

CITY OF CHICAGO

51ST/ARCHER
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

REVISION #2

CITY OF CHICAGO
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MAYOR

JUNE 2007

THIS REDEVELOPMENT PLAN AND PROJECT REVISION #2 IS SUBJECT TO REVIEW,
COMMENTS AND REVISION,

PREPARED BY
LOUIK/SCHNEIDER & ASSOCIATES, INC.

51ST/ARCHER REVISION #2

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EXECUTIVE SUMMARY

To induce redevelopment pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (2002 State Bar Edition) as amended, (the "Act"), the City Council of the City of Chicago (the "City") adopted three ordinances on May 17, 2000. These ordinances approved the 51st/Archer Tax Increment Financing Redevelopment Plan and Project Revision #1 (the "Original Plan" and, as amended hereby, the "Plan")(see Exhibit 1 - 51st/Archer Tax Increment Financing Redevelopment Plan and Project Revision #1), designated the 51st/Archer redevelopment project area (the "Area") as a "redevelopment project area" pursuant to the Act, and adopted tax increment allocation financing for the Area pursuant to the Act (see Exhibit E to the Original Plan – Boundary Map).

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

- (1) to add language to the Original Plan in light of recent amendments to the Act;
- (2) to change the proposed land uses to reflect changes in the Area;
- (3) to adjust the budget to reflect potential new development and planned public works.

Except as amended by this Revision #2, the provisions of the Original Plan shall continue in full force and effect.

This Revision #2 summarizes the analyses and findings of Louik/Schneider & Associates, Inc., which, unless otherwise noted, are the responsibility of Louik/Schneider & Associates, Inc. The City is entitled to rely on the findings and conclusions of this Revision #2 in making the amendments to the Original Plan provided for herein. Louik/Schneider & Associates, Inc. has prepared this Revision #2 with the understanding that the City would rely 1) on the findings and conclusions of this Revision #2 in the adoption and implementation of this Revision #2 and 2) on Louik/Schneider & Associates, Inc. to obtain the information necessary for this Revision #2 to comply with the Act.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, a housing impact study must be incorporated the study in the redevelopment project plan. The Area contains less than 75 inhabited residential units and the City is willing to certify that no residential displacement will occur. Therefore, a housing impact study was not required and not completed.

II. MODIFICATIONS TO ORIGINAL PROJECT AND PLAN

References to the Area and the Plan

The 51st/Archer Tax Increment Financing Redevelopment Plan and Project Revision #1, revised March 15, 2000, adopted by the City of Chicago on May 17, 2000, will herein be referred to as the "Original Plan." The Original Plan, as amended hereby shall be referred to herein as the "Plan."

Each of the changes to the Original Plan is detailed below following the format of the Original Plan.

Forward

The last sentence of the first paragraph is deleted and replaced with the following:

The City is proposing to establish several Tax Increment Financing Districts to help facilitate private redevelopment efforts that can build upon the public investment in the transportation network and revitalize important commercial, industrial, residential and institutional sites located in the southwestern portion of the City.

Section I - Introduction and Executive Summary

A. Area Location

There are no changes to this section.

B. Existing Conditions

The first paragraph is amended to include the following:

New development within the Area has been limited to commercial development at 50th and Kedzie Avenue, residential development at 53rd Street and Millard Avenue, and institutional uses. New residential developments have occurred on former underutilized industrial sites and more are planned. At 59th Street and Central Park, industrial uses are constricted by the limited alley access and are forced to load via the street.

C. Business & Industry Trends

The section is amended to include the following:

Despite the continued efforts of the City to maintain industrial uses with the designation of the Plan, the industrial and commercial sites have remained obsolete and underutilized. Residential

conversion of some industrial properties has started to occur and the Area is experiencing a transformation. Factors contributing to the Area's declining industry include:

- Obsolete and deteriorated building conditions,
- Expansion needs of area schools,
- Configuration of industrial sites,
- Development of the CTA Orange Line has increased desirability of the Area for residents and thus increased the demand for residential units,
- Access to the City's interstate system is not ideal for industrial sites in the Area.

The Area's currently operating industrial companies are limited to a large manufacturer on Archer Avenue and smaller companies concentrated in the following sections:

- 49th Street and Lawndale Avenue
- 51st Street between Millard and St. Louis Street
- 59th Street and Central Park Avenue

D. Redevelopment Plan Purpose

There are no changes to this section.

E. Plan Objectives & Strategies

The first paragraph is deleted and replaced with the following:

The overall strategy is to retain viable businesses, recruit new businesses, and create new residential options. The City has chosen to utilize tax increment financing to revive the underutilized and vacant properties that are so prevalent within the Area.

The following goals and objectives are hereby added to the Plan Objectives & Strategies:

- Support development and expansion of educational facilities.
- Encourage development of a variety of residential units where adjacent residential units exist or in other appropriate areas.

In paragraph four, sentence number four is deleted and replaced with the following:

This Plan is intended to stabilize commercial and industrial land uses, support industrial and commercial expansion, attract new businesses, and support the expansion of residential and institutional uses in the Area.

F. Redevelopment Plan and Project Activities and Costs

There are no changes to this section.

G. Summary & Conclusions

There are no changes to this section.

H. Tax Increment Allocation Redevelopment Act

The following Section I.H. is to be added.

The Area was characterized by conditions that qualified it to be designated as an improved "Conservation Area" and vacant "Blighted Area" within the definitions as set forth in the Act.

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

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

The Plan is to serve as a guide to all proposed public and private action in the Area. In addition to describing the objectives of redevelopment, the Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project."

Section II - Legal Description and Project Boundary

There are no changes to this section.

Section III - Statutory Basis for Tax Increment Financing

A. Introduction

There are no changes to this section.

B. The Plan and Project for the 51st/Archer Tax Increment Financing Area

The last paragraph of this section is amended by deleting the first listed anticipated benefit and adding the following anticipated benefits:

- An increased property tax base arising from new commercial, industrial and residential development and the rehabilitation of existing buildings.
- Expand and improve institutional facilities including schools and open space throughout the Area.

Section IV – Redevelopment Goals and Objectives

A. General Goals for 51st/Archer Redevelopment Area

The following goals are hereby added to the General Goals as set forth in Section III.A:

8. Encourage development on underutilized properties.
9. Allow residential use on underutilized land where adjacent to existing residential uses or where appropriate.

B. Redevelopment Objectives

There are no changes to this section.

C. Development and Design Objectives

The following objectives are hereby added as set forth in Section III.C:

1. Land Use
 - Facilitate the development of underutilized properties that accommodates real estate market changes.
 - Recognize the need for the expansion of residential areas.

Section V - Basis for Eligibility of the Area & Findings

There are no changes to this section.

Section VI - Redevelopment Plan and Project

The following changes are made to this section.

A. Introduction

There are no changes to this section.

B. Generalized Land Use Plan

Section VI.B is deleted in its entirety and replaced with the following:

The Generalized Land Use Plan, Exhibit C Generalized Land Use, identifies the proposed land uses that will be effective upon adoption of the Plan. The proposed land uses for the Area reflect the goals and objectives previously identified. Exhibit C – Generalized Land Use Plan identifies the uses that will be supported by the Plan. The major land use categories for the Area include residential and mixed-uses. The Generalized Land Use Plan is intended to guide future land use improvements and developments for the Area.

1. Industrial Uses

Industrial uses should support existing types of industrial businesses as well as less intense industrial uses

2. Residential Uses

Residential uses should include a variety of residential types and community facilities. New single-family homes, townhouses, senior housing and multi-family rental units, should be developed in blocks where appropriate and fully integrated into the surrounding areas when possible.

3. Institutional Uses

Institutional uses should include educational, religious, public agencies, social services facilities and open space. Educational facilities including the potential expansion of an existing elementary school, day care centers, and charter high schools that could enhance and complement the residential uses north and south of the Area.

Residual spaces, especially next to train tracks, or as part of an institutional campus, are better used as mini-parks and landscaped open space. In these areas there shall be permitted uses such as but not limited to recreational open space, community gardens, and parkways, where applicable.

4. Commercial Uses

Commercial uses should be clustered near the high traffic locations to create a critical mass that will enable each individual business to benefit from the spillover business activities of its neighbors. This type of cluster exists at the intersections along Kedzie Avenue and along east 51st Street and at the intersection of Archer and Pulaski Avenues.

5. Mixed Use #1 - Commercial/Residential

The proposed mixed-use (commercial/residential) land use allows for either use to be employed independently or in combination. The mixed use primarily includes existing buildings where commercial businesses are located on the first floor with residential units and/or offices above. Mixed-use (commercial/residential) is also proposed in some areas where commercial uses currently exist. The change in land use from commercial to mixed use (commercial/residential) will allow for a broader range of possible future developments, but is not meant to indicate that residential uses would replace commercial uses.

6. Mixed Use #2 – Industrial/Commercial/Institutional/Residential

The mixed-use category allows for flexibility in the development of parcels which are deemed appropriate for a variety of uses and allows the Area Plan to accommodate market demands more readily. Mixed-use allows for industrial development to continue. Mixed-use areas can be developed with any combination of residential, institutional, commercial, and open space uses, provided such uses are compatible and comply with the land use controls stated in this section. Where considered appropriate, as in the designated mixed-use areas, dwelling units and professional offices above commercial/retail or service establishments should be encouraged.

The Chicago Plan Commission must approve this Plan and the proposed land uses described herein prior to its adoption by the City Council.

C. Redevelopment Projects

1. Private Redevelopment Projects

There are no changes to this section.

2. Public Redevelopment Projects

There are no changes to this section.

3. Property Assembly

There are no changes to this section.

The paragraph prior to Table 3 in the Original Plan is deleted in its entirety and replaced with the following:

Table 3 – Estimated Redevelopment Project Costs represents those eligible project costs pursuant to the Act. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the Area. These funds are subject to the number of projects and amount of incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

D. Assessment of Financial Impact on Taxing Districts

Section VI.D of the Original Plan is amended to add the following:

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

E. Prior Efforts

There are no changes to this section.

Section VII – Statutory Compliance and Implementation Strategy

Section VII of the Original Plan is deleted and replaced with the following:

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

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, 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 Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 3 or otherwise adjust the line items in Table 3 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

1. Eligible Redevelopment Projects Costs

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

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Area as long as such projects and proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the community areas Archer Heights, Brighton Park, Gage Park, West Elsdon and West Lawn with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment

- project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
 - i) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act;
 - j) Payment in lieu of taxes, as defined in the Act;
 - k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (1) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Area; and (2) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;
 - l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: (1) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; (2) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; (4) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project, or (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; (5) for the financing of rehabilitated or new housing for low- and very low-income households, as defined in Section 3 of the Illinois

Affordable Housing Act, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs (2) and (4) above. Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Instead of the eligible costs provided for in paragraph (a) (b), (d) and (e) above, the City may pay from tax increment revenues up to 50 percent of the costs of construction, renovation and/or rehabilitation of new housing units to be occupied by low- and very low-income households (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act. The City requires that developers who receive TIF assistance for market-rate housing set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income; and
- p) The costs of day care services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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

The purpose of the Plan is to create a mechanism to allow: (1) development and rehabilitation of new industrial, commercial and residential uses on underused land and (2) the improvement of the physical environment and infrastructure including educational facilities. The redevelopment of the Area is expected to encourage economic revitalization within the community and surrounding area.

The City may incur Redevelopment Project Costs, which are paid from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

2. Estimated Redevelopment Project Costs

Table 3 – Estimated Redevelopment Project Costs represents those eligible project costs pursuant to the Act, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Adjustments may be made in the line items without amendment to this Plan. These expenditures are potential costs to be expended over the life of the Area. These funds are subject to the amount of projects and incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

A. Most Recent Equalized Assessed Valuation

There are no changes to this section.

B. Redevelopment Valuation

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

The estimated EAV of real property within the Area, by the year 2019 (when it is estimated that the Redevelopment Project, based on current information, will be constructed and fully assessed), is anticipated to be between \$170,000,000 and \$190,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be constructed and occupied by 2019; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Plan; 3) the most recent State Multiplier of 2.7320 as applied to 1998 assessed values will remain unchanged; 4) for the duration of the Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 1998 level; and 5) growth from reassessments of existing properties in the Area will be at a rate of 2.5 percent per year with a reassessment every three years. In addition, as described below, public improvements and the expenditure of Redevelopment Project Costs may be necessary in the furtherance of the Plan throughout the period that the Plan is in effect.

C. Sources of Funds

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

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

is either contiguous to, or is separated only by a public right-of-way from, the Area from which the revenues are received.

As depicted in Exhibit H, the Area is contiguous to the 63rd/Pulaski Tax Increment Financing Project Area, Homan/Grand Trunk Tax Increment Financing Area and Midway Industrial Corridor Tax Increment Financing Area, and in the future may be contiguous to or separated only by a public right-of-way from other Areas created under the Act. The City may use net incremental property taxes received from the Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or those separated only by a public right-of-way, and vice versa. The amount of revenue from the 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 5/11-74.6-1, *et seq.*). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and the 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 Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

D. Nature and Term of Obligation

There are no changes to this section.

E. Completion of Redevelopment Project and Plan

There are no changes to this section.

F. Commitment To Fair Employment Practices, Affirmative Action Plan, and Prevailing Wage Agreement

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

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

- A. The assurance of equal opportunity in all personnel and employment actions with respect to the redevelopment projects, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
- B. Redevelopers must meet the City's standards for participation of 24% Minority Business Enterprises and 4% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Redevelopers must meet City standards for the applicable prevailing wage rate as ascertained by the Illinois Department of Labor for all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners, developers, and others from the above.

G. Housing Impact and Related Matters

Section VII.G. of the Original Plan is deleted and replaced with the following:

A Housing Impact Study is not required and therefore has not been completed.

H. Amending the Redevelopment Plan

There are no changes to this section.

I. Conformity of Plan for the Area to Land Uses Approved by the Planning Commission of the City

There are no changes to this section.

Appendix

TABLE 3 – Estimated Redevelopment Project Costs

ACTIVITY	ESTIMATED COSTS*
Property Assembly: acquisition, site preparation and demolition, and environmental remediation	\$18,000,000
Rehabilitation of Existing Buildings	\$20,000,000
Public Works and Improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) ⁽¹⁾	\$40,000,000
Relocation	\$1,000,000
Job Training, Retraining, Welfare-to-Work	\$5,000,000
Interest Subsidy	\$7,000,000
Professional Services: studies, surveys, plans and specifications, administrative costs relating to Plan, architectural, engineering, legal, marketing, financial, planning, or other support services	\$1,000,000
Cost of Construction of low- and very-low income housing	\$500,000
Day Care Services	\$500,000
Total Redevelopment Project Costs (2)(3)(4)	\$93,000,000

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

- (1) This category may also include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts affected by the redevelopment of the Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
- (2) Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.
- (3) The amount of the Total Redevelopment Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous 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 that are paid from incremental property taxes generated in contiguous Areas or those separated from the Area only by a public right of way.
- (4) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act. Additional funding from other sources such as federal, state, county, or local grant funds may be used to supplement the City's ability to finance Redevelopment Project Costs identified above.
- (5) In 2006 dollars

Changes may be made in line items (but not in total) without Amendment of the Plan.

Exhibit C - Generalized Land Use

51st & Archer Redevelopment Area Exhibit C Generalized Land Use

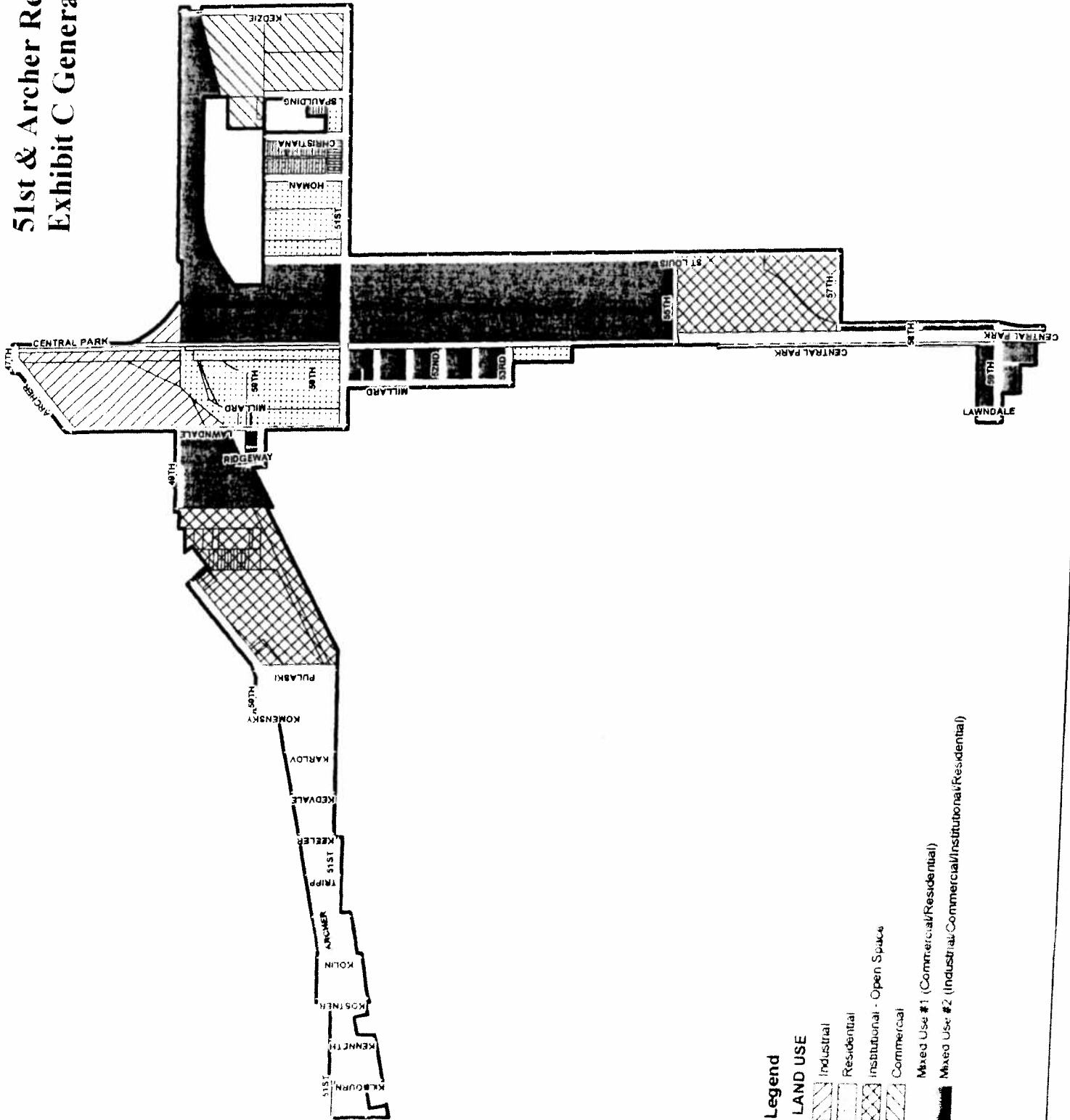


Exhibit E – Boundary Map

Exhibit 1

51st/Archer Tax Increment Financing Redevelopment Plan and Project Revision #1

**51st & Archer Redevelopment Area
Exhibit H Contiguous Redevelopment Areas**

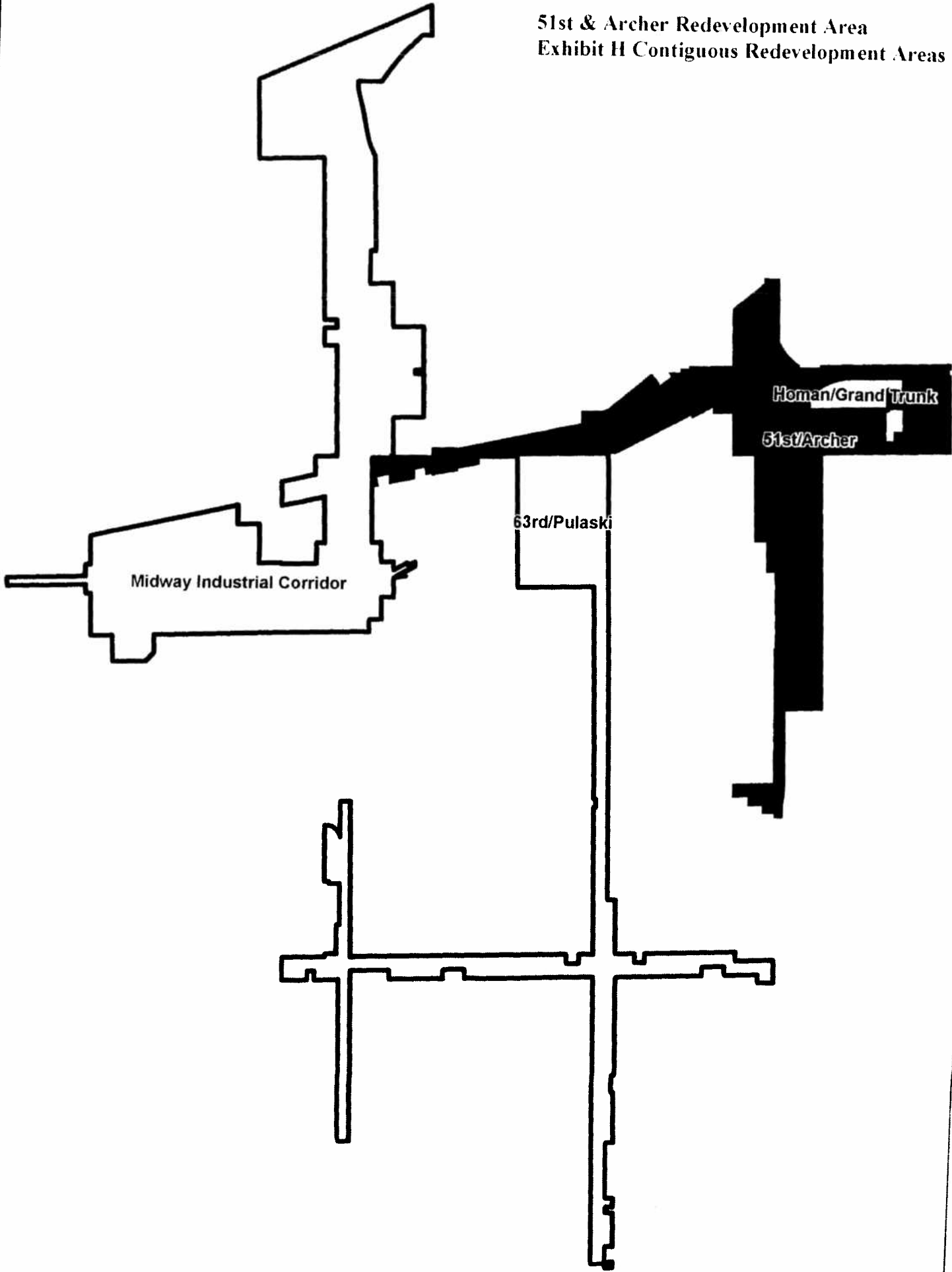
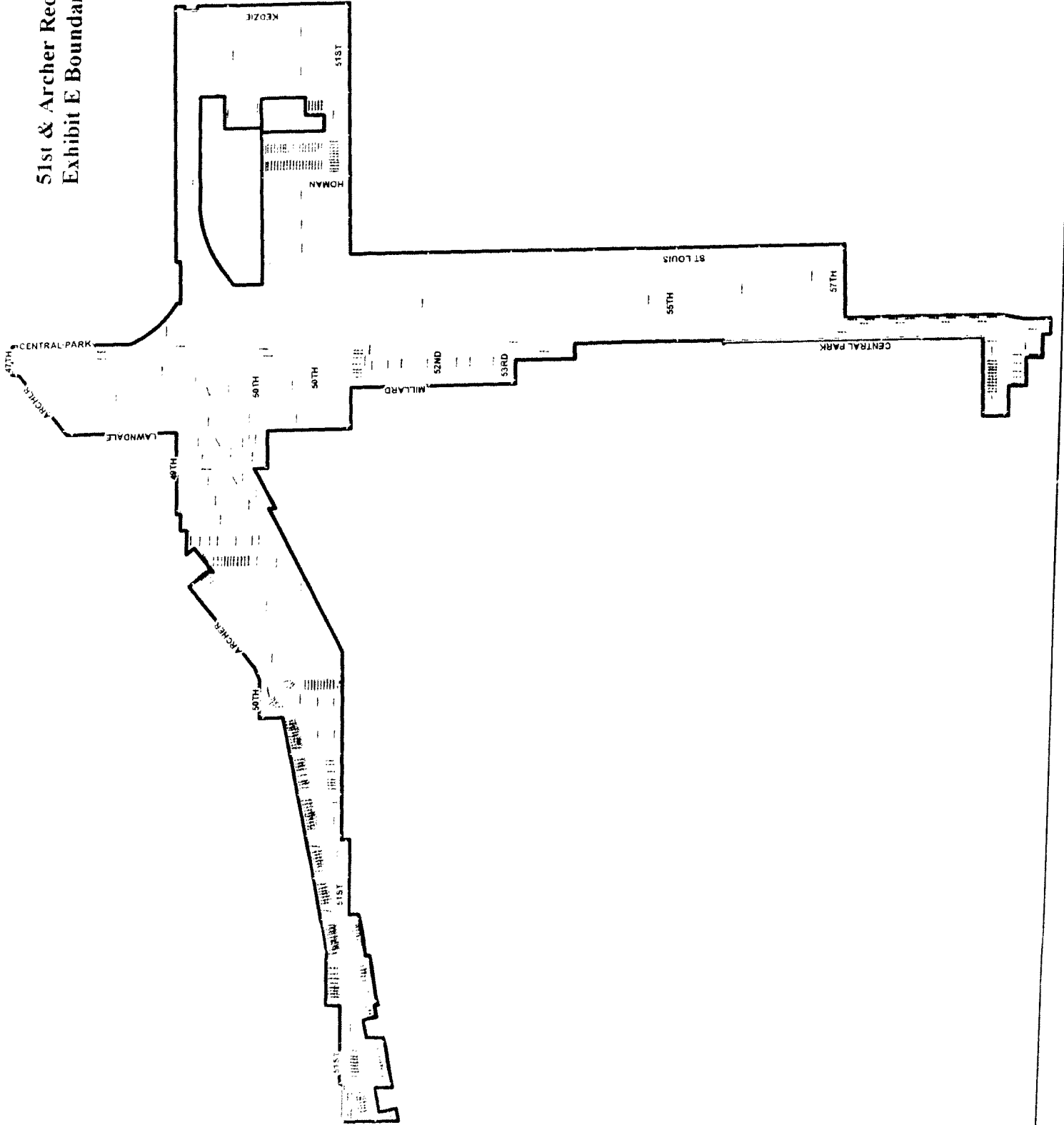


Exhibit H – Contiguous Redevelopment Areas

51st & Archer Redevelopment Area Exhibit E Boundary Map of TIF Area



The 51st/Archer
Tax Increment Financing
Redevelopment Plan and Project
Revision #1



City of Chicago • Richard M. Daley, Mayor

OCTOBER 8, 1999
Revised March 15, 2000

PGA URBAN CONSULTING

with assistance from
ERNEST R. SAWYER ENTERPRISES, INC. & GOODMAN WILLIAMS GROUP

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APPENDIX

Attachment One - Eligibility Study

Attachment Two – Maps and Plan Exhibits

- Exhibit A - Boundary Map of TIF Area
- Exhibit B - Existing Land Use Assessment Map
- Exhibit C- Generalized Land Use Plan
- Exhibit D - Generalized Existing Zoning Map
- Exhibit E - Sub-Area Key Map
- Exhibit F - Enterprise Zone Map
- Exhibit G-1 - Land Acquisition Map
- Exhibit G-2 - Parcels To Be Acquired By City

Attachment Three – Legal Description

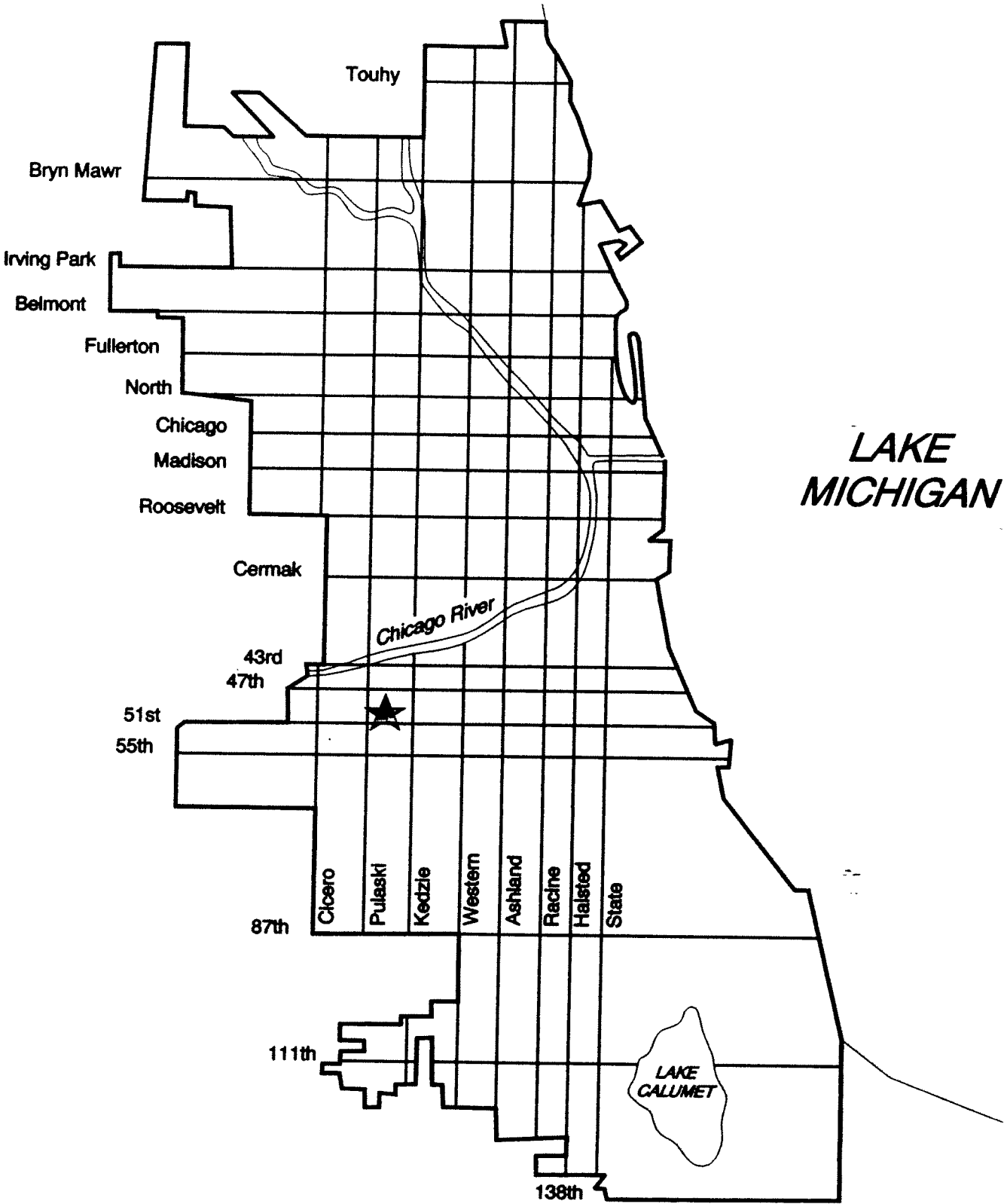
Attachment Four – 1998 Estimated EAV by Tax Parcel

FORWARD

The proposed 51st/Archer Redevelopment Plan and Project Area is part of an overall effort to facilitate redevelopment in the vicinity of Midway Airport. Recent transportation investments by the public sector for Midway Airport, the Adlai Stevenson Expressway and the CTA's extension of the Orange Line have or will help to revitalize this portion of the City. However, these investments are not directed toward improvement of properties along commercial corridors or within industrial sites. The City is proposing to establish several Tax Increment Financing Districts to help facilitate private redevelopment efforts that can build upon the public investment in the transportation network and revitalize important commercial and industrial sites located in the southwestern portion of the City.

On the following page is a map indicating the six Tax Increment Financing districts that together will help to revitalize properties in the vicinity of Midway Airport. The location of the proposed 51st/Archer Redevelopment Project Area and its relation to the other five districts is also indicated. Criteria for establishing a Tax Increment Financing district, land use and zoning patterns and the goals of the City were used to determine the final configuration of the six districts. However, the overall goal is to establish all six districts so that revitalized commercial and industrial sites can provide growth for the City and employment and businesses opportunities for the residents of the City of Chicago.

Location Map
51st / Archer Redevelopment Area
City of Chicago, Illinois



SECTION I. INTRODUCTION AND EXECUTIVE SUMMARY

A. Area Location

The 51st/Archer Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City") approximately seven miles southwest of the central business district. A location map is provided on the following page.

The Area covers approximately 273 acres and includes 74 full and partial city blocks. The Area is irregularly shaped along several major streets and railroad rights-of-way that serve as central axes. Archer Avenue from Kolmar Avenue on the west to 49th Street on the east serves as an east/west axis and the Grand Trunk Western (GTW) rail line from 47th Street on the north to 59th Street on the south serves as the north south axis. Along Archer Avenue, the block face on both sides of the street is generally included. Along the GTW railroad, industrial properties that flank the rail line are generally included. In addition, an arm of the Area extends along 51st Street east of the GTW rail line and includes properties north of 51st Street to an east/west arm of the GTW railroad. This eastern arm encircles the existing Homan/Grand Trunk TIF. The boundaries of the Area are shown on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix**.

B. Existing Conditions

The Area consists primarily of older industrial properties located along the GTW rail corridor noted above and older commercial properties located along Archer Avenue. Commercial properties along Archer Avenue provide the industry, employees and residents of the Area, as well as adjacent areas, with commercial service and retail shopping alternatives. A small number of residential uses are included along Archer Avenue and a small pocket (11 residential structures) of residential uses north of 51st Street along Homan, Christiana and Spaulding Avenues are also included in the Area. (see **Exhibit B, Existing Land Use Assessment Map** included in **Attachment Two** of the **Appendix**). The residential pocket north of 51st Street noted above has been included in the Area because of its close proximity to industrial uses located within the Area. Much of this residential pocket is surrounded on two sides by industrial uses and the structures exhibit numerous conservation factors resulting from the proximity to the industrial uses that surround them.

Zoning classifications in the Area are a mix of industrial and commercial districts. There are several small pockets of residential zoning (associated with the residential uses noted above) and several institutional uses in the Area. Zoning classifications are shown on **Exhibit D, Generalized Existing Zoning Map** included in **Attachment Two** of the **Appendix**.

The Area is characterized by the following conditions:

- the predominance (90%) of structures that are 35 years old or older;
- obsolescence (69% of buildings or structures);
- excessive land coverage (63% of buildings or site improvements); and
- depreciation of physical maintenance (75% of structures or site improvements).

Other blighting factors found to a minor extent are discussed in the **Eligibility Study** included as **Attachment One** of the **Appendix**.

C. Business & Industry Trends

The age of many of the buildings and the lack of contemporary commercial building sites and buildings have contributed to a decline of the Area. Approximately 105,000 square feet of vacant floor space was observed in the Area. Along portions of the GTW railroad that serves as the north/south axis for the Area several large vacant lots exist that were once utilized for railroad operations or are vacant railroad right-of-way. In other portions of the Area, buildings exhibit signs of depreciation of maintenance and deterioration. In many instances, the lack of maintenance and deterioration is fostered by obsolescence and excessive land coverage that prevent contemporary parking requirements and site development.

Efforts by public entities to check decline in the Area have met with limited success. The majority of these efforts have been directed toward on-going maintenance of public streets and improvements. These efforts have not been directed to eliminating the factors that qualify the Area as a redevelopment area. Despite these public efforts, improved industrial and commercial sites in the Area are gradually becoming obsolete and underutilized. The presence of vacant lots, vacant buildings and buildings in need of repair and maintenance is evidence that the public efforts to date have not been effective. Portions of the Area will become blighted and lose the ability to generate jobs and tax revenue if these conditions are not reversed.

D. Redevelopment Plan Purpose

Tax increment financing (“TIF”) is permitted by the *Illinois Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This 51st/Archer Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the “Plan”) documents the qualifications of the Area as a blighted area and as a conservation area under the Act. The purpose of this Plan is to correct Area problems and attract new private development. This Plan identifies the activities, sources of funds and procedures to implement tax increment financing pursuant to the Act.

E. Plan Objectives & Strategies

An overall strategy to retain viable businesses; recruit new businesses; and check the loss of jobs from the City is at the heart of the redevelopment efforts. The City has chosen to utilize tax increment financing to revive the commercial and industrial sites and vacant land that make up the Area.

This Plan represents an opportunity for the City to implement a program that can achieve citywide goals and objectives, as well as some that are specifically directed at the Area. These goals and objectives include:

- support the tax base of the Area;
- retention of the employment base and provision of new employment opportunities in the Area;
- expansion of the tax base through reuse and rehabilitation of commercial and industrial properties;
- development of new commercial and industrial buildings on vacant and/or underutilized properties in the Area;
- establishment of a program of phased public improvements to help retain business and industries and promote the Area as a place to do business;
- elimination of the conditions that qualify the Area as a conservation area and a blighted area; and
- property assembly as indicated herein to facilitate new development.

This Plan creates a mechanism to revitalize the Area by improvement of the physical environment and infrastructure and through the orderly transition of residential, commercial and industrial uses to new or expanded uses in the future. The City proposes to use TIF to address needs in the Area and induce the investment of private capital.

In implementing this Plan, the City is acting to facilitate the revitalization of the entire Area. The commercial corridors of the Area should be maintained as a series of commercial corridors that provide services to the industry of the Area and surrounding residential neighborhoods. Industrial uses will be encouraged to take advantage of underutilized sites in the Area and new industrial tenants will be sought for vacant sites. In some instances, transformation of underutilized sites from existing uses to productive industrial or commercial operations will be encouraged. This Plan is intended to stabilize commercial and industrial land uses, support industrial and commercial expansion and attract new business and industry to the Area. The City recognizes that blighting influences will continue to weaken the Area and that the entire Area may become blighted if the decline is not reversed.

F. Redevelopment Plan and Project Activities and Costs

The projects anticipated for the Area may include, but are not limited to:

- property assembly;
- street, alley and sidewalk reconstruction;
- transportation improvements (including improvements to viaduct and at grade rail crossings);
- utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;
- private developer assistance;
- site clean-up and preparation;
- marketing and promotion;
- environmental remediation;

- planning studies; and
- other costs permitted under the TIF Act.

The anticipated activities and associated costs are shown on **Table Three, Estimated Redevelopment Project Costs**. The total estimated cost for the activities listed in Table Three are \$60,000,000.

G. Summary & Conclusions

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of PGAV-Urban Consulting ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Area as a redevelopment project area under the Act (defined herein). The Consultant has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicates that the requirements necessary to designate the improved portion of the Area as a conservation area and a portion of the vacant land in the Area as a blighted area are present. Therefore, the Area is qualified under the terms of the definitions in the Act. This Plan and the supporting documentation contained in the **Eligibility Study** (included herein as **Attachment One** of the **Appendix**) indicate that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

SECTION II – LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include approximately 273 acres of land, the statutory minimum of 1.5 acres is exceeded.

The boundaries of the Area are shown on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix** and the boundaries are described in the **Legal Description** of the Area included as **Attachment Three** of the **Appendix**. A listing of the permanent index numbers and the 1998 equalized assessed value for all properties in the Area are provided as **1998 Estimated E.A.V. by Tax Parcel** included as **Attachment Four** of the **Appendix**.

SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A. Introduction

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current E.A.V. of real property within the redevelopment project area over and above the "certified initial E.A.V." of such real property. Any increase in E.A.V. is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current E.A.V. does not result in a negative incremental property tax.

To finance redevelopment project costs, a municipality may issue obligations secured by incremental property taxes to be generated within the project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following:

- (a) net revenues of all or part of any redevelopment project;
- (b) taxes levied and collected on any or all property in the municipality;
- (c) the full faith and credit of the municipality;
- (d) a mortgage on part or all of the redevelopment project; or
- (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a prescribed period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, various redevelopment projects, and the reassessment of properties. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the Plan have been paid. Taxing districts also

benefit from the increased property tax base after redevelopment project costs and obligations are paid.

As used herein and in the Act, the term "redevelopment project" ("project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term area means 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 a combination of both blighted area and conservation area. Plan means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax base of the taxing districts which extend into the redevelopment project area.

Redevelopment that occurs in a designated redevelopment project area will increase the E.A.V. of the property and, thus, generate increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc. as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act:

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

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

- a blighted area (both “improved” and “vacant” or a combination of both); or
- a conservation area; or
- a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

The Act currently does not offer detailed definitions of the blighting factors used to qualify areas. The definitions set forth in the Illinois Department of Revenue's "Definitions and Explanations of Blight and Conservation Factors (1988)" were used in this regard in preparing this Plan.

B. The Redevelopment Plan and Project for the 51st/Archer Tax Increment Financing Redevelopment Project Area.

As evidenced herein, the Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Area as a whole will be redeveloped without the use of TIF.

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

1. Occurs on a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and
2. Occurs on a reasonable, comprehensive and integrated basis to ensure that the blighting and conservation factors are eliminated; and
3. Accomplishes objectives within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

This Plan sets forth the overall Project which are those public and private activities to be undertaken to accomplish the City's above-stated goal. During implementation of the Project, the City may, from time to time: (i)

undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements with private 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").

This Plan specifically describes the Area and summarizes the factors which qualify the Area as a "conservation area" and a portion of the vacant land in the Area as a "blighted area" as defined in the Act. (See the **Eligibility Study** included as **Attachment One** of the **Appendix**).

Successful implementation of this Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate comprehensive and coordinated development of the Area. Only through the utilization of tax increment financing will the Area develop on a comprehensive and coordinated basis, thereby reducing or eliminating the conditions which have precluded development of the Area by the private sector.

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

- An increased property tax base arising from new commercial and industrial development and the rehabilitation of existing buildings.
- An increased sales tax base resulting from new and existing development.
- An increase in construction, commercial, industrial and other full-time employment opportunities for residents of the City.
- The construction of an improved system of roadways, utilities and other infrastructure which better serves existing businesses and industries and accommodates desired new development.

SECTION IV – REDEVELOPMENT GOALS AND OBJECTIVES

Information regarding the needs of the Area and proposals for the future was obtained from the City of Chicago, various neighborhood groups, comments expressed at neighborhood meetings and field investigations by the Consultant.

The Area boundaries have been established to maximize the development tools created by the Act and to address Area problems and needs. To address these needs, various goals and objectives have been established for the Area as noted in this section.

A. General Goals for 51st/Archer Redevelopment Area

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

1. Improve the quality of life in the City by revitalizing the Area. This can be accomplished through creation of secure, functional, attractive, marketable and competitive business environments.
2. Stabilize and enhance the real estate and sales tax base of the City and other taxing districts.
3. Retain sound and viable businesses and industries within the Area.
4. Attract new business and industrial development within the Area.
5. Improve the appearance of the commercial and industrial properties through: building facade renovation/restoration; restoration of deteriorated signage; and public and private improvements that will have a positive visual impact.
6. Create new job opportunities within the Area.
7. Employ residents from within the Area as well as adjacent neighborhoods and redevelopment project areas.

B. Redevelopment Objectives

Listed below are the redevelopment objectives that will guide planning decisions regarding redevelopment within the Area:

1. Reduce or eliminate those conditions that qualify the improved portion of the Area as a "conservation area" and a portion of the vacant land of the Area as a "blighted area". These conditions are described in detail in the **Eligibility Study** (see **Attachment One** of the **Appendix**).
2. Encourage attractive buildings, rights-of-way and open spaces.
3. Provide public improvements and facilities in relationship to projected demand.
4. Facilitate business retention, rehabilitation and new development.
5. Assist in the establishment of job training, job readiness and "welfare to work" programs to provide residents from within, and surrounding the Area with the skills necessary to secure jobs.
6. Provide opportunities for women-owned and minority-owned businesses to share in the process and benefits of redevelopment of the Area.
7. Maximize the existing transportation network of the Area and ensure that the Area is served by a street system and public transportation facilities that provide safe and convenient access.

C. Development and Design Objectives

Listed below are specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment throughout the Area.

The guidelines are intended to help attract desirable new businesses, foster a coordinated development pattern and create an attractive image and identity for the Area.

1. Land Use

- Integrate new development with existing businesses throughout the Area.
- Facilitate rehabilitation of commercial and industrial uses.
- Recognize the need for institutional, parks, green space and residential uses to a limited extent given the Area's current boundaries and existing land use and zoning patterns.

- Promote shared parking.

2. Building and Site Development

- Repair and rehabilitate commercial and industrial buildings in poor condition.
- Reuse vacant buildings in serviceable condition for new business, commercial or industrial uses.
- Encourage secure parking, service and support facilities that can be shared by multiple businesses and industrial uses.
- Encourage consistent decorative elements around the perimeter of industrial sites and commercial buildings.

3. Transportation and Infrastructure

- Provide safe and convenient access to the Area for trucks, autos and public transportation.
- Improve streets, street lighting, curbs, sidewalks and traffic signalization.
- Promote developments that take advantage of access to the City's mass transit network.
- Provide well-defined, safe pedestrian connections within the Area and between the Area and nearby destinations.
- Upgrade the Archer Avenue corridor to a level consistent with its function as a major transportation route.
- Improve or repair substandard viaducts and upgrade at-grade rail intersections where possible.

4. Urban Design

- Establish a streetscape system to coordinate the use of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage within the Area.
- Promote high-quality architectural design throughout the Area.
- Replace signage that is deteriorated and unattractive.

- Preserve buildings with historic and architectural value.
- Clear, clean and maintain vacant land.
- Use vacant lots for permanent attractive open space or off-street parking.
- Eliminate illegal dumping, abandoned vehicles, overgrown weeds and graffiti.

5. Landscaping and Open Space

- Provide landscaped buffer areas around commercial and industrial portions of the Area.
- Encourage landscaped setbacks.
- Promote the use of landscaping and fencing to screen dumpsters, waste collection areas, loading areas, service areas and the perimeter of parking lots.
- Ensure that landscaping and design materials comply with the City of Chicago Landscape Ordinance.
- Promote the development of shared open spaces within the Area, including courtyards, outdoor eating areas, recreational areas, etc.
- Ensure that all open spaces are designed, landscaped and lighted to achieve a high level of security.

SECTION V – BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS

A. Introduction

Attachment One of the **Appendix** (the “Eligibility Study”) contains a comprehensive report that documents all factors required by the Act to make a determination that the area is eligible under the Act. A brief synopsis of this Eligibility Study is included in this Section.

To designate a redevelopment project area, according to the requirements of the Act, a municipality must find that there exist conditions which cause such project area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors that were utilized in conducting the evaluation of the physical conditions in the Area are outlined under the individual headings that follow.

B. Area Background Information

1. Location and Size of Area

The northern portion of the Area is located approximately seven miles southwest of downtown Chicago. The Area is irregularly shaped and lies along several major streets and railroad rights-of-way that serve as central axes. Archer Avenue from Kolmar Avenue on the west to 49th Street on the east serves as an east/west axis and the GTW rail line from 47th Street on the north to 59th Street on the south serves as the north south axis. Along Archer Avenue, the block face on both sides of the street is generally included. Along the GTW, railroad industrial properties that flank the rail line are generally included. In addition, an arm of the Area extends along 51st Street east of the GTW rail line and includes properties north of 51st Street to an east/west arm of the GTW railroad. This eastern arm encircles the existing Homan/Grand Trunk TIF.

The boundaries of the Area are described in the **Legal Description** included as **Attachment Three** of the **Appendix** and are geographically shown on **Exhibit A, Boundary Map of TIF Area**, included in **Attachment Two** of the **Appendix**. Existing land uses are identified on **Exhibit B, Existing Land Use Assessment Map**, included in **Attachment Two** of the **Appendix**.

2. Description of Current Conditions

The Area consists of 74 (full and partial) city blocks, 126 buildings and 335 parcels covering approximately 273 acres. The land use percentage breakdown of the Area's acreage is provided in the table below:

Land Use	Percentage of Gross Land Area	Percentage of Net Land Area ¹
Residential	1.0%	1.3%
Commercial	8.9%	12.1%
Industrial	31.2%	42.6%
Institutional and Related	15.3%	20.9%
Vacant/Undeveloped	16.8%	23.1%
Public Rights-Of-Way	26.8%	N/A

¹ Net land area exclusive of public rights-of-way.

Much of the improved portion of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by the three conservation area factors that exist to a major extent (listed below) as well as eight factors that exist to a minor extent (presented later in this Plan):

Obsolescence

Sixty-nine percent (69%) of buildings or parcels exhibited evidence of obsolescence. Obsolescence identified in the Area includes: structures containing vacant space, structures with design and space layouts that are no longer suitable for their current use, parcels of limited and narrow size and configuration and obsolete site improvements including limited provisions for on-site parking.

Excessive Land Coverage

Sixty-three percent (63%) of buildings or site improvements exhibited evidence of excessive land coverage. Examples of excessive land coverage identified in the Area include: building or site improvements exhibiting nearly 100% lot coverage, lack of required off-street parking and inadequate provision for loading or service areas.

Depreciation of Physical Maintenance

Depreciation of physical maintenance was identified on 75% of buildings and site improvements in the Area. Examples observed in the Area include: unpainted or unfinished surfaces, peeling paint, loose or missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair.

Trash and debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

The Area on the whole has not been subject to growth and development through investment by private enterprise on a level consistent with other sections of the City and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area.

Along portions of the GTW railroad right-of-way, vacant lots are present where former rail yards and unused railroad right-of-way exist. In other sections of the Area, industrial and commercial uses are vacant and underutilized. In the eastern portion of the Area, several industrial sites contain depreciation of physical maintenance, deterioration, lack of community planning and obsolescence that impact negatively on surrounding residential areas. Finally, public streets, sidewalks, curbs, viaducts and at-grade rail crossings are in need of repair or up-grade in several sections of the Area.

The City and the State of Illinois ("State") have designated a portion (24.1%) of this section of the community as Enterprise Zone 2. (see **Exhibit F, Enterprise Zone Map** included in **Attachment Two** of the **Appendix**). The remaining portion of the Area will not directly benefit from the Enterprise Zone program.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of Lake Township, the township that includes the 51st/Archer Redevelopment Project Area, increased from \$3.1 billion to \$4.0 billion according to Cook County records. This represents a gain of \$0.9 billion (average annual growth rate of 5.8%) during this six-year period. In 1993, the E.A.V. of the Area was estimated at \$26.8 million. In 1998, the E.A.V. of the Area was estimated at \$31.3 million. This represents an average annual growth rate of approximately 3.4% during the six-year period between 1993 and 1998. Therefore, the Area has experienced an annual average growth rate approximately 42% lower than the overall E.A.V. growth rate experienced in Lake Township between 1993 and 1998. In addition, a significant amount of the growth that occurred in the Area in the last six years occurred in the reassessment year of 1994. Between 1993 and 1994 the EAV of the Area grew by 7.0%. Following 1994, the growth rate of the Area was much lower. Between 1995 and 1996 the E.A.V. of the Area declined by approximately \$11,000 or 0.04%. Between 1996 and 1997 the E.A.V. of the Area grew by approximately \$641,000 or 2.1% compared to 10.6% for Lake Township

during this same period. Between 1995 and 1998, the EAV of the Area has averaged 1.2% growth annually compared to 4.8% annually for Lake Township. Further, approximately 2.4% of the properties in the Area are delinquent in the payment of 1997 real estate taxes and 16 building code violations have been issued on buildings since July 1, 1994.

According to information provided by the City of Chicago Department of Buildings, only four permits for major new buildings or major rehabilitation projects have been issued since July 1, 1994. Of the four permits issued for major buildings or major rehabilitation projects since July 1, 1994, two were for industrial buildings, one was for an institutional building (school) and one was for a new single-family residence. Approximately 90% of the buildings in the Area are or exceed 35 years of age.

There is approximately 105,000 square feet of vacant commercial and industrial floor space located in ten buildings scattered throughout the Area. A significant portion of the vacant floor space in the Area is located in buildings that are obsolete in terms of contemporary business requirements and building layout.

As part of the documentation of existing conditions in the Area a separate analysis was performed that looked at development opportunities in the Area. According to information provided by the Goodman Williams Group, a Chicago based real estate research group, several development opportunities exist in the Area. However, many of these sites are currently underutilized or in need of revitalization. The limiting development factors on these potential development sites are poor access, the presence of marginal industrial and commercial uses, the presence of obsolete site layouts and obsolete structures, potential environmental contamination and the necessity to assemble multiple parcels to create developable sites. These conditions have contributed to the decline of adjacent properties and further hinder the appearance of the Area.

C. Existing Land Use and Zoning Characteristics

A tabulation of existing land use by category is shown on the following page:

As indicated in Table One, the predominant land use in the Area is industrial. The major industrial uses that flank the GTW railroad right-of-way that serves as the north/south axis of the Area are manufacturing and transportation uses. Industrial uses comprise 31.2% of the gross land area (42.6% of the net Area).

Approximately 1.0% of the gross land area (1.3% of the net land area) is residential. The Area contains 18 single-family residential buildings, 1 multi-family building containing a total of 3 residential units, and 26 mixed-use buildings (buildings with first floor commercial uses and second or third floor residential uses) containing a total of 36 residential units. Fourteen of the 18 single-family buildings are occupied, all 3 multi-family units are occupied and 35 of the 36 mixed-use units are occupied. There are 52 inhabited residential units in the Area.

The majority of single-family uses are located in the eastern portion of the Area. This pocket of residential uses is adjacent to several industrial uses and is surrounded by industrial uses on two sides and isolated from surrounding residential neighborhoods. The remaining residential uses are predominantly scattered along Archer Avenue.

Table One
Tabulation of Existing Land Use

Land Use	Land Area Gross Acres	% of Gross Land Area	% of Net Land Area ¹
Residential	2.6	1.0%	1.3%
Commercial	24.2	8.9	12.1
Industrial	85.0	31.2	42.6
Institutional	41.6	15.3	20.9
Vacant/Undeveloped	46.0	16.8	23.1
Sub total – Net Area	199.4	73.3%	100.0%
Public Right-Of-Way	73.1	26.8	N/A
Total	272.5 Ac.	100.0%	N/A

Note:

¹ Net land area exclusive of public right-of-way.

Commercial uses are predominantly concentrated along Archer Avenue. Three major institutional uses (Senka Park, Currie High School and Sandoval School) are located in the Area.

The land use survey and map focus on the use at street level. It should be recognized, however, that several of the multi-story buildings (generally along Archer Avenue) are mixed-use structures. The upper floors of these buildings are often multi-family use, constructed so that the business owner could both live above his shop and maximize the rental income potential of the building. In the majority of these instances, upper floors experience high rates of occupancy even if the first floor commercial space is vacant.

The focus on ground floor uses is not intended to minimize the importance of the second and third floor uses. Maximum use and occupancy of these mixed-use buildings should be encouraged.

The majority of property within the Area is zoned in industrial categories. (see **Exhibit D, Generalized Existing Zoning Map** included in **Attachment Two** of the **Appendix**). Along the boundaries of the Area, residential uses are in close proximity to industries and businesses. The boundary separating residential and commercial/industrial uses is often a local street or alley.

D. Investigation and Analysis of Conservation Area and Blighted Area Factors

In determining whether the proposed Area meets the eligibility requirements of the Act, various methods of research were utilized in addition to the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable of Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items.
2. Aerial photographs, Sidwell block sheets, etc. were utilized.
3. Inspection and research as to the condition of local buildings, streets, utilities, etc.
4. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures to determine conditions of local properties, utilities, streets, etc. and determine eligibility of designated areas for tax increment financing.
5. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
6. Adherence to basic findings of need as established by the Illinois General Assembly in establishing the Act. These are:

- a. In many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the Act.
- b. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
- c. These findings are 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.

In making the determination of eligibility, it is not required that each and every property or building in the Area qualify. It is the Area as a whole that is determined eligible.

The Act currently sets forth 14 separate factors that are to be used to determine if an area qualifies as a "conservation area". In addition, two thresholds must be met. For an area to qualify as a conservation area 50% or more of the structures in the area must have an age of 35 years or more and a combination of 3 or more of the 14 factors must be found to exist such that although the area is not yet a blighted area, it is detrimental to the public safety, health, morals or welfare and may become a blighted area. For vacant areas to be declared as a "blighted area" additional criteria and factors must be met.

The Act currently does not define the blight factors, but the Consultant has utilized the definitions for these terms as established by the Illinois Department of Revenue in their 1988 Compliance Manual. The Eligibility Study included in the Appendix defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

Conservation Area: A combination of three or more of the following factors must exist for an area to qualify as a conservation area under the Act:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Abandonment
7. Excessive vacancies
8. Overcrowding of structures and community facilities
9. Lack of ventilation, light, or sanitary facilities

10. Inadequate utilities
11. Excessive land coverage
12. Deleterious land use or layout
13. Depreciation of physical maintenance
14. Lack of community planning

Table Two, Conservation Area Factors Matrix, provided on the following page, tabulates the condition of all improved properties in the approximately 273-acre, 74 full and partial block Area. **Table Two** documents the conditions of improved portions of the Area. This Table indicates that three blighting factors associated with improved land are present to a meaningful extent and generally distributed throughout the Area.

Blighted Area: The following are various provisions that permit vacant areas to qualify as blighted:

1. Combination of 2 or more of the following factors:
 - i. Obsolete platting of the vacant land,
 - ii. Diversity of ownership of such land,
 - iii. Tax and special assessment delinquencies on such land,
 - iv. Flooding on all or part of such vacant land,
 - v. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or
2. The area immediately prior to becoming vacant qualified as a blighted improved area, or
3. The area consists of an unused quarry or unused quarries, or
4. The area consists of unused rail yards, rail tracks or railroad rights-of-way, or
5. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements within or in proximity to the area which improvements have been in existence for at least 5 years, or
6. The area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or

**Table Two
51st/Archer Redevelopment Project Area
Conservation Area Factors Matrix**

* Sub Area	Total Number of Buildings	**		1 Dispida- tion	2 Obsoles- cence	3 Deterio- ration	4 Illegal Use of Individual Structures	5 Presence of Structures Below Min. Code Standards	6 Abandon- ment	7 Excessive Vacancy	8 Over-crowding of Structures and Community Facilities	9 Lack of Ventilation, Light or Sanitary Facilities	10 Inadequate Utilities	11 Excessive Land Coverage	12 Deterious Land Use and Layout	13 Depreciation of Physical Maintenance	14 Lack of Community Planning	Total Number of Blighting Factors Present	Area Has 3 or More Factors
		Total Buildings Age and Older	% Total Buildings Age and Older																
Sub Area 1	45	42	93%	3	38	11	0	9	0	5	0	0	0	38	0	31	0	7	Yes
Sub Area 2	37	34	92%	0	19	6	1	5	0	5	0	0	0	31	1	27	0	8	Yes
Sub Area 3	9	7	78%	0	6	5	0	4	0	1	0	2	0	3	0	8	0	7	Yes
Sub Area 4	22	18	82%	4	14	17	0	15	0	4	0	0	0	5	6	18	6	9	Yes
Sub Area 5	7	6	86%	1	6	3	0	3	0	0	0	0	0	2	0	6	0	6	Yes
Sub Area 6	6	6	100%	0	4	3	0	0	0	0	0	0	0	0	0	5	0	3	Yes
Total Number of Bldgs. or Parcels Exhibiting Blighting Factors	126	113	90%	8	87	45	1	36	0	15	0	2	0	79	7	95	6	11	Yes
% Total Bldgs. or Parcels Exhibiting Blighting Factors				6%	69%	36%	Less Than 1%	29%	0%	12%	0%	2%	0%	63%	6%	75%	5%		

* Sub-Area designations are graphically identified on the Sub-Area Key Map contained in Attachment Two of the Appendix.
 ** Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.
 Bold indicates conservation area factors that exist to a major extent.

7. The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of a redevelopment project area and which area meets at least one of the factors itemized herein, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

Approximately 44.3 acres or 22.2% of the net land area within the Area was identified as blighted. It is evident from historic plats and photos that this land was once used as rail yards or is vacant land within the limits of rail-road right-of-way. Given the presence of these factors this vacant land qualifies as a blighted area.

Further discussion of the relevant eligibility considerations for the vacant areas is included in the **Eligibility Study** included as **Attachment One** of the **Appendix**. The vacant parcels identified as blighted are illustrated on the **Exhibit B, Existing Land Use Assessment Map** included in **Attachment Two** of the **Appendix** and summarized in the discussion below:

E. Summary of Findings/Area Qualification

It was determined in the investigation and analysis of conditions in the Area that the improved portions of the Area qualify as a "conservation area" and the vacant portions of the Area qualify as a "blighted area" under the Act. The qualifying factors that were determined to exist in the improved area and vacant area are summarized later in this section. The Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify consistent with the strategy of the City in other redevelopment project areas.

Vacant industrial buildings, vacant commercial storefronts, vacant land and multiple conservation factors are evidence of declining conditions in the Area, lack of private investment and little interest in the Area by the private market. There is in excess of 105,000 square feet of vacant floor space and approximately 46.0 acres of vacant land. Many of these properties have been available for more than 12 months.

The City and the State have designated a portion (24.1%) of the Area as State of Illinois Enterprise Zone Number 2 as a further response to deteriorating conditions in the Area. This designation also recognizes the significant needs of the Area and underscores the need for public financial incen-

tives to attract private investment. (see **Exhibit F, Enterprise Zone Map** included in **Attachment Two** of the **Appendix**).

The conclusion of the Consultant is that the number, degree and distribution of eligibility factors as documented in this report warrant the designation of the Area as a conservation area and as a blighted area as set forth in the Act. The summary tables contained on the following pages highlight the factors found to exist in the Area that cause it to qualify. This evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is necessary. Secondly, the distribution of conservation area and blighted area eligibility factors throughout the Area must be reasonable so that a good area is not arbitrarily found to qualify as a conservation or blighted area simply because of proximity to an area that exhibits blighting factors.

In addition to the presence of multiple conservation area and blighted area factors as listed on the following pages, E.A.V. growth below that of surrounding areas of the City in recent years, the presence of vacant floor space and vacant land indicates that the Area on the whole has not been subject to growth and development as a result of investment by private enterprise and will not be developed without action by the City. These have been previously documented. All properties within the Area will benefit from the TIF program.

The analysis presented in this Plan is based upon data assembled by the Consultant. The conclusions presented in this report are those of the Consultant. The study and survey of the Area indicate that requirements necessary for designation of the improved portion of the Area as a "conservation area" and a portion of the vacant land located in the Area as a "blighted area" are present. If satisfied with the summary of findings contained herein, the governing body may make a finding of a conservation area for the improved portion of the Area and a finding of a blighted area for the vacant portion of the Area and make this report a part of the public record.

Therefore, the Area is qualified as both a conservation area and blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act (see full text of **Attachment One, Eligibility Study** included in the **Appendix**).

1. Improved Land Statutory Factors

ELIGIBILITY FACTOR ¹		EXISTING IN AREA
	Age ²	90% of bldgs. are or exceed 35 years of age.
1	Dilapidation	Minor Extent
2	Obsolescence	Major Extent
3	Deterioration	Minor Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Abandonment	Not Present
7	Excessive vacancies	Minor Extent
8	Overcrowding of structures and community facilities	Not Present
9	Lack of ventilation, light or sanitary facilities	Minor Extent
10	Inadequate utilities	Not Present
11	Excessive land coverage	Major Extent
12	Deleterious land use or layout	Minor Extent
13	Depreciation of physical maintenance	Major Extent
14	Lack of community planning	Minor Extent

Notes:

1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area. Three factors were found to exist to a major extent and eight were found to exist to a minor extent.

2 Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

2. Vacant/Unimproved Land-Statutory Factors

ELIGIBILITY FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	Two or more of the following factors: i. Obsolete platting ii. Diversity of ownership iii. Tax and assessment delinquencies iv. Flooding v. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land Or	—
2	Area immediately prior to becoming vacant qualified as a blighted improved area; Or	—
3	Area consists of unused quarry or quarries; Or	—
4	Area consists of unused rail yards, rail tracks or rail-road right-of-way; (Present) Or	Yes
5	Area prior to designation is subject to chronic flooding caused by improvements; Or	—
6	Area consists of unused disposal site containing earth, stone, building debris, etc.; Or	—
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	—

Note:

Area qualifies per statutory requirements. Only one factor is required by the Act.

SECTION VI - REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This section presents the Plan and Project for the Area. Pursuant to the Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan must be prepared. A **redevelopment plan** is defined in the Act at 65 ILCS 5/11-74.4-3 (n) as:

the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

B. Generalized Land Use Plan

The generalized land use plan for the Area is presented on **Exhibit C, Generalized Land Use Plan** included in **Attachment Two** of the **Appendix**.

The generalized land use plan for the Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it outlines land use categories and alternative land uses that apply to each block in the Area. Existing land uses that are not consistent with these categories may be permitted to exist. However, TIF assistance will only be provided for those properties in conformity with this generalized land use plan.

The commercial corridor along Archer Avenue should be revitalized through improvement of the existing streetscape and infrastructure. Redevelopment of small-scale individual properties with the primary focus being a series of planned commercial retail/service corridors is anticipated along Archer Avenue and within the other small commercial pockets of the Area. In the industrial sections of the Area, improvements to infrastructure and new industrial development on vacant land is proposed. In several locations transformation from residential and industrial land use to commercial service or renewed industrial uses is anticipated. In addition, provisions for other uses, including, residential, open space, public and institutional uses are included where appropriate.

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, and promoting new business development at selected locations. The generalized land use plan highlights areas for use as commercial business and limited industrial opportunities that will enhance existing development and promote new development within the Area. The generalized land use plan designates seven (7) land use categories within the Area:

- i. Residential/Commercial/Industrial
- ii. Residential/Public/Institutional
- iii. Commercial
- iv. Commercial/Industrial
- v. Industrial
- vi. Industrial/Commercial
- vii. Transportation

These seven categories, and their location on the map on **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix**, were developed from several factors: existing land use, the existing underlying zoning district and the land use anticipated in the future.

It is not the intent of the generalized land use plan to eliminate non-conforming uses in this Area. The intent is to prohibit the expansion of these uses and allow the commercial and industrial nature of the Area to remain intact. In some instances, transformation from residential use to commercial or industrial use may be desirable. It should be clearly noted that existing uses should remain until such time that they are no longer viable for their current use.

The following discussions identify general areas within the overall Area and the land uses to apply in these general areas. The proposed land uses for all land within the Area is identified on **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix**:

Archer Avenue

Archer Avenue contains numerous commercial uses that serve the industrial uses, employees and residents of the Area and surrounding neighborhoods. The Generalized Land Use Plan calls for the continued use of the property adjacent to this major transportation route as a commercial corridor. Redevelopment in the form of renewed streetscapes that augment small-scale contemporary commercial development is anticipated.

GTW corridor

Currently industrial uses and several large vacant lots associated with railroad right-of-way are located along the GTW rail line in the eastern section of the Area. The Generalized Land Use Plan calls for continued use of the property adjacent to the rail corridor as an industrial corridor. Redevelopment in the form of renewed or expanded industrial uses is anticipated.

C. Redevelopment Projects

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be undertaken. An essential element of the Plan is a combination of private projects, public projects and infrastructure improvements. All redevelopment project activities shall be subject to the provisions of the City's ordinances and applicable codes as may be in existence and may be amended from time to time. Projects and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Projects:

Rehabilitation of existing properties including adaptive reuse of certain existing buildings built for one use but proposed for another use (so long as such rehabilitation can comply with applicable City codes and the Generalized Land Use Plan contained herein). New construction or reconstruction of private buildings at various locations as permitted by the Plan.

2. Public Redevelopment Projects:

Public projects and support activities will be used to induce and complement private investment. These may include, but are not limited to: street improvements; public building rehabilitation; land assembly and site preparation; street work; transportation improvement programs and facilities; public utilities (water, sanitary and storm sewer facilities); environmental clean-up; park improvements; school improvements; landscaping; traffic signalization; promotional and improvement programs; signage and lighting, as well as other programs as may be provided by the City and permitted by the Act.

3. Property Assembly:

Property assembly in accordance with this plan may be undertaken by the private sector. Additionally, the City may encourage the pres-

ervation of buildings that are structurally sound and compatible with the overall redevelopment of the Area.

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Area. **Exhibit G-1, Land Acquisition Map** located in **Attachment Two** of the **Appendix**, indicates the parcels to be acquired for clearance and redevelopment in the Project Area. **Exhibit G-2, Parcels To Be Acquired By City** also included in **Attachment Two** of the **Appendix** portrays the acquisition properties in more detail.

To meet the goals, policies or 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 acquired for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written 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.

The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Acquisition, clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tax-producing redevelopment closely follows site clearance.

The City may (a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

In connection with the City exercising its power to acquire real property not currently identified on **Exhibit G-1** or listed in **Exhibit G-2**, 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 the Plan.

For properties described on **Exhibit G-1, Land Acquisition Map** and listed on **Exhibit G-2, Parcels To Be Acquired By City**, located in **Attachment Two** of the **Appendix**, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the preceding paragraph.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project 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/or financial assistance as determined by the City.

The estimated costs associated with eligible redevelopment projects are presented in **Table Three, Estimated Redevelopment Project Costs** provided on the following page. These projects are necessary and address the needs identified in preparing this Plan. The estimates presented in **Table Three** include reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. Some of the costs listed in **Table Three, Estimated Redevelopment Project Costs** will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

The City proposes to achieve its redevelopment goals and objectives for the Area through the use of public financing techniques including, but not limited to tax increment financing. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

TABLE THREE
Estimated Redevelopment Project Costs

<u>Activity</u>	<u>Cost¹</u>
1. Planning, Legal, Professional Services, Administrative	\$2,000,000
2. Property Assembly; Site Clearance & Clean-Up; Site Preparation; Environmental Remediation	\$7,000,000
3. Rehabilitation Costs & New Construction	\$28,600,000
4. Public Works or Improvements	\$6,000,000
5. Job Training, Welfare to Work & Day Care	\$6,000,000
6. Taxing Districts' Capital Costs	\$3,000,000
7. Relocation Costs	\$1,000,000
8. Interest Subsidy	\$6,400,000
*Total Redevelopment Project Costs	\$60,000,000

¹ Further descriptions of costs are provided in Section VII of this Plan. Certain costs contained in this table will be eligible costs as of November 1, 1999 pursuant to an amendment to the Act.

In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are an upper estimate of expenditures. Adjustments may be made in line items within the total and may be made without amendment to the Plan. The City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

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). Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Plan and which may include affordable housing requirements.

D. Assessment of Financial Impact on Taxing Districts

In 1994, the Act was amended to require an assessment of any financial impact of the redevelopment project area on, or any increased demand for services from, any taxing district affected by the redevelopment 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 major taxing districts presently levy taxes against 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. This district provides the main trunk lines for the collection of wastewater from cities, villages and towns, and for the treatment and disposal thereof.

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

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

Sandoval School are located within the Area. These schools as well as other Chicago Public Schools near the Area are shown on **Exhibit A, Boundary Map of TIF Area** included as **Attachment Two** of the **Appendix**.

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. Senka Park is located within the Area. This park, as well as other parks near the Area, are located on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the Appendix.

Chicago School Finance Authority. The Authority was created in 1974 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.

City of Chicago Library Fund. The Chicago Library District operates and maintains 79 libraries throughout the City of Chicago.

The extent of the land use changes discussed previously are not likely to result in significant new service demands from the City and other taxing districts. In addition, in some other locations existing residential uses may be replaced by new or expanded commercial or industrial uses and therefore will have an offsetting effect.

The City finds that the financial impact on taxing districts of the City implementing the Plan and establishing the Area is not significant and that the Plan and Area will not result in significant increased demand for facilities or services from any taxing district. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements. These services are provided by the Metropolitan Water Reclamation District (M.W.R.D.) and the City (fire and police protection as well as sanitary collection, recycling, etc.). It is not anticipated that the demand for increased services and facilities will be significant because nearly all of the Area is currently developed or was developed at one time and is currently receiving services via the existing infrastructure. Any increase in demand can be adequately handled by existing facilities of the M.W.R.D. Likewise, services and facilities of the

City of Chicago are adequate to handle any increased demand that may occur.

The major goals of this Plan are to: revitalize and restore existing business areas; assemble tracts of land for new private business development; accomplish the planned program of public improvements; achieve new business in-fill development wherever possible and address the needs identified herein which cause the Area to qualify for TIF under the Act. Existing built-up areas are proposed to be revitalized and stabilized. Revitalization is not anticipated to result in a need for new facilities or expanded services from area taxing bodies.

The costs presented in **Table Three – Estimated Redevelopment Project Costs**, have included a limited portion of costs associated with capital improvement projects for Area taxing jurisdictions. The City will monitor the progress of the Plan and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demand for facilities or services in the future, the City will consider utilizing tax increment proceeds or other revenues, to the extent they are available to assist in addressing needs that are in conformance with this Plan.

The Area represents a very small portion (approximately 0.09%) of the total tax base of the City. In recent years, E.A.V. in the Area has not been growing at a rate consistent with that of adjacent areas as previously noted. Hence, the taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deterioration in the Area and attract new growth and development in the future.

E. Prior Efforts

A description has been previously given regarding the prior public improvement and activities initiated by the City and others that are designed improve selected areas within or near the Area. Each of these prior efforts involved area residents, elected officials, businesses and neighborhood groups. In addition, as part of the process of preparing this Plan several community meetings were held and elicited comments and input from those residing in or doing business in the Area.

Each of the efforts outlined previously were directed at specific major public improvements in the Area. However, broader efforts that address Area-wide issues are needed:

- Eliminate conservation and blighting factors;

- Redevelop abandoned sites;
- Improve transportation services, including street improvements, provision of or improvement to centralized parking areas, and incorporation of vehicular traffic and safety measures;
- Initiate employment training programs so as to better prepare the labor force in the Area for employment opportunities;
- Undertake physical improvements to improve the appearance, image and marketability of the Area; and
- Encourage other proposals that can create long-term economic life and stability.

SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

The development and follow through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

A combination of private investments and projects and public improvements and projects is an essential element of the Plan. In order to achieve this end, the City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services.
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, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements.
4. The cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or de-

- voted to a different use requiring private investment and the cost of construction of public works or improvements.
5. Cost of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.
 6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto.
 7. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.
 8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.
 9. Payments in lieu of taxes.
 10. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections

3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as defined in the Act).

11. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - (A) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; and
 - (B) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act; and
 - (E) the 30% limitation in (B) and (D) above may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
12. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act.
13. Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

14. The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

A. 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 1998 EAV of all taxable parcels in the Area is approximately \$31.3 million. This total EAV amount, by PIN, is summarized in **1998 Estimated E.A.V. by Tax Parcel** included as **Attachment Four** of the **Appendix**. 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. If the 1998 EAV shall become available prior to the date of the adoption of the 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.

B. Redevelopment Valuation

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area. The private redevelopment investment and anticipated growth that will result from redevelopment and rehabilitation activity in this Area is estimated to increase the equalized assessed valuation by approximately \$25 million to \$30 million to an estimated E.A.V. of \$56 million to \$61 million. This is based, in part, upon an assumption that the vacant buildings and vacant land in the Area will be improved and increase in assessed value. These actions will stabilize values in the remainder of the area and further stimulate rehabilitation and expansion of existing viable businesses.

C. Sources of Funds

The primary source of funds to pay for Redevelopment Project Costs associated with implementing the Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City in connection with the Plan. Under such financing, tax increment revenue resulting from increases in the E.A.V. of property, in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Plan and construction of the public improvements and projects, the City of Chicago, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund. 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.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include City, state and federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

In the future, the Area may 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 redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area made available to support such contiguous redevelopment project areas or areas 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., as amended. If the City finds that the goals, objectives and financial success of such contiguous redevel-

opment 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 so made available, when added to all amounts used to pay eligible redevelopment project costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table Three** of this Plan.

D. Nature and Term of Obligation

Without excluding other methods of City or private financing, a major source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize TIF Revenue obligations, issued pursuant to this Plan, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project or the bonds. One or more bond issues may be sold at any time in order to implement this Plan.

E. Completion of Redevelopment Project and Plan

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2024).

F. Commitment To Fair Employment Practices, Affirmative Action Plan and Affordable Housing

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

1. 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.
2. Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements; provided, however, that some or all of these requirements may be waived or reduced for developers who are participating in one of the City's small business improvement programs.
3. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. 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% of the SMSA median income, and affordable rental units should be affordable to persons earning no more than 80% of the SMSA median income.

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

G. Housing Impact and Related Matters

Because the Area includes residential units whose occupants may be displaced as a result of the Plan, information regarding the potential impact on such residents and residential units is being provided in this Plan. Included in this Plan are **Exhibit G-1, Land Acquisition Map** and **Exhibit**

C, Generalized Land Use Plan included as **Attachment Two** of the **Appendix**, which indicate that parcels of real property on which there are buildings containing residential units that may be removed and that, to the extent those units are inhabited, the residents thereof will be displaced. The number and type of residential buildings in the Area potentially affected by this Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records and census data.

The Area contains 18 single-family residential buildings, 1 multi-family building containing a total of 3 residential units, and 26 mixed-use buildings (buildings with first floor commercial uses and second or third floor residential uses) containing a total of 36 residential units. Fourteen of the 18 single-family buildings are occupied, all three multi-family units are occupied and 35 of the 36 mixed-use units are occupied. There are 52 inhabited residential units in the Area.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected herein are expressly intended to be within the contemplation of the comprehensive program intended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect households of low-income and very low-income persons, there shall be provided affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Area. For the purposes hereof, "low-income households", "very low-income households", and "affordable households" shall have the meanings set forth in the Illinois Affordable Housing Act.

Based on the acquisition map designated in the Plan as **Exhibit G-1, Land Acquisition Map** located in **Attachment Two** of the **Appendix**, there is 1 occupied mixed-use residential structure containing 1 unit that, if the Plan is implemented in that regard, would result in such unit being re-

moved. According to data taken from the 1990 U.S. Census, it is estimated that this unit is occupied by a family classified as very low-income

Based on the land use map included herein as **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix**, when compared to **Exhibit B, Existing Land Use Assessment Map**, also included in **Attachment Two** of the **Appendix**, there are certain parcels of property currently containing residential units that, if the Plan is implemented in that regard, would result in such units being removed. The property associated with the 52 occupied single-family, multi-family and mixed-use residential units discussed above is also identified as a land use other than residential on **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix** and therefore would be removed. According to data taken from the 1990 U.S. Census, 3 of the 14 inhabited single-family households, 1 of the 3 inhabited multi-family households and 7 of the 35 inhabited mixed-use residential households that would be removed are estimated to be occupied by families classified as low-income. Four of the 14 inhabited single-family households, 1 of the 3 inhabited multi-family households and 10 of the 35 inhabited mixed-use residential households that would be removed are estimated to be occupied by families classified as very low-income according to data taken from the 1990 U. S. Census. Therefore, 7 of the 14 inhabited single-family households, 2 of the 3 inhabited multi-family households and 17 of the 35 inhabited mixed-use residential households that would be removed are estimated to be occupied by families classified as low- and very low-income.

Exhibit G-2, Parcels To Be Acquired By City included in **Attachment Two** of the **Appendix** and **Attachment Four** of the **Appendix, 1998 Estimated E.A.V. by Tax Parcel**, contain references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs.

H. Amending the Redevelopment Plan

This Plan may be amended in accordance with the provisions of the Act.

I. Conformity of the Plan for the Area To Land Uses Approved by the Planning Commission of the City

This Plan and the Project described herein include the generalized land uses set forth on the **Generalized Land Use Plan**, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

###

Appendix

Attachment One
Eligibility Study

Eligibility Study

51st/Archer Tax Increment Financing Redevelopment Plan and Project

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

**October 8, 1999
Revised March 15, 2000**

**Prepared By
PGAV Urban Consulting**

**with assistance from
Ernest R. Sawyer Enterprises, Inc.
And
Goodman Williams Group**

**Eligibility Study
51st/Archer Tax Increment Financing
Redevelopment Plan and Project
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I. INTRODUCTION

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Financing Redevelopment Plan and Project for the proposed redevelopment project area known as the 51st/Archer Redevelopment Area (the "Area"). Prior to preparation of the Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area, containing all or part of 74 full or partial City blocks and approximately 273 acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 Et Seq., as amended ("the Act"). This report summarizes the analyses and findings of the Consultant's work. This assignment is the responsibility of PGAV Urban Consulting who has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information for the Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a conservation area and as a vacant blighted area under the Act. Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

II. BACKGROUND INFORMATION

A. Location and Size of Area

The 51st/Archer Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City"). The northern limits of the Area are approximately seven miles southwest of the central business district.

The Area covers approximately 273 acres and includes 74 (full and partial) city blocks. The Area is irregularly shaped along several major streets and railroad rights-of-way that serve as central axis. Archer Avenue from Kolmar Avenue on the west to 49th Street on the east serves as an east/west axis and the Grand Truck Western (GTW) rail line from 47th Street on the north to 59th Street on the south serves as the north south axis. Along Archer Avenue, the block face on both sides of the street is generally included. Along the GTW, railroad industrial properties that flank the rail line are generally included. In addition, an arm of the Area extends along 51st Street east of the GTW rail line and includes properties north of 51st Street to an east/west arm of the GTW railroad. This eastern arm encircles the existing Homan/Grand Trunk TIF. The boundaries of the Area are shown on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two of the Appendix**.

B. Description of Current Conditions

The Area contains 126 buildings and approximately 335 parcels covering approximately 273 acres. Of the approximately 273 acres in the Area, the land use breakdown within the Area is as follows:

Land Use	Percentage of Gross Land Area	Percentage of Net Land Area ¹
Residential	1.0%	1.3%
Commercial	8.9%	12.1%
Industrial	31.2%	42.6%
Institutional and Related	15.3%	20.9%
Vacant/Undeveloped	16.8%	23.1%
Public Rights-Of-Way	26.8%	N/A

¹ Net land area exclusive of public rights-of-way.

Much of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by:

- the predominance (90%) of structures that are 35 years old or older;
- obsolescence (69% of buildings or structures);
- excessive land coverage (63% of buildings or site improvements); and
- depreciation of physical maintenance (75% of structures or site improvements).

The Area on the whole has not been subject to growth and private investment and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further private disinvestment in the Area.

The Area consists primarily of older industrial properties located along the GTW rail corridor noted above and older commercial properties located along Archer Avenue. A small number of residential uses are included along Archer Avenue and a small pocket (11 residential structures) of residential uses north of 51st Street along Homan, Christiana and Spaulding Avenues are also included in the Area.

The age of many of the buildings and the inability of Area properties to provide contemporary commercial building sites and buildings has contributed to a decline of the commercial and industrial properties in the Area. Approximately 105,000 square feet of vacant floor space was observed in the Area. Along portions of the GTW railroad that serves as the north/south axis for the Area several large vacant lots exist that were once utilized for railroad operations or are vacant railroad right-of-way. In other portions of the Area, buildings exhibit signs of depreciation of maintenance and deterioration. In many instances, obsolescence and excessive land coverage issues that prevent contemporary parking and site development standards to be met foster the lack of maintenance and deterioration.

Along Archer Avenue there are numerous commercial uses that exhibit excessive land coverage and obsolete layouts that provide little off-street parking. In addition, in this commercial corridor, excessive signage, depreciation

of maintenance on building facades and streetscapes in need of upgrade and improvement contribute to the declining visual character of the Area.

Efforts by the City to check decline have met with limited success. The City and the State of Illinois ("State") have designated a portion (24.1%) of this section of the community as Enterprise Zone 2. (see **Exhibit F, Enterprise Zone Map** included in **Attachment Two** of the **Appendix**). The Enterprise Zone designation only covers a portion of the extreme northern and eastern sections of the Area. The remaining portion of the Area will not directly benefit from the Enterprise Zone program.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of Lake Township, the township that includes the 51st/Archer Redevelopment Project Area, increased from \$3.1 billion to \$4.0 billion according to Cook County records. This represents a gain of \$0.9 billion (average annual growth rate of 5.8%) during this six-year period. In 1993, the E.A.V. of the Area was estimated at \$26.8 million. In 1998, the E.A.V. of the Area was estimated at \$31.3 million. This represents an average annual growth rate of approximately 3.4% during the six-year period between 1993 and 1998. Therefore, the Area has experienced an annual average growth rate approximately 42% lower than the overall E.A.V. growth rate experienced in Lake Township between 1993 and 1998. In addition, a significant amount of the growth that occurred in the Area in the last six years occurred in the reassessment year of 1994. Between 1993 and 1994 the EAV of the Area grew by 7.0%. Following 1994, the growth rate of the Area was much lower. Between 1995 and 1996 the E.A.V. of the Area declined by approximately \$11,000 or 0.04%. Between 1996 and 1997 the E.A.V. of the Area grew by approximately \$641,000 or 2.1% compared to 10.6% for Lake Township during this same period. Between 1995 and 1998, the EAV of the Area has averaged 1.2% growth annually compared to 4.8% annually for Lake Township. Further, approximately 2.4% of the properties in the Area are delinquent in the payment of 1997 real estate taxes and 16 building code violations have been issued on buildings since July 1, 1994.

According to information provided by the City of Chicago Department of Buildings, only four permits for major new buildings or major rehabilitation projects have been issued since July 1, 1994. Of the four permits issued for major buildings or major rehabilitation projects since July 1, 1994, two were for industrial buildings, one was for an institutional building (school) and one was for a new single-family residence. Approximately 90% of the buildings in the Area are or exceed 35 years of age.

Some buildings have been vacant for more than one year and portions of the Area are vacant and have not generated private development interest for

more than five years. The amount of vacant land and approximately 105,000 sq. ft. of vacant floor area add significantly to the view that the Area may experience additional evidence of blight and that market acceptance of portions of the Area is not favorable.

It is clear from the study of this Area and documentation in this Eligibility Study (long-term vacancies, properties that are tax delinquent, absence of new private development occurring, E.A.V. growth in recent years below that of surrounding areas, etc.) that private revitalization and redevelopment has not occurred to overcome the conservation and blighting factors that currently exist. The Area is not reasonably expected to be developed without the aggressive efforts and leadership of the City, including the adoption of the Plan.

C. Area Data and Profile

Public Transportation

A description of the transportation network of the Area is provided to document access to the Area and the existing availability of public transportation to identify future potential needs of the Area. The frequent spacing of CTA bus lines and direct connection service to CTA train station locations provides all sections of the Area with reasonable commuter transit alternatives.

CTA Bus and Transit Routes

The Area is served by several CTA bus routes. These routes include:

- *North-South Routes*
 - Route 54A: Pulaski Avenue
 - Route 52A: Kedzie Avenue

- *East-West Routes*
 - Route 62: Archer Avenue
 - Route 47: 47th Street
 - Route 55: 55th Street
 - Route 59: 59th Street

Routes 54A (Pulaski Avenue) and 52A (Kedzie Avenue) connect with the CTA Orange Line immediately south of the Area and the CTA Blue Line to the north. Routes 47 (47th Street), 55 (55th Street) and 59 (59th Street) connect with the Red Line to the east. Route 59 (59th Street) connects with the CTA Orange Line at the new Midway Station to the west. No Metra commuter stations are located in the Area.

Street System

Region

The Adlai E. Stevenson Expressway (I-55) via Pulaski Avenue and Kedzie Avenue primarily provides access to the regional street system. The Stevenson Expressway (I-55) is located approximately 1.5 miles north of the Pulaski/Archer intersection.

Local

47th Street, 55th Street, 59th Street, Archer Avenue and Pulaski Avenue are arterial class streets. Archer Avenue and Pulaski Avenue generally have one or two travel lanes in each direction and curbside parking lanes. 47th Street, 55th Street and 59th Street generally have one travel lane in each direction and a curbside-parking lane. All of the arterial streets in the Area experience significant volumes of vehicular and truck traffic.

Viaducts and Rail Crossings

There are three viaducts located in the Area, one at Archer Avenue and 47th Street, one at 59th Street and Central Park Avenue and one at approximately 50th Street and Lawndale Avenue. At-grade rail crossings associated with the GTW Railroad are located at 51st Street and 55th Street. The at-grade crossings promote delays for Area traffic given that traffic flow is often interrupted by rail activity.

Internal Traffic Patterns and Parking

The commercial corridors of the Area and traffic associated with the industrial uses along the GTW railroad right-of-way generate the majority of the internal traffic within the Area. The Roadway truck terminal in the eastern portion of the Area generates a large volume of semi-truck traffic.

The major streets within the Area have peak-period parking restrictions, which can increase street capacity and improve efficiency. Parking in the Area is typically limited to off-street parking provided by individual businesses.

The commercial sections of the Area located along Archer Avenue are in need of increased parking for patrons and employees. Individual businesses along these streets have narrow street frontage and some buildings cover 100% of the lot thereby preventing any on-site parking (except in some instances where 2 or 3 spaces may be available from alley access). Parking in the industrial area in the northern portion of the Area is also limited and in some

instances residents and employees of industrial uses must compete for off-site parking along local streets.

Pedestrian Traffic

Pedestrian traffic is present along the major arterial streets in the Area. In the vicinity of Currie High School and Sandoval School pedestrian traffic is common. Peak periods are associated with students arriving and departing at the start and end of the school day.

Low- and Very Low-Income Households

Because the Area includes residential units whose occupants may be displaced, information regarding the potential impact on such residents and residential units is being provided. The number and type of residential buildings in the Area were identified during the building condition and land use survey conducted as part of this eligibility analysis. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records and census data. For the purposes hereof, "low-income households" and "very low-income households" shall have the meanings set forth in the Illinois Affordable Housing Act.

The Area contains 18 single-family residential buildings, 1 multi-family building containing a total of 3 residential units, and 26 mixed-use buildings (buildings with first floor commercial uses and second or third floor residential uses) containing a total of 36 residential units. Fourteen of the 18 single-family buildings are occupied, all three multi-family units are occupied and 35 of the 36 mixed-use units are occupied. There are 52 inhabited residential units in the Area.

According to data taken from the 1990 U.S. Census, 3 of the 14 inhabited single-family households, 1 of the 3 inhabited multi-family households and 7 of the 35 inhabited mixed-use residential households are estimated to be occupied by families classified as low-income. Four of the 14 inhabited single-family households, 1 of the 3 inhabited multi-family households and 10 of the 35 inhabited mixed-use residential households are estimated to be occupied by families classified as very low-income according to data taken from the 1990 U. S. Census. Therefore, 7 of the 14 inhabited single-family households, 2 of the 3 inhabited multi-family households and 17 of the 35 inhabited

mixed-use residential households are estimated to be occupied by families classified as low- and very low-income.

Attachment Four of the **Appendix** of the Plan, **1998 Estimated E.A.V. by Tax Parcel**, contains references to reflect the parcels containing buildings and units of residential housing.

Area Decline

During the past several decades declining conditions have begun to appear. Along portions of the GTW railroad right-of-way, vacant lots are present where former rail yards and unused railroad right-of-way exist. In other sections of the Area, industrial and commercial uses are vacant and underutilized. In the eastern portion of the Area, several industrial sites contain depreciation of physical maintenance, deterioration, lack of community planning and obsolescence that impact negatively on surrounding residential areas. Finally, public streets, sidewalks, curbs, viaducts and at-grade rail crossings are in need of repair or up-grade in several sections of the Area.

The most prominent example of these conditions is in the eastern portion of the Area where there are several pockets of residential uses interspersed with industrial uses. These industrial uses include truck terminals and staging areas that exhibit business operations that have contributed to deteriorated conditions and depreciation of maintenance on adjacent residential uses. There are also several examples of underutilized vacant property along 51st Street in the eastern portions of the Area. The industrial uses have fostered conditions that are highly disruptive to the character of the pocket of residential uses in the eastern portion of the Area in the following ways:

- Traffic – Heavy truck traffic from industrial uses is disruptive to the residential character of the area and is causing the deterioration of residential streets.
- Parking – Employees of industrial uses utilize residential streets or streets not designed to accommodate parking.
- Noise – Noise from industrial operations such as trucking facilities can occur during hours that are disruptive to residents.
- Visual Character – The scale of industrial buildings and the visual impact of unscreened and debris strewn yard areas detracts from the visual character of residential areas and the entire Cicero Avenue Corridor.

- Environment – Given the nature of the operations of some uses in the Area environmental contamination is likely.

Along the commercial corridor of Archer Avenue excessive land coverage, excessive signage, depreciation of maintenance on building facades and streetscapes in need of upgrade and maintenance has resulted in a negative visual image.

The entire Area is in need of revitalization and improvement by private investment. Confidence in the Area can be revived through the City's implementation of this Plan which is intended to prompt investment of private sector capital through:

- provision of adequate off-street parking for employees and customers;
- strengthening and defining corridor edges that separate commercial, industrial and residential areas;
- eliminating blighting factors; and
- promoting businesses along revitalized streetscapes.

Obstacles to efficient business operations for Area businesses include:

- a need to improve transportation facilities and services;
- improvement of the streetscape along the major commercial corridors of the Area;
- elimination of blighted conditions; and
- a need to provide improved training programs for area employees.

The City proposes to use tax increment financing, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital. The Area on the whole has not been subject to growth and development through investment by private enterprise and is not likely to do so without the adoption of the Plan. The public projects that are anticipated for the Area may include, but are not limited to:

- property assembly;
- street, alley and sidewalk reconstruction;

- transportation improvements including improvements to viaduct and at grade rail crossings;
- utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;
- private developer assistance;
- site clean-up and preparation;
- marketing and promotion;
- environmental remediation;
- planning studies; and
- other costs permitted under the TIF Act.

This Eligibility Study includes the documentation on the qualifications of the Area for designation as a redevelopment project area. The purpose of the Plan is to provide an instrument that can be used to guide the correction of Area problems that cause the Area to qualify; attract new growth to the Area; and stabilize existing development in the Area.

D. Existing Land Use and Zoning Characteristics

A tabulation of land area by land use category is shown on the following page:

The existing land uses itemized in Table One are predominantly industrial in nature as 31.2% of the gross land area (42.6% of the net Area) is industrial. Vacant/Undeveloped land is also significant in the Area as 16.8% of the gross land area (23.1% of the net Area) is vacant.

Approximately 1.0% of the gross land area (1.3% of the net land area) is residential. The Area contains 18 single-family residential buildings, 1 multi-family building containing a total of 3 residential units, and 26 mixed-use buildings (buildings with first floor commercial uses and second or third floor residential uses) containing a total of 36 residential units. Fourteen of the 18 single-family buildings are occupied, all 3 multi-family units are occupied and

35 of the 36 mixed-use units are occupied. There are 52 inhabited residential units in the Area.

Table One
Tabulation of Existing Land Use

Land Use	Land Area Gross Acres	% of Gross Land Area	% of Net Land Area ¹
Residential	2.6	1.0%	1.3%
Commercial	24.2	8.9	12.1
Industrial	85.0	31.2	42.6
Institutional	41.6	15.3	20.9
Vacant/Undeveloped	46.0	16.9	23.1
Sub total – Net Area	199.4	73.3%	100.0%
Public Rights-Of-Way	73.1	26.7	N/A
Total	272.5 Ac.	100.0%	N/A

Note:

¹ Net land area exclusive of public rights-of-way.

The majority of single-family uses are located in the eastern portion of the Area. This pocket of residential uses is adjacent to several industrial uses and is surrounded by industrial uses on two sides and isolated from surrounding residential neighborhoods. The remaining residential uses are predominantly scattered along Archer Avenue. Along the boundaries of the Area adjacent residential uses are also in close proximity to commercial uses that front the major streets of the Area. The boundary separating residential, industrial and commercial uses is generally an alley or local street. These situations often create conflicts related to traffic generation, incompatible land uses and competition for on-street parking.

One public park (Senka Park) is located in the Area. Two Chicago Public Schools (Currie High School and Sandoval School) are located in the Area. Existing land uses are identified on **Exhibit B, Existing Land Use Assessment Map** included in **Attachment Two** of the **Appendix**

Zoning classifications in the Area are a mix of industrial and commercial districts. There are also several small pockets of residential zoning associated with the residential uses noted above and several institutional uses also included in the Area. Zoning classifications are shown on **Exhibit D, Generalized Existing Zoning Map** included in **Attachment Two** of the **Appendix**.

III. QUALIFICATION OF THE AREA

A. Illinois Tax Increment Allocation Redevelopment Act

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two) or an industrial park conservation area as defined in Section 5/11-74.4-3(a) of the Act:

- (a) "Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by, (1) a combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- (b) "Conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards;

abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.”

The Act also states at 65 ILCS 5/11-74.4-3(n) that:

“***. No redevelopment plan shall be adopted unless a municipality . . . finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan.”

Vacant areas may also qualify as blighted. In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land as described in the statute is:

“any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment area unless the parcel is included in an industrial park conservation area or the parcel has been subdivided”. (65 ILCS 5/11-74.4-3(v)(1996 State Bar Edition), as amended

As vacant land, the property may qualify as blighted if the:

“sound growth of the taxing districts is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such vacant land; flooding on all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.” (65 ILCS 5/11-74.4-3(a)(1996 State Bar Edition), as amended.

On the basis of these criteria, the Area is considered eligible and is qualified in two (2) ways. Approximately 44.3 acres of vacant land in the Area qualifies as a blighted area. The remaining approximately 228.2 acres in the Area is referred to as the improved portion of the Area and qualifies as a conservation area within the requirements of the Act as documented below.

B. Survey, Analysis and Distribution of Eligibility Factors

Exterior surveys of observable conditions were conducted of all of the properties located within the Area. An analysis was made of each of the conservation area eligibility factors contained in the Act to determine their presence in the Area. This survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area.

It was determined that the Area qualifies in two ways. The Area qualifies as a conservation area consistent with provisions of the Act that apply to "improved" areas. Vacant or undeveloped land within the Area qualifies as a blighted area.

A building-by-building analysis of the 74 blocks in the Area was conducted to identify the eligibility factors present in the Area (see **Conservation Area Factors Matrix, Table Two**, on the following page and narrative regarding vacant areas contained in this section). Each of the factors relevant to making a finding of eligibility is present as stated in the tabulations.

C. Building Evaluation Procedure

This section identifies how the properties within the Area were evaluated. During the field survey, all components of and improvements to the subject properties were examined to determine the presence and extent to which blighting factors existed in the Area. Field investigators by the staff of the Consultant included a registered architect and professional planners. They conducted research and inspections of the Area in order to ascertain the existence and prevalence of the various blighting factors described in the Act and Area needs. These inspectors have been trained in TIF qualifications survey techniques and have extensive experience in similar undertakings.

**Table Two
51st/Archer Redevelopment Project Area
Conservation Area Factors Matrix**

* Sub Area	Total Number of Buildings	** % Total Buildings 35 Years of Age and Older	Dilapidation	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Number of Blighting Factors Present	Area Has 3 or More Factors
				Obsolescence	Deterioration	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Abandonment	Excessive Vacancy	Over-crowding of Structures and Community Facilities	Lack of Ventilation, Light or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use and Layout	Depreciation of Physical Maintenance	Lack of Community Planning			
Sub Area 1	45	93%	3	38	11	0	0	9	0	5	0	0	0	38	0	31	0	7	Yes
Sub Area 2	37	92%	0	19	6	1	5	5	0	5	0	0	0	31	1	27	0	8	Yes
Sub Area 3	9	78%	0	6	5	0	4	4	0	1	0	2	0	3	0	8	0	7	Yes
Sub Area 4	22	82%	4	14	17	0	15	15	0	4	0	0	0	5	6	18	6	9	Yes
Sub Area 5	7	86%	1	6	3	0	3	3	0	0	0	0	0	2	0	6	0	6	Yes
Sub Area 6	6	100%	0	4	3	0	0	0	0	0	0	0	0	0	0	5	0	3	Yes
Total Number of Bldgs. or Parcels Exhibiting Blighting Factors	126	90%	8	87	45	1	36	29%	0	15	0	2	0	79	7	95	6	11	Yes
% Total Bldgs. or Parcels Exhibiting Blighting Factors			6%	69%	36%	Less Than 1%	29%	0%	0%	12%	0%	2%	0%	63%	6%	75%	5%		

* Sub-Area designations are graphically identified on the Sub-Area Key Map contained in Attachment Two of the Appendix.

** Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

Bold indicates conservation area factors that exist to a major extent.

The Consultant's staff was assisted by information obtained from various departments of the City of Chicago and Cook County. Based on these investigations and qualification requirements and the determination of needs and deficiencies in the Area the qualification and the boundary of the Area were determined.

D. Investigation and Analysis of Eligibility Factors

In determining whether the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data include information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, review of real estate records and related items, and other information related to the Area was used. In addition, aerial photographs, Sidwell block sheets, etc.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
5. Adherence to basic findings of need expressed in the Act:
 - i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the Act.
 - ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.

- iii. These findings are 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.

E. Analysis of Conditions in the Conservation/Improved Area

In making the determination of eligibility, each and every property or building in the Area is not required to qualify. It is the Area as a whole that must be determined to be eligible.

The following analysis details conditions which cause the Area to qualify under the Act, as a conservation area and as a blighted area, per surveys and research undertaken by the Consultant at various times between January and June of 1999:

Age Of Structures - Definition

Age, although not one of the 14 blighting factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify. In order for an Area to qualify as a conservation area the Act requires that "50% or more of the structures in the area have an age of 35 years or more." In a conservation area, according to the Act, the determination must be made that the Area is, "not yet a blighted area", but because of the presence of certain factors, "may become a blighted area."

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify the Area may be present.

Summary of Findings Regarding Age:

The Area contains a total of 126 main¹ buildings, of which 90%, or 113 buildings are 35 years of age or older as determined by field surveys and local research.

Thus the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area exceed 35 years of age.

1. Dilapidation - Definition

Dilapidation refers to an "advanced" state of disrepair of buildings or improvements, or the lack of necessary repairs, resulting in the building or improvement falling into a state of decay. Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure and foundation), building systems (heating, ventilation, lighting, and plumbing) and secondary structural components in such combination and extent that:

- a. major repair is required; or
- b. the defects are so serious and so extensive that the buildings must be removed.

Summary of Findings Regarding Dilapidation:

Of the 126 main buildings in the Area, 8 buildings, or 6%, were found to be in an advanced state of disrepair. The exterior field survey of main buildings in the Area found structures with critical defects in primary structural components such as roofs, bearing walls, floor structure and foundations and in secondary structural components to an extent that major repair or the removal of such buildings is required.

¹ Main buildings are defined as those buildings presently located on each parcel that were constructed to accommodate the principal land uses currently occupying the buildings (or prior uses in the case of buildings that are vacant). Accessory structures such as freestanding garages for single-family and or multi-family dwellings, storage sheds, communications towers, etc. are not included in the building counts. However, the condition of these structures was noted in considering the overall condition of the improvements on each parcel.

2. Obsolescence - Definition

An obsolete building or improvement is one that is becoming obsolete or going out of use -- not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse.

Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete platting:** Obsolete platting would include parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Plats that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities should also be considered obsolete.
- d. **Obsolete site improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards

for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Summary of Findings Regarding Obsolescence:

The field survey of main buildings and parcels in the Area found that certain buildings and parcels exhibit characteristics of obsolescence. Obsolete buildings or site improvements comprised 69% or 87 of the 126 main buildings in the Area. Obsolete site improvements are also in evidence due to obsolete construction of streets. Narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack of paved surfaces on driveways and service areas exist in the Area.

3. Deterioration - Definition

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. While deterioration may be evident in basically sound buildings (i.e., lack of painting, loose or missing materials, or holes and cracks over limited areas), such deterioration can be corrected through normal maintenance. Such deterioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

Deterioration, which is not easily correctable in the course of normal maintenance, may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (i.e., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (i.e., foundations, frames, roofs, etc.), respectively.

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, etc.

Deterioration is the presence of structural and non-structural defects which are not correctable by normal maintenance efforts, but which require rehabilitation.

Summary of Findings Regarding Deterioration:

Throughout the Area, deteriorating conditions were recorded on 36% or 45 of the 126 main buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc.

Homan Avenue in the eastern section of the Area exhibited signs of deterioration. The street surface is severely deteriorated and contains several large potholes, cracks in the pavement surface and a crumbling road surface that would require reconstruction of the road surface to repair.

In addition, deteriorated yard areas associated with industrial properties exist. These sites are predominately associated with properties along the GTW rail line. Signs of deterioration included deteriorating pavement requiring reconstruction and damaged and deteriorated site fencing requiring replacement.

4. Illegal Use of Individual Structures – Definition

This factor applies to the use of structures in violation of applicable national, state or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary of Findings Regarding Illegal Use of Individual Structures:

Illegal use of individual structures was observed in less than 1% or 1 of the 126 main buildings in the Area.

5. Presence of Structures Below Minimum Code Standards – Definition

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

Summary of Findings Regarding Presence of Structures Below Minimum Code Standards:

Throughout the Area, structures below minimum code were recorded in 29% or 36 of the 126 main buildings in the Area. The exterior field survey of main buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

6. Abandonment - Definition

This factor only applies to the “conservation area” designation. Abandonment usually refers to the relinquishing by the owner of all rights, title, claim and possession with intention of not reclaiming the property or resuming its ownership, possession or enjoyment. However, in some cases a determination of abandonment is appropriate if the occupant walks away without legally relinquishing title. For example, a structure not occupied for 12 months should probably be characterized as abandoned.

Summary of Findings Regarding Abandonment:

The field investigation did not indicate evidence of this factor.

7. Excessive Vacancies - Definition

Establishing the presence of this factor requires the identification, documentation and mapping of the presence of vacant buildings which are unoccupied or underutilized and which represent an adverse influence on the Area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

Summary of Findings Regarding Excessive Vacancies:

The field investigation indicates that 15 buildings, 12% of the total 126 main buildings, have excessive vacancy of floor space. There is in excess of 105,000 sq. ft. of vacant industrial and commercial floor space in the Area. In some instances this vacant floor space has not been utilized for extended time periods.

**8. Overcrowding of Structures and Community Facilities –
Definition**

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

Summary of Findings Regarding Overcrowding of Structures and Community Facilities:

The field investigation did not indicate evidence of this factor.

**9. Lack of Ventilation, Light or Sanitary Facilities -
Definition**

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

Typical requirements for ventilation, light and sanitary facilities include:

- a. adequate mechanical ventilation for air circulation in spaces/rooms without windows (i.e., bathrooms, dust, odor or smoke-producing activity areas);
- b. adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;

- c. adequate sanitary facilities (i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchen); and
- d. adequate ingress and egress to and from all rooms and units.

Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:

The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded in 2% or 2 of the 126 main buildings.

10. Inadequate Utilities - Definition

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

Summary of Findings Regarding Inadequate Utilities:

The field investigation did not indicate the presence of this factor.

11. Excessive Land Coverage - Definition

This factor may be documented by showing instances where building coverage is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development as problems associated with lack of parking or loading areas impact adjoining properties.

Summary of Findings Regarding Excessive Land Coverage:

Structures exhibiting 100% lot coverage with party or firewalls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the Area.

Numerous commercial and industrial businesses are located in structures that cover 100% (or nearly 100%) of their respective lots. Other businesses are utilizing 100% of their lot for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This is generally the case along Archer Avenue. In industrial sections of the Area, particularly east of the GTW rail line along 51st Street, overflow parking and heavy truck traffic associated with normal business operations are utilizing Homan Avenue for parking and vehicle staging.

In the Area, 63% or 79 of the 126 main buildings and several secondary buildings revealed some evidence of excessive land coverage.

12. Deleterious Land Use or Layout-Definition

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

Summary of Findings Regarding Deleterious Land Use or Layout:

As in many communities that have evolved over the years, industrial or commercial uses have merged with residential uses in the Area. A pocket of isolated residential buildings within a predominantly industrial area is located in the eastern portion of the Area. Although this area may be excepted by virtue of age ("grandfather" clauses) as legal non-conforming uses, they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is industrial. As noted previously, 42.6% of the net acreage (exclusive of public right-of-way) of the Area is used for industrial purposes. Some of these industrial uses are poorly organized and lack proper screening for outside storage areas. There are also several billboards scattered throughout the Area that are considered deleterious. The combination of limited on-site parking and unorganized and unscreened yard areas in close proximity to commercial and residential development not only contributes to decline but also causes conflicts in traffic, parking and environmental conditions. Six percent (6%) or 7 of the 126 main buildings in the Area were considered to be deleterious uses.

13. Depreciation of Physical Maintenance - Definition

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the Area. Evidence to show the presence of this factor may include, but is not limited to, the following:

- a. **Buildings:** unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; loose or missing shingles; damaged building areas still in disrepair; etc. This information may be collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration.
- b. **Front yards, side yards, back yards and vacant parcels:** accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, etc.
- c. **Public or private utilities:** utilities that are subject to interruption of service due to on-going maintenance problems such as leaks or breaks, power outages or shut-downs, or inadequate levels of service, etc.
- d. **Streets, alleys and parking areas:** potholes; broken or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, etc.

Summary of Findings Regarding Depreciation of Physical Maintenance:

Depreciation of physical maintenance is widespread throughout the Area. A majority of the buildings and sites in the Area exhibit characteristics that show a depreciation of physical maintenance. Of the 126 main buildings in the Area, 75% or 95 of the buildings are impacted by a depreciation of physical maintenance, based on the field surveys conducted. These are combined characteristics in building and site improvements.

Commercial and industrial yard areas and secondary structures in the Area exhibit signs of depreciation of physical maintenance due to a lack of paving, standing water, dust control and debris storage. Graffiti was observed on several structures and site improvements in the area.

Curbs, off-street parking areas and sidewalks in the Area exhibited signs of depreciation of physical maintenance due to broken or cracked surfaces and areas of loose or missing materials. These areas would require repaving to correct these deficiencies. Section of railroad rights-of-way and vacant portions of the Area contain overgrown weeds, trash and debris.

14. Lack of Community Planning – Definition

This may be counted as a factor if the area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the Area's development. Indications of a lack of community planning include:

1. Streets in the industrial and commercial areas that are too narrow to accommodate truck movements.
2. Street intersections that do not conform to modern traffic engineering standards and practices.
3. One-way street systems that exist with little regard for overall systematic traffic planning.
4. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
5. Viaducts that are lower than minimum height requirements creating truck clearance problems.
6. Some larger tracts of land suffer from improper platting that has led to some parcels having awkward configuration and/or unusual dimensions for their use.
7. Some properties in the Area do not enjoy good access to public streets.
8. Some pockets of residential land use and residential zoning exist that present incompatible relationships in areas with a heavy industrial environment.
9. Numerous commercial/industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.

10. Trailer storage, container storage and other uses that exhibit outside storage are a highly negative image for the Area and are operating virtually uncontrolled with respect to how they are maintained.

Summary of Findings Regarding Lack of Community Planning:
The field investigation indicates that 5% or 6 of the 126 main buildings in the Area exhibit a lack of community planning.

Property along Homan Avenue and several other streets, located in the eastern portion of the Area, exhibits a lack of community planning. Homan Avenue is utilized by both heavy truck traffic and traffic associated with residential uses. Industrial uses adjacent to Homan Avenue are utilizing the travel lanes of Homan Avenue as staging areas for trucks and have caused severe damage to the street surface. The underlying cause that forces businesses to utilize Homan Avenue as a staging area is related to excessive land coverage exhibited by the industrial uses and the existing land use patterns in the extreme eastern portion of the Area. Existing land use patterns do not allow opportunities for industries to expand without encroaching into residential areas. Several of the residential uses in the eastern portion of the Area are surrounded by industrial uses on two sides. The proximity of these conflicting uses creates a condition that is detrimental to both uses. Industrial uses can not expand and must maximize the use of the land they currently control. Residential uses are exposed to industrial noise and pollution. The deleterious nature of some of the industrial uses and the expansion of some industrial uses in this area over the years has impacted the viability of some of the residential uses in the eastern portion of the Area.

F. Analysis of Undeveloped or Vacant Property

In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land is:

“any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment area unless the parcel is included in an industrial park conservation area or the parcel has been subdivided” (65 ILCS 5/11-74.4-3(v), as amended).

As vacant land, the property may qualify as blighted if the “sound growth of the taxing districts is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such vacant land; flooding on all or part of such

land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused rail yards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose." (65 ILCS 5/11-74.4-3(a), as amended).

Summary of Findings Regarding Undeveloped or Vacant Property:

Approximately 44.3 acres or 22.2% of the net land area (exclusive of public rights-of-way) was identified as containing the necessary requirements to qualify as blighted under the act. It is evident from historic plats, photos and recent field surveys that the land identified as vacant was once used as rail yards or is currently vacant railroad right-of-way.

Paragraphs i. and ii. on the following page identify the vacant areas that qualify as blighted under the act. These areas are also identified as "undeveloped" and shaded gray on **Exhibit B, Existing Land Use Assessment Map** contained in **Attachment Two** of the **Appendix**.

- i. Approximately 26.7 acres are contained within two tracts of land north of 51st Street between Lawndale Avenue and Kedzie Avenue. The tracts are located on opposite sides of an active GTW rail line that traverses the Area from north to south in the vicinity of Central Park Avenue. Active rail lines are also located adjacent to these tracts on the north. These tracts have been vacant for more than five years and are unused railroad right-of-way.*
- ii. An approximately 17.6 acre tract exists along the GTW railroad right-of-way between 53rd Street on the north, 55th Street on the south, St. Louis Avenue on the east and approximately Central Park Avenue on the west. This tract has been vacant for more than five years. Historic plats and photos indicate that this tract is the former site of a large rail yard. Tracks associated with the former yard have been removed and*

the area is overgrown with weeds. Debris and trash was also observed on the site. Active rail lines are adjacent to this tract on the west.

Hence, the vacant portion of the Area identified as vacant consists of unused rail yards, rail tracks or railroad rights-of-way. Therefore, the vacant land identified above qualifies as a blighted area under the Act.

G. Conclusion of Investigation of Eligibility Factors for the Redevelopment Project Area

The Area is impacted by a number of eligibility factors. This analysis demonstrates that the improved portion of the Area qualifies as a conservation area and the vacant land qualifies as a blighted area as defined in the Act. As documented, this is due to conditions found to exist in the "improved" area and in the "vacant" area. The Plan includes measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment project areas and industrial corridors.

The loss of businesses from this Area, mirroring the experience of other large urban centers, further illustrates the deteriorating conditions of the neighborhood. Vacancies in industrial and commercial properties and vacant land are further evidence of declining conditions in the Area, lack of private investment and little interest in the Area by the private market.

The City and the State of Illinois have also designated approximately 24.1% of the Area as State of Illinois Enterprise Zone No. 2. This designation is in further response to the deteriorating conditions in the Area, recognition of the significant needs, and realization that financial incentives are required to attract private investment. However, this designation will only benefit a small portion of the Area and will not address Area-wide needs or the conditions that cause the Area to qualify as a redevelopment area.

IV. SUMMARY AND CONCLUSION

The conclusion of the Consultant is that the number, degree and distribution of conservation and blighting eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as set forth in the Act. Specifically:

Below and on the next page are two summary tables highlighting the factors found to exist in the Area which cause it to qualify as a conservation area and as a blighted area.

A. Conservation Area Statutory Factors

ELIGIBILITY FACTOR ¹		EXISTING IN AREA
	Age ²	90% of bldgs. are or exceed 35 years of age.
1	Dilapidation	Minor Extent
2	Obsolescence	Major Extent
3	Deterioration	Minor Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Abandonment	Not Present
7	Excessive vacancies	Minor Extent
8	Overcrowding of structures and community facilities	Not Present
9	Lack of ventilation, light or sanitary facilities	Minor Extent
10	Inadequate utilities	Not Present
11	Excessive land coverage	Major Extent
12	Deleterious land use or layout	Minor Extent
13	Depreciation of physical maintenance	Major Extent
14	Lack of community planning	Minor Extent

Notes:

- 1 Only three factors are required by the Act for eligibility. Eleven factors are present in the Area. Three factors were found to exist to a major extent and eight were found to exist to a minor extent.
- 2 Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

B. Vacant/Unimproved Land-Statutory Factors

ELIGIBILITY FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	Two or more of the following factors: i. Obsolete platting ii. Diversity of ownership iii. Tax and assessment delinquencies iv. Flooding v. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land Or	--
2	Area immediately prior to becoming vacant qualified as a blighted improved area; Or	--
3	Area consists of unused quarry or quarries; Or	--
4	Area consists of unused rail yards, rail tracks or rail-road right-of-way; (Present) Or	YES
5	Area prior to designation is subject to chronic flooding caused by improvements; Or	--
6	Area consists of unused disposal site containing earth, stone, building debris, etc.; Or	--
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	--

Note:

Area qualifies per statutory requirements. Only one factor is required by the Act.

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to qualify the Area as a conservation area and a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to

conclude that public intervention is appropriate or necessary. Secondly, the distribution of conservation area and blighted area eligibility factors throughout the Area must be reasonable so that a basically good area is not arbitrarily found to be a conservation area or blighted area simply because of proximity to an area that exhibits blighting factors.

Research indicates that the Area on the whole has not been subject to growth and development as a result of investment by private enterprise and will not be developed without action by the City. These have been previously documented. All properties within the Area will benefit from the Plan. The conclusions presented in this Eligibility Study are those of the Consultant.

The analysis contained herein was based upon data assembled by the Consultant. The study and survey of the Area indicate that requirements necessary for designation as a conservation area and a blighted area are present. Therefore, the Area qualifies in two ways. A portion of the vacant land in the Area qualifies as a blighted area and the improved portion of the Area qualifies as a conservation area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

###

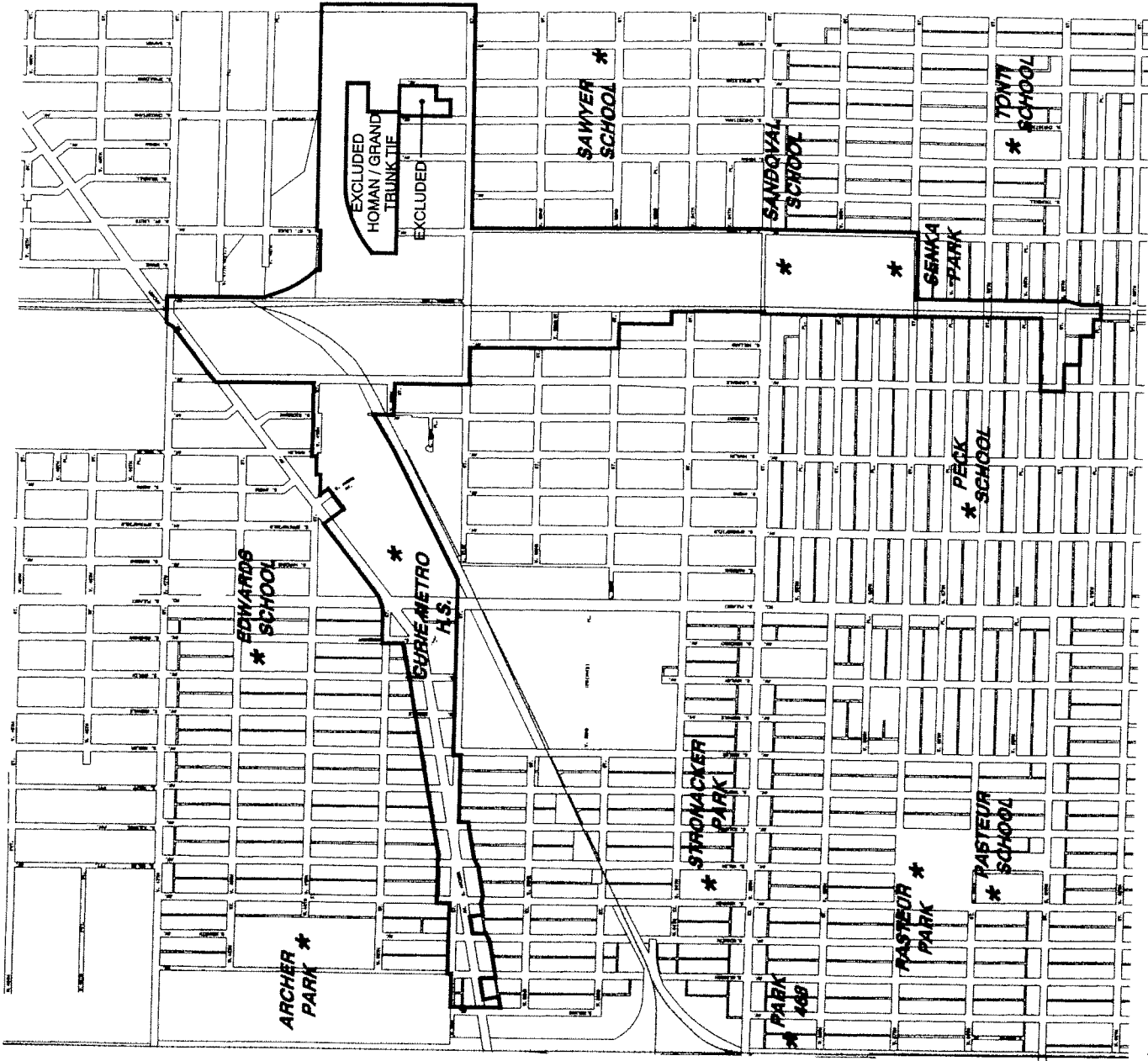
Attachment Two

Maps and Plan Exhibits

Boundary Map of TIF Area 51st / Archer Redevelopment Area City of Chicago, Illinois

LEGEND

— Boundary of the 51st / Archer
Tax Incremental Redevelopment Project Area



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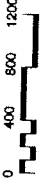
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Existing Land Use Assessment Map 51st / Archer Redevelopment Area

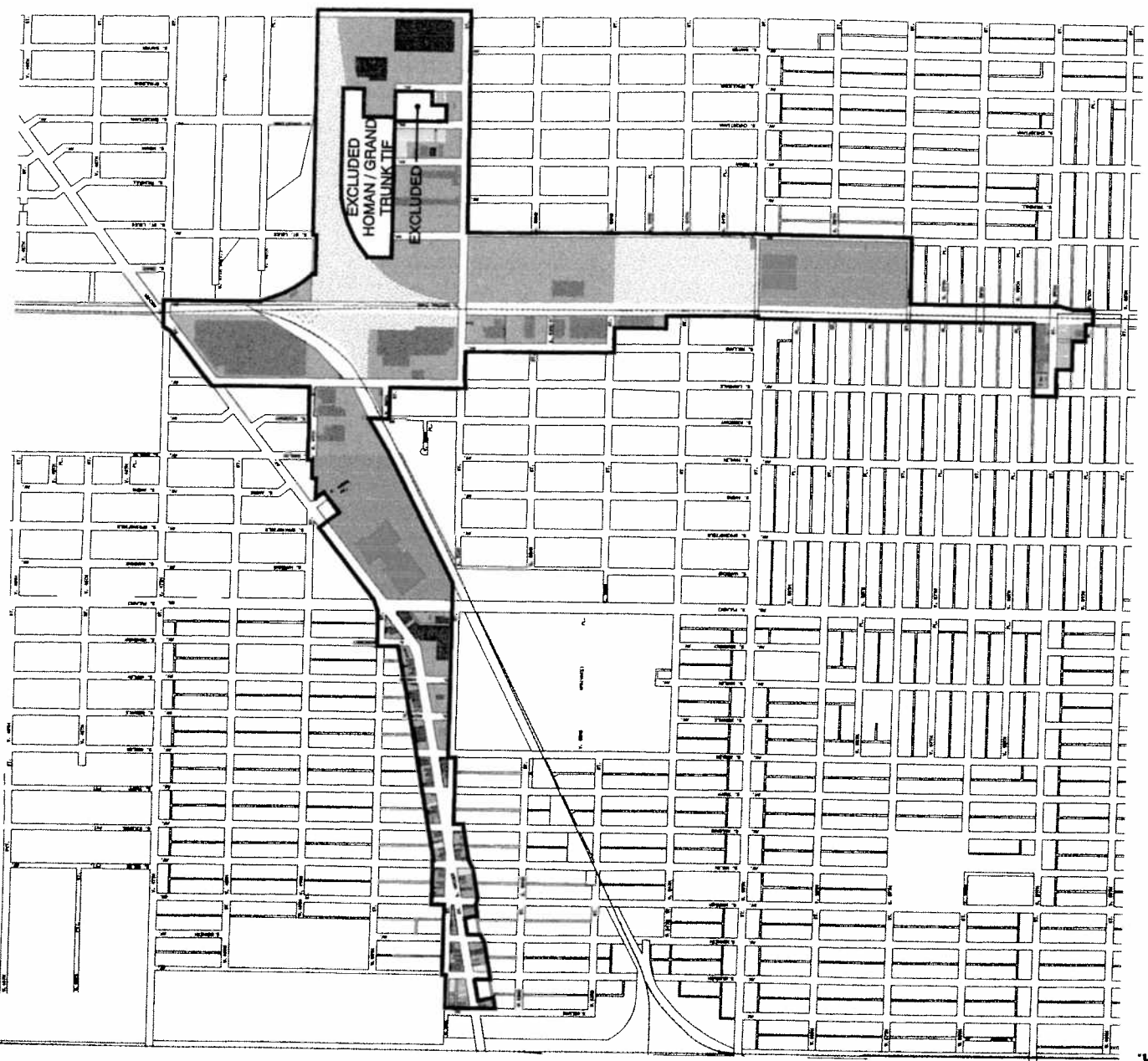
City of Chicago, Illinois

LEGEND

-  Industrial
-  Residential
-  Commercial
-  Medical / Bank / Social Service
-  Institutional / Public / Semi - Public
-  Park / Playground
-  Parking / Loading / Storage Lot
-  Undeveloped Land
-  Undeveloped Land *

NOTE: Information provided from field surveys and various City reports and files. Land uses as of 6-1-99.

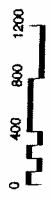
* Not Identified as "blighted" in the Blighting Analysis of the Redevelopment Plan.



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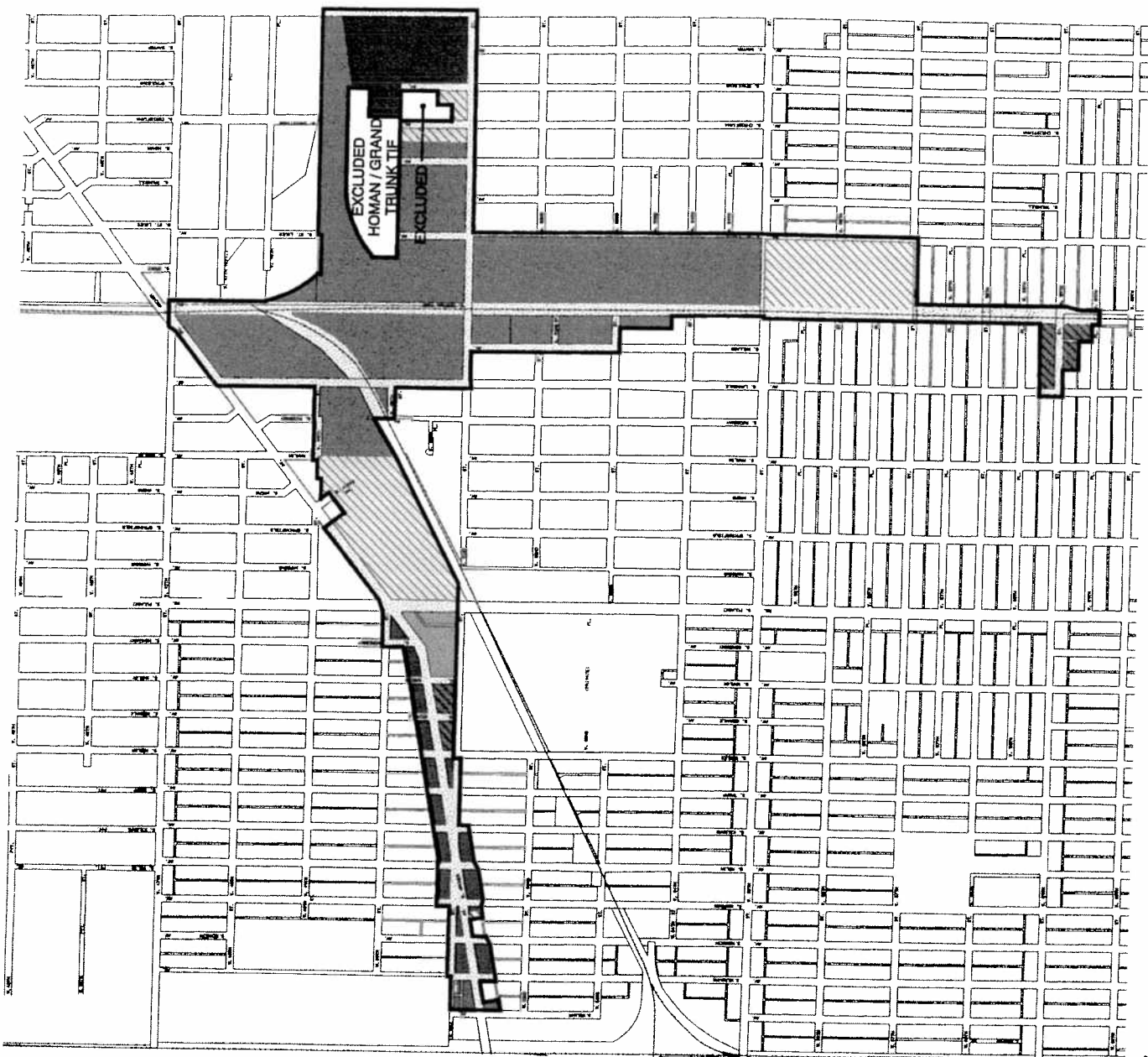
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Generalized Land Use Plan 51st / Archer Redevelopment Area City of Chicago, Illinois

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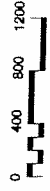
-  Residential / Commercial
-  Residential / Commercial / Industrial
-  Residential / Public / Institutional
-  Commercial
-  Commercial / Industrial
-  Industrial
-  Industrial / Commercial
-  Transportation



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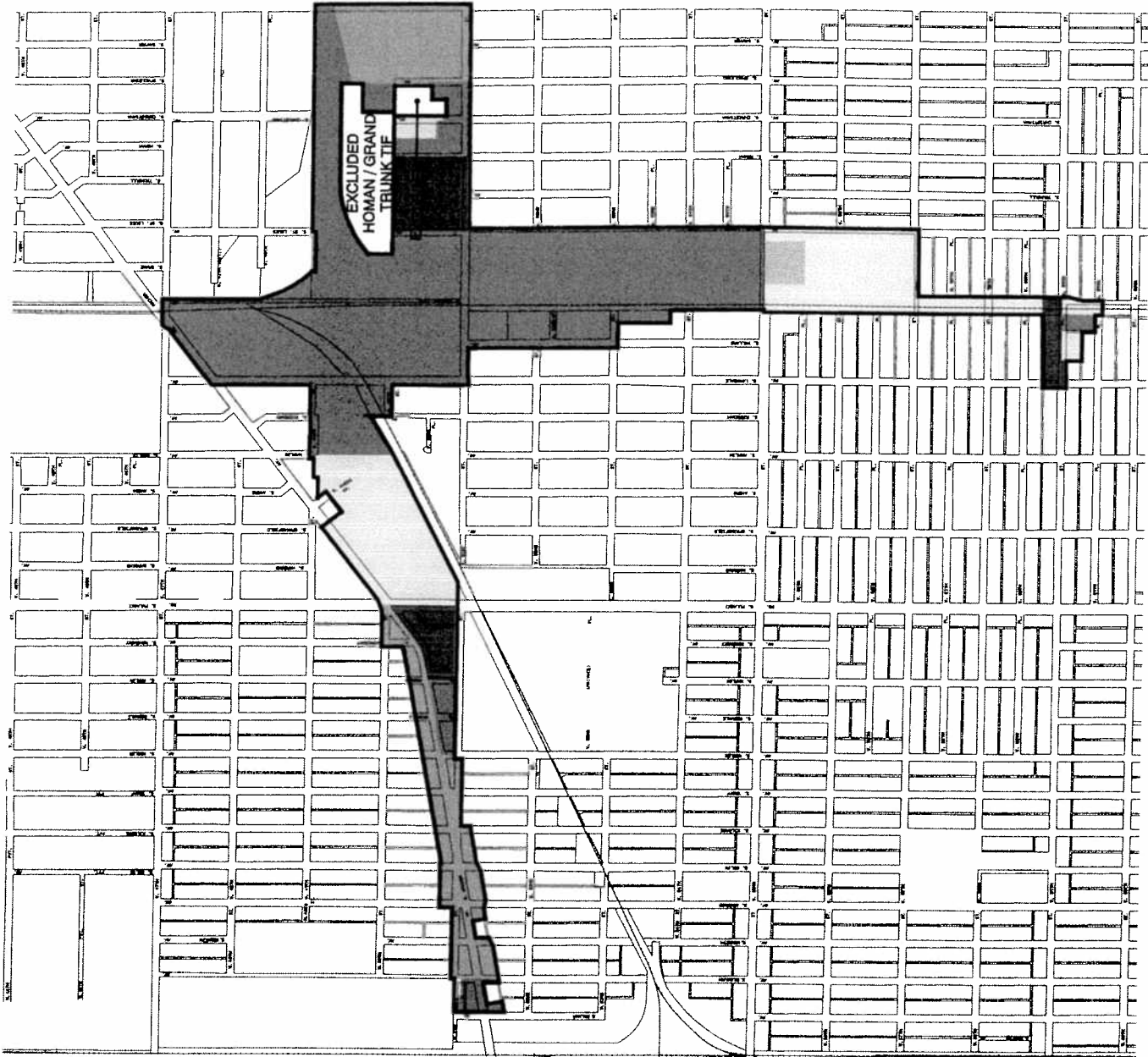


Generalized Existing Zoning Map 51st / Archer Redevelopment Area City of Chicago, Illinois

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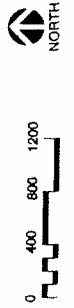
-  Residential Districts - Includes R2, R3
-  Manufacturing Districts - Includes M1-1, M1-2, M2-1, MPD #545
-  Commercial Districts - Includes C1-1, C2-1, C3-2, C4
-  Business Districts - Includes B4-1, B4-2, BPD #411, BPD #272
-  Institutional District - Includes INSTPD #638

NOTE: For a detailed description of each zoning district, see text of the City zoning ordinance.



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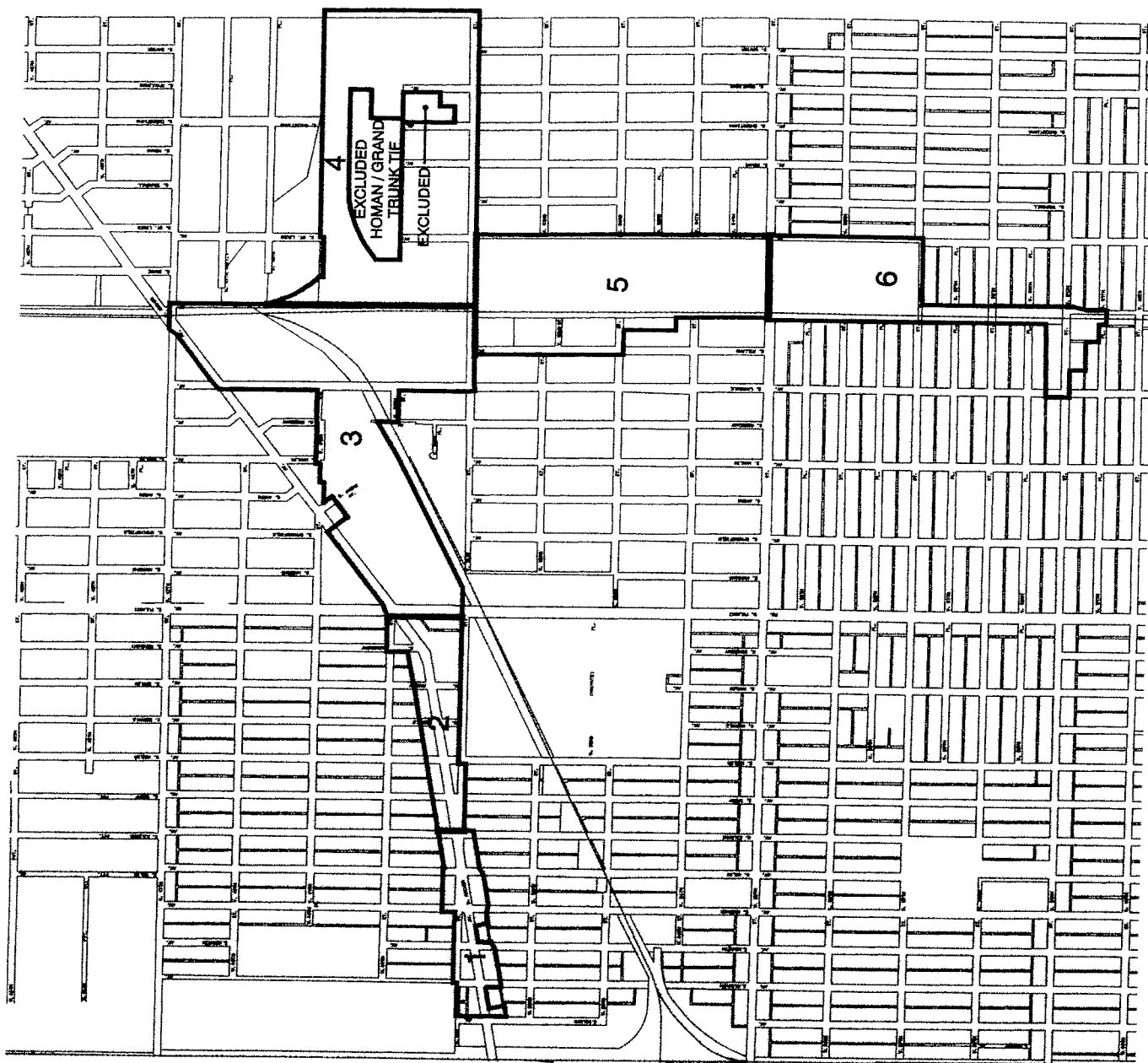


Sub-Area Key Map 51st / Archer Redevelopment Area City of Chicago, Illinois

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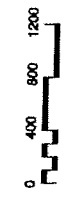
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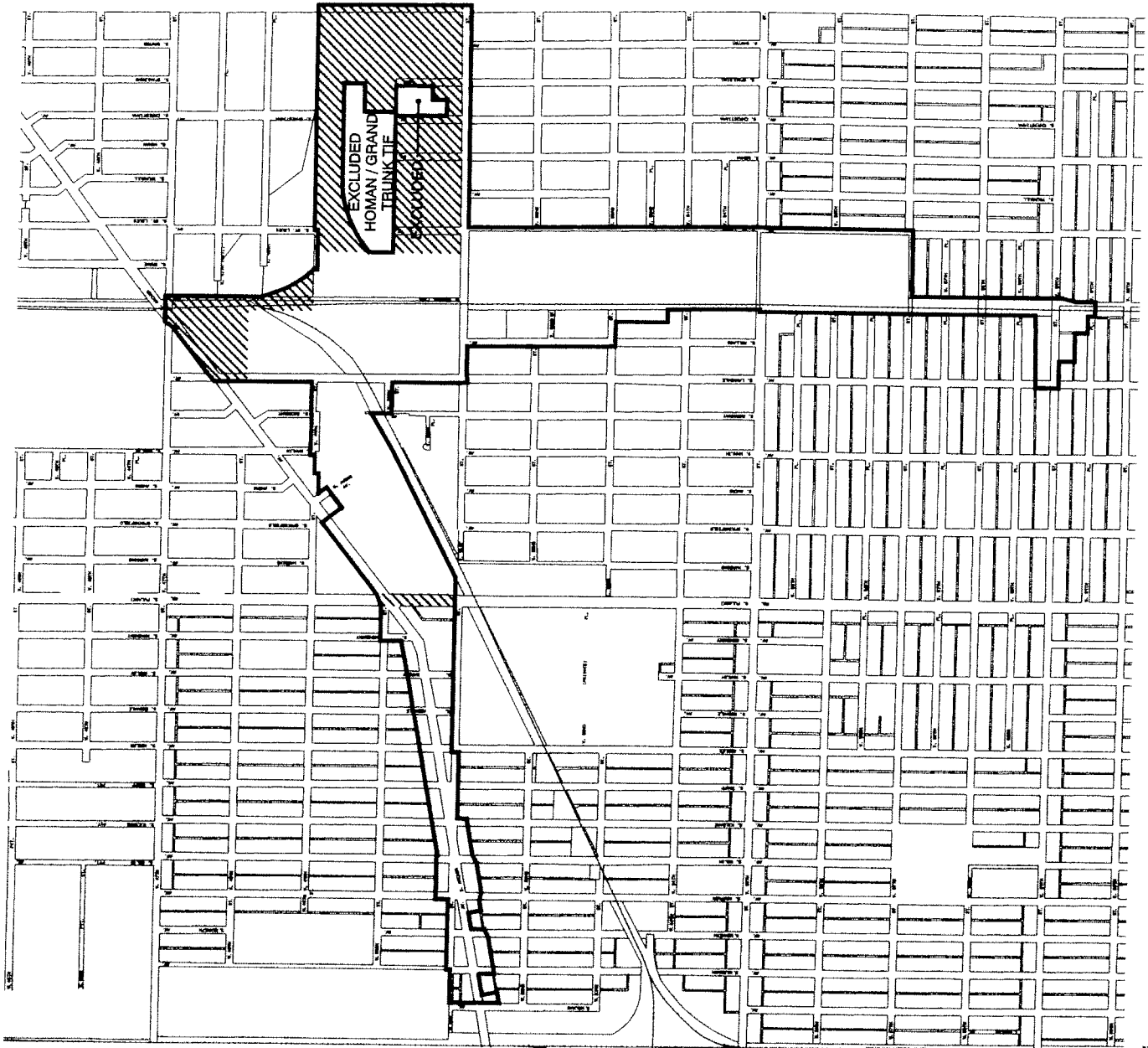
Enterprise Zone Map 51st / Archer Redevelopment Area City of Chicago, Illinois

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State Enterprise Zone 2

NOTE: For enterprise zone boundaries outside of TIF Area, see City files.



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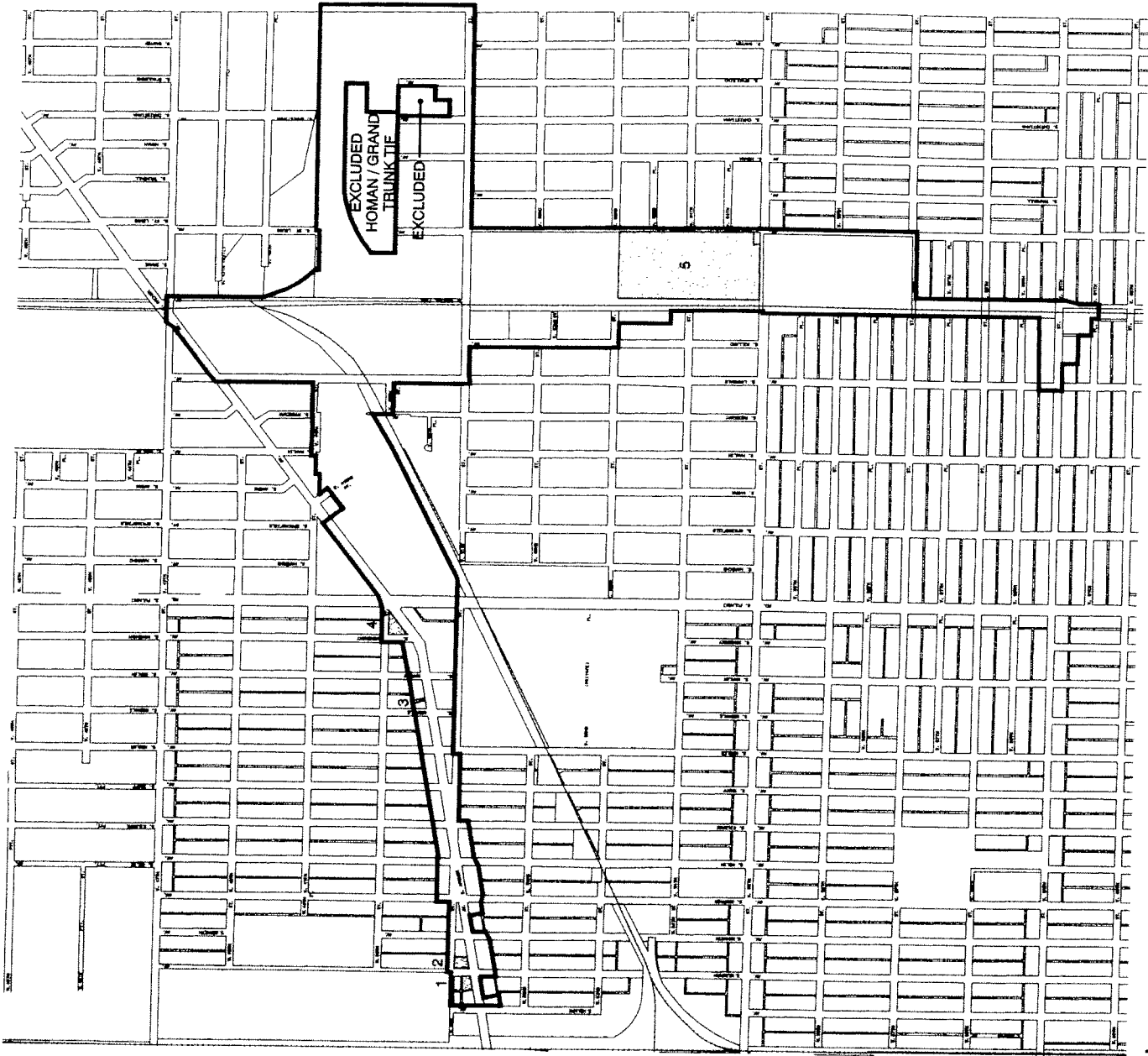


Land Acquisition Map 51st / Archer Redevelopment Area City of Chicago, Illinois

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-  Property to be Acquired
- 5** Area Identification Number

NOTE: Locations are schematic and sizes are approximate.



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KEDZIE



JULY 27, 1999

FCM Urban Consulting

Exhibit G-1

Exhibit G-2
Chicago (51st / Archer Redevelopment Area) Acquisition List
PARCELS TO BE ACQUIRED BY CITY

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1	1910304009	12,977	Y	
2	1	1910304010	12,436	Y	
3	1	1910304011	11,885		
4	1	1910304012	23,181		
5	2	1910305001	126,282		
6	2	1910305002	106,586		
7	2	1910305003	87,942		
8	3	1910229027	54,027		Mixed Use
9	4	1910231001	35,271		
10	4	1910231002	38,554		
11	4	1910231003	48,786		
12	4	1910231004	33,287		
13	4	1910231005	40,295		
14	5	1911400001	Railroad		
15	5	1911400002	Railroad		
16	5	1911400005	Railroad		
		TOTAL	631,509		

(1) Indicates the P.I.N.'s associated with residential buildings / units that would be removed if the Plan is implemented according to Exhibit G-1 (Land Acquisition Map) included in Attachment Two of the Appendix.

Attachment Three
Legal Description

51st / Archer Redevelopment Area

ALL THAT PART OF SECTIONS 2, 10, 11, 12 AND 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF S. KOSTNER AVENUE WITH THE NORTH LINE OF W. 51ST STREET, AND RUNNING;

THENCE NORTH ALONG SAID WEST LINE OF S. KOSTNER AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 27 IN BLOCK 4 IN ARCHER HIGHLANDS ADDITION, BEING H. H. WESSEL & COMPANY'S SUBDIVISION OF THE WEST QUARTER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 27 IN BLOCK 4 IN ARCHER HIGHLANDS ADDITION BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 51ST STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. 51ST STREET TO EAST LINE OF S. KOLIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. KOLIN AVENUE TO THE SOUTHEASTERLY LINE OF LOT 26 IN BLOCK 10 IN ARCHER HIGHLANDS, BEING H. H. WESSEL & COMPANY'S SUBDIVISION OF THE WEST QUARTER OF THE WEST HALF OF THE NORTHEAST QUARTER (EXCEPT THE WEST 20 ACRES) OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEASTERLY LINE OF LOT 26 IN BLOCK 10 IN ARCHER HIGHLANDS BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWESTERLY OF ARCHER AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWESTERLY OF ARCHER AVENUE TO THE WEST LINE OF S. KOMENSKY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KOMENSKY AVENUE TO THE NORTH LINE OF W. 50TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 50TH STREET TO THE WEST LINE OF S. PULASKI AVENUE;

THENCE NORTHEAST ALONG A STRAIGHT LINE TO THE POINT OF INTERSECTION OF THE EAST LINE OF SAID S. PULASKI AVENUE WITH THE NORTHWESTERLY LINE OF ARCHER AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF ARCHER AVENUE TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 3

IN THE SUBDIVISION OF THE SOUTHWESTERLY 274 FEET OF LOT 5 IN SUPERIOR COURT PARTITION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF LOT 3 IN THE SUBDIVISION OF THE SOUTHWESTERLY 274 FEET OF LOT 5 IN SUPERIOR COURT PARTITION TO THE SOUTHEASTERLY LINE OF SAID LOT 3, SAID SOUTHEASTERLY LINE OF LOT 3 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY SOUTHEAST OF ARCHER AVENUE;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY SOUTHEAST OF ARCHER AVENUE TO THE WEST LINE THEREOF;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY SOUTHEAST OF ARCHER AVENUE TO THE SOUTHEASTERLY LINE THEREOF;

THENCE NORTHEAST ALONG SAID SOUTHEASTERLY LINE OF THE ALLEY SOUTHEASTERLY OF ARCHER AVENUE AND ALONG THE NORTHEASTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF S. AVERS AVENUE;

THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF S. AVERS AVENUE TO THE NORTH LINE OF LOT 2 IN FRANK SHANAHAN'S SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 2 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF AND ADJOINING SAID LOT 2;

THENCE EAST ALONG SAID NORTH LINE OF LOT 2 IN SAID FRANK SHANAHAN'S SUBDIVISION TO THE WEST LINE OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN SUPERIOR COURT PARTITION TO THE NORTH LINE THEREOF;

THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 1 IN SUPERIOR COURT PARTITION TO THE WEST LINE OF S. HAMLIN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. HAMLIN AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN BLOCK 3 IN JAMES G. MACLAY'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE

THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 15 IN BLOCK 3 IN JAMES G. MACLAY'S SUBDIVISION BEING ALSO THE NORTH LINE OF W. 49TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF W. 49TH STREET TO THE WEST LINE OF S. LAWNSDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. LAWNSDALE AVENUE TO THE NORTHWESTERLY LINE OF ARCHER AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF ARCHER AVENUE TO THE SOUTH LINE OF W. 47TH STREET;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF W. 47TH STREET TO THE NORTH LINE OF SAID W. 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 47TH STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 8 IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF BLOCK 8 IN JAMES H. REE'S SUBDIVISION BEING ALSO THE EAST LINE OF THE GRAND TRUNK AND WESTERN RAILROAD RIGHT OF WAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE GRAND TRUNK AND WESTERN RAILROAD RIGHT OF WAY TO A POINT ON THE WEST LINE OF BLOCK 9 IN SAID JAMES H. REE'S SUBDIVISION, SAID POINT BEING 374.50 FEET NORTH OF THE CENTER LINE OF W. 49TH STREET;

THENCE SOUTHEAST ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 774.99 FEET AN ARC DISTANCE OF 464.56 FEET TO THE NORTH LINE OF W. 49TH STREET;

THENCE SOUTH ALONG A LINE PERPENDICULAR TO SAID NORTH LINE OF W. 49TH STREET TO THE CENTