is low for frequent or lengthy periods. The presence of buildings or sites which are unoccupied or underutilized generally represents an adverse influence on the area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization.

Excessive Vacancies were not found to be present within the Study Area to a significant extent. Only 3 buildings (or 2%) out of the 142 total were identified, as evidenced by empty or partially empty commercial buildings. Of the 28 tax blocks in the Study Area, this factor was present to a major extent on none and a minor extent on two blocks.

Factors Whose Presence Could Not Be Determined

Illegal Use of Individual Structures

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law. This condition also exists when the use of a structure does not conform to the requirements of the existing zoning code.

This condition could not be assessed with certainty within the Study Area, and therefore is not considered present to a degree sufficient to warrant its inclusion as a blighting factor. Almost all buildings are being used for their original purpose, and appear to conform to the City of Chicago Zoning Ordinance.

Lack of Ventilation, Light, or Sanitary Facilities

Conditions, such as lack of indoor plumbing, lack of adequate windows, or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows, such as bathrooms, and dust, odor, or smoke producing activity areas.
- Adequate natural light and ventilation by means of skylights or windows for interior rooms, with proper window sizes and amounts by room area to window area ratios.
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

The presence of this factor could not be assessed through the exterior building condition survey, and other available information, to a degree sufficient to warrant its inclusion as a blighting factor present within the Study Area.

Overcrowding of Structures and Community Facilities

This condition exists when a structure or community facility has reached a level of use beyond a designed or legally permitted level. Overcrowding is often found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequately meeting requirements for minimum floor area, privacy, ingress and egress, loading and services, or the capacity of building systems. Evidence of this condition may include the outside storage of materials that cannot be contained in enclosed buildings, or vehicles that cannot be stored in buildings or enclosed storage yards.

This condition could not be assessed with certainty, and is therefore not considered present within the Study Area to a degree sufficient to warrant its inclusion as a blighting factor.

Inadequate Utilities

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, water, sanitary sewer or storm sewer. This factor is also present when the existing utilities are inadequate to accommodate the level of development permitted under current zoning, or envisioned under the comprehensive plan or adopted redevelopment plan for the area.

This factor does not appear to be present within the Study Area since all property is presently served by the appropriate utilities, and nearly all properties are in active use. *As it could not be determined with certainty, it is not considered to be a blighting factor present within the Study Area.*

3. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area qualifies for designation as a “conservation area.” Seventy-five percent (75%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum of 50% required by the Act for designation.

Once the age requirement has been met, the presence of three of 14 conditions is required for designation of improved property as a “conservation area.” Of the conditions cited in the Act, six are present within the Study Area.

The conditions present to a *major* extent are:

- Deleterious and use or layout.
- Depreciation of physical maintenance.
- Obsolescence.
- Excessive land coverage.
- Lack of community planning.
- Presence of structures below minimum code.

All of these factors are reasonably distributed throughout the Study Area. Based on the conditions present, the area is not likely to be effectively developed without the designation of all, or part, of the Study Area as a “conservation area” and the adoption of a tax increment redevelopment plan and project. The distribution of factors within the Study Area is presented in Table A, Distribution of Blighting Factors, shown on the following page.

Table A
DISTRIBUTION OF BLIGHTING FACTORS

Block	Blighting Factors															
	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
24-13-312	X				X		•	-	-	-		•	-	-	•	
24-13-310	•		•				•	-	-	-		•	-	-	X	
24-13-309	•				X		•	-	-	-		•	-	-	•	
24-13-308	•		•		X		•	-	-	-		•	-	-	X	
24-14-423	•		X				•	-	-	-	X	•	-	-	X	
24-14-422	•		•		X		•	-	-	-		•	-	-	•	
24-14-421	X		•		X		•	-	-	-		•	-	-	•	
24-14-420			X		•		•	-	•	-	X	•	-	-		
24-14-419	•				X		•	-	•	-		•	-	-	•	
24-14-418	X		X	•	•		X	-	-	-	X	X	-	-	X	
24-14-417	X		X		X		•	-	-	-	X	•	-	-	•	
24-23-200	X		•		X		•	-	-	-		•	-	-	•	
24-23-202			X		•		•	-	-	-	X	•	-	-	X	
24-23-203			X		•			-	-	-	X		-	-	X	
24-23-204			X		X			-	-	-	X		-	-		
24-23-205	•		X	•	X			-	-	-	X		-	-	X	
24-23-206	X		•		X		X	-	-	-		X	-	-	•	
24-23-207	X				X		•	-	-	-		•	-	-	•	
24-24-100	X		X		•		•	-	-	-	X	•	-	-	•	
24-24-101	X		X		X		•	-	-	-	X	•	-	-	X	
24-24-102	•		X		•		X	-	-	-	X	X	-	-	X	
24-24-103	X		X		X		X	-	-	-	X	X	-	-	X	
24-14-316	X		•		X		X					X			X	
24-14-323	•				X											
24-14-315	X						X					X			X	
24-14-306							•					•			X	
24-14-313	X		•		X		•					•			X	
24-23-100					X										X	
X		13	0	12	0	18	0	6	-	0	-	12	6	-	-	15
•		9	0	8	2	6	0	17	-	2	-	6	17	-	-	10
Total		22	0	20	2	24	0	23	-	2	-	18	23	-	-	25

- X - Present to a major extent
- - Present to a minor extent
- - Presence of factor could not be determined

Blighting Factor Legend:

- | | |
|---|---|
| 1. Abandonment | 9. Inadequate Utilities |
| 2. Deleterious Land Use or Layout | 10. Lack of Community Planning |
| 3. Deterioration | 11. Obsolescence |
| 4. Depreciation of Physical Maintenance | 12. Lack of Ventilation, Light or Sanitary Facilities |
| 5. Dilapidation | 13. Overcrowding of Structures and Community Facilities |
| 6. Excessive Land Coverage | 14. Presence of Structures Below Minimum Code |
| 7. Illegal Use of Structures | |
| 8. Excessive Vacancies | |

APPENDIX C: INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE 111TH STREET / KEDZIE AVENUE BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

Total 1997 Equalized Assessed Value (EAV) = \$14,362,247

Block	PIN	1997 AV	1997 EAV	Block	PIN	1997 AV	1997 EAV
24-13-308	023-0000	\$24,545	\$52,745	24-14-422	039-0000	\$3,850	\$8,273
24-13-308	024-0000	\$24,545	\$52,745	24-14-422	040-0000	\$3,850	\$8,273
24-13-308	025-0000	\$16,366	\$35,169	24-14-422	041-0000	\$41,011	\$88,129
24-13-308	026-0000	\$16,465	\$35,382	24-14-423	066-0000	EX	EX
24-13-308	027-0000	\$16,017	\$34,419	24-14-423	019-0000	\$64,472	\$138,544
24-13-308	028-0000	\$20,463	\$43,973	24-14-423	020-0000	\$58,797	\$126,349
24-13-308	029-0000	\$30,351	\$65,221	24-14-423	021-0000	\$5,013	\$17,219
24-13-308	030-0000	\$24,010	\$51,595	24-14-423	022-0000	\$24,845	\$53,389
24-13-308	031-0000	\$15,075	\$32,395	24-14-423	023-0000	\$41,964	\$90,176
24-13-308	032-0000	\$12,508	\$22,378	24-14-423	024-0000	\$25,154	\$54,053
24-13-308	036-0000	\$4,125	\$8,864	24-14-423	025-0000	\$8,334	\$17,909
24-13-308	037-0000	\$4,125	\$8,864	24-14-423	026-0000	\$8,334	\$17,909
24-13-308	038-0000	\$4,125	\$8,864	24-14-423	027-0000	\$4,653	\$9,999
24-13-308	039-0000	\$4,125	\$8,864	24-14-423	028-0000	\$4,653	\$9,999
24-13-308	040-0000	\$25,238	\$54,234	24-14-423	029-0000	\$4,653	\$9,999
24-13-308	041-0000	\$25,786	\$55,412	24-14-423	030-0000	\$4,653	\$9,999
24-13-308	042-0000	\$25,238	\$54,234	24-14-423	031-0000	\$30,142	\$64,772
24-13-308	043-0000	\$20,099	\$43,191	24-14-423	032-0000	\$30,142	\$64,772
24-13-308	085-0000	\$74,457	\$160,001	24-14-423	033-0000	EX	EX
24-13-308	086-0000	\$33,829	\$72,695	24-14-423	034-0000	EX	EX
24-13-308	087-0000	\$27,775	\$59,686	24-14-423	035-0000	EX	EX
24-13-308	088-0000	\$25,118	\$53,976	24-14-423	036-0000	EX	EX
24-13-308	089-0000	\$23,408	\$50,301	24-14-423	037-0000	\$51,482	\$110,635
24-13-308	090-0000	\$10,640	\$22,864	24-14-423	038-0000	\$51,482	\$110,635
24-13-308	091-0000	\$19,736	\$42,411	24-14-423	039-0000	\$51,482	\$110,635
24-13-308	092-0000	\$21,181	\$45,516	24-14-423	040-0000	\$51,482	\$110,630
24-13-308	093-0000	\$13,771	\$25,093	24-14-423	041-0000	\$41,034	\$88,178
24-13-308	101-0000	4224	9077	24-14-423	042-0000	\$8,472	\$18,205
24-13-308	102-0000	8929	19188	24-14-423	043-0000	\$9,588	\$20,604
24-13-309	072-0000	\$32,548	\$75,744	24-23-100	005-0000	EX	EX
24-13-309	073-0000	\$12,172	\$26,156	24-23-100	007-0000	EX	EX
24-13-309	074-0000	\$12,552	\$26,973	24-23-100	008-0000	EX	EX
24-13-309	075-0000	\$16,062	\$34,516	24-23-200	005-0000	\$40,119	\$86,212
24-13-309	076-0000	EX	EX	24-23-200	006-0000	\$7,994	\$17,178
24-13-309	077-0000	\$3,850	\$8,273	24-23-200	007-0000	\$7,994	\$17,178
24-13-309	078-0000	\$5,082	\$10,921	24-23-200	008-0000	\$23,448	\$50,387
24-13-310	034-0000	\$9,606	\$20,642	24-23-200	009-0000	\$4,435	\$9,530
24-13-310	035-0000	\$10,680	\$22,950	24-23-200	086-0000	\$22,894	\$49,197
24-13-310	036-0000	\$13,094	\$28,138	24-23-200	087-0000	\$22,894	\$37,888
24-13-310	037-0000	\$13,166	\$28,929	24-23-200	088-0000	\$8,490	\$13,744
24-13-310	038-0000	\$53,724	\$115,448	24-23-200	089-0000	\$22,572	\$48,505
24-13-310	075-0000	\$3,930	\$8,445	24-23-202	069-0000	\$19,172	\$41,199
Block	PIN	1997 AV	1997 EAV	Block	PIN	1997 AV	1997 EAV
24-13-310	076-0000	\$7,012	\$15,068	24-23-202	070-0000	\$18,773	\$40,341

24-13-310	077-0000	\$7,314	\$15,717	24-23-202	071-0000	\$3,300	\$7,091
24-13-310	078-0000	\$7,314	\$15,717	24-23-202	072-0000	\$3,300	\$7,091
24-13-310	079-0000	\$7,314	\$15,717	24-23-202	084-0000	\$3,300	\$7,091
24-13-310	080-0000	\$7,314	\$15,717	24-23-202	086-1001	\$7,516	\$11,651
24-13-310	081-0000	\$9,525	\$20,468	24-23-202	086-1002	\$5,641	\$12,122
24-13-310	082-0000	\$71,834	\$154,364	24-23-202	086-1003	\$7,315	\$8,719
24-13-310	083-0000	\$52,247	\$112,274	24-23-202	086-1004	\$7,299	\$11,185
24-13-310	084-0000	\$172,156	\$369,946	24-23-202	086-1005	\$7,532	\$11,686
24-13-310	086-0000	\$7,156	\$15,378	24-23-202	086-1006	\$7,438	\$15,984
24-13-310	087-0000	\$7,156	\$15,378	24-23-202	086-1007	\$7,516	\$11,651
24-13-310	088-0000	\$6,482	\$13,929	24-23-202	086-1008	\$7,315	\$11,219
24-13-310	089-0000	\$7,156	\$15,378	24-23-202	086-1009	\$7,315	\$11,219
24-13-310	090-0000	\$7,156	\$15,378	24-23-202	086-1010	\$7,238	\$11,054
24-13-312	002-0000	\$11,014	\$19,168	24-23-202	086-1011	\$7,393	\$15,887
24-13-312	006-0000	\$42,462	\$91,247	24-23-202	086-1012	\$7,439	\$11,486
24-13-312	007-0000	\$17,846	\$38,349	24-23-202	086-1013	\$7,516	\$11,651
24-13-312	008-0000	\$5,987	\$12,865	24-23-202	086-1014	\$7,315	\$15,719
24-13-312	013-0000	\$14,547	\$31,260	24-23-202	086-1015	\$16,124	\$34,649
24-13-312	015-0000	\$16,099	\$34,595	24-23-202	086-1016	\$35,727	\$76,774
24-13-312	016-0000	\$26,927	\$57,863	24-23-202	086-1017	\$8,971	\$19,278
24-13-312	019-0000	\$71,094	\$152,774	24-23-202	086-1018	\$18,348	\$39,428
24-13-312	020-0000	\$59,616	\$128,109	24-23-202	086-1019	\$11,113	\$23,881
24-14-306	053-0000	\$104,552	\$224,672	24-23-203	001-0000	\$13,099	\$28,148
24-14-306	054-0000	\$5,303	\$11,396	24-23-203	002-0000	\$11,534	\$24,785
24-14-306	075-0000	\$12,718	\$27,330	24-23-203	003-0000	\$11,534	\$24,785
24-14-306	077-0000	EX	EX	24-23-203	004-0000	\$8,754	\$18,811
24-14-306	078-0000	\$41,200	\$88,535	24-23-203	061-0000	\$105,731	\$227,205
24-14-313	023-0000	\$29,756	\$63,943	24-23-204	001-0000	EX	EX
24-14-313	024-0000	\$10,409	\$22,368	24-23-204	026-0000	\$21,375	\$45,933
24-14-313	030-0000	\$100,185	\$215,888	24-23-204	027-0000	\$21,375	\$45,933
24-14-313	031-0000	\$80,630	\$173,266	24-23-204	028-0000	\$3,171	\$6,814
24-14-315	011-0000	\$15,176	\$28,112	24-23-204	029-0000	\$6,186	\$13,293
24-14-315	018-0000	\$41,176	\$88,483	24-23-204	030-0000	\$1,537	\$3,303
24-14-315	019-0000	\$5,947	\$12,780	24-23-205	001-0000	\$83,040	\$178,445
24-14-315	020-0000	\$37,148	\$79,827	24-23-205	062-0000	\$9,332	\$20,054
24-14-315	021-0000	\$42,322	\$90,946	24-23-205	063-0000	\$8,987	\$19,312
24-14-315	022-0000	\$5,978	\$12,846	24-23-205	064-0000	\$8,127	\$17,464
24-14-315	043-0000	\$424,550	\$912,315	24-23-205	065-0000	\$17,948	\$38,568
24-14-316	061-0000	\$18,886	\$40,584	24-23-205	066-0000	\$18,153	\$39,009
24-14-316	064-0000	\$73,192	\$157,282	24-23-206	003-0000	\$1,600	\$3,438
24-14-316	070-0000	\$27,506	\$59,108	24-23-206	004-0000	\$10,175	\$13,043
24-14-316	071-0000	\$39,452	\$84,778	24-23-206	005-0000	\$19,475	\$37,350
24-14-316	073-0000	\$103,551	\$222,521	24-23-206	006-0000	\$22,819	\$44,536
24-14-316	080-0000	\$42,274	\$90,843	24-23-206	007-0000	\$26,396	\$56,722
24-14-316	081-0000	\$3,899	\$8,379	24-23-206	008-0000	\$73,494	\$157,931
24-14-323	026-0000	\$12,127	\$26,060	24-23-206	070-0000	\$22,872	\$49,150
24-14-323	027-0000	\$13,106	\$28,163	24-23-206	084-0000	\$16,625	\$35,725
Block	PIN	1997 AV	1997 EAV	Block	PIN	1997 AV	1997 EAV
24-14-323	028-1001	\$9,499	\$15,912	24-23-206	085-0000	\$20,164	\$43,330
24-14-323	028-1002	\$11,399	\$19,995	24-23-207	032-0000	\$31,532	\$67,759
24-14-323	028-1003	\$11,399	\$19,995	24-23-207	033-0000	\$27,135	\$58,310
24-14-316	059-0000	\$58,967	\$122,214	24-23-207	034-0000	\$16,009	\$34,402

24-14-417	020-0000	\$26,719	\$57,416	24-23-207	035-0000	\$6,217	\$13,360
24-14-417	021-0000	\$17,999	\$38,678	24-23-207	036-0000	\$15,874	\$30,612
24-14-417	022-0000	\$17,999	\$38,678	24-23-207	037-0000	\$14,247	\$27,115
24-14-417	023-0000	\$26,200	\$54,051	24-23-207	038-0000	\$31,920	\$68,593
24-14-417	024-0000	\$26,200	\$54,051	24-23-207	039-0000	\$18,539	\$39,838
24-14-417	027-0000	\$23,942	\$51,449	24-23-207	077-0000	\$108,259	\$232,638
24-14-417	028-0000	\$25,788	\$55,416	24-23-207	078-0000	\$41,445	\$89,061
24-14-417	029-0000	\$20,759	\$44,609	24-24-100	001-0000	\$43,143	\$92,710
24-14-417	032-0000	\$21,019	\$45,168	24-24-100	002-0000	\$65,194	\$140,095
24-14-417	033-0000	\$12,247	\$26,318	24-24-100	003-0000	EX	EX
24-14-418	019-0000	\$68,288	\$146,744	24-24-100	004-0000	EX	EX
24-14-418	020-0000	\$4,224	\$9,077	24-24-100	005-0000	\$32,275	\$69,356
24-14-418	021-0000	\$13,770	\$29,590	24-24-100	006-0000	\$34,123	\$73,327
24-14-418	022-0000	\$36,434	\$78,293	24-24-100	007-0000	\$17,075	\$36,692
24-14-418	023-0000	\$36,434	\$78,293	24-24-100	008-0000	\$17,075	\$36,692
24-14-418	024-0000	\$3,392	\$71,756	24-24-100	009-0000	\$17,074	\$36,690
24-14-418	025-0000	\$20,292	\$44,966	24-24-100	010-0000	\$17,074	\$36,690
24-14-419	028-0000	\$82,011	\$176,233	24-24-100	011-0000	\$6,937	\$14,907
24-14-419	032-0000	\$14,374	\$30,888	24-24-101	001-0000	\$19,413	\$41,717
24-14-419	034-0000	\$55,381	\$119,008	24-24-101	002-0000	\$19,413	\$41,717
24-14-419	035-0000	\$23,707	\$50,944	24-24-101	003-0000	\$19,413	\$41,717
24-14-419	036-0000	\$25,009	\$53,742	24-24-101	004-0000	\$23,712	\$50,955
24-14-419	037-0000	\$2,302	\$49,474	24-24-101	005-0000	\$23,712	\$50,955
24-14-420	008-0000	\$20,501	\$44,055	24-24-101	006-0000	\$23,712	\$50,955
24-14-420	009-0000	\$20,700	\$44,482	24-24-101	007-0000	\$23,712	\$50,955
24-14-420	010-0000	\$7,438	\$15,984	24-24-101	008-0000	\$23,712	\$50,955
24-14-420	011-0000	\$3,960	\$8,510	24-24-101	009-0000	\$26,772	\$57,530
24-14-420	012-0000	\$13,253	\$28,479	24-24-101	010-0000	\$34,655	\$74,470
24-14-421	024-0000	EX	EX	24-24-102	001-0000	\$41,147	\$88,421
24-14-421	025-0000	EX	EX	24-24-102	002-0000	\$44,685	\$96,024
24-14-421	026-0000	EX	EX	24-24-102	003-0000	\$10,452	\$22,460
24-14-421	027-0000	\$11,161	\$23,984	24-24-102	004-0000	\$45,698	\$98,200
24-14-421	028-0000	\$21,728	\$46,691	24-24-102	005-0000	\$45,698	\$98,200
24-14-421	029-0000	\$25,050	\$53,830	24-24-102	006-0000	\$26,335	\$56,591
24-14-421	030-0000	\$9,376	\$15,648	24-24-102	007-0000	\$33,635	\$72,278
24-14-421	031-0000	\$104,256	\$224,036	24-24-102	008-0000	\$33,635	\$72,278
24-14-422	031-0000	\$8,930	\$19,190	24-24-102	009-0000	\$21,166	\$45,484
24-14-422	032-0000	\$8,914	\$19,155	24-24-103	002-0000	\$48,022	\$103,194
24-14-422	033-0000	\$10,850	\$23,316	24-24-103	003-0000	\$44,040	\$94,638
24-14-422	034-0000	\$21,025	\$45,181	24-24-103	004-0000	\$28,080	\$60,341
24-14-422	035-0000	\$3,850	\$8,273	24-24-103	041-0000	\$7,748	\$16,650
24-14-422	036-0000	\$18,049	\$38,785	24-24-103	042-0000	\$59,240	\$127,301
24-14-422	037-0000	\$18,725	\$40,238	24-24-103	047-0000	\$28,141	\$60,472
24-14-422	038-0000	\$21,350	\$45,879	24-24-103	048-0000	\$35,574	\$76,445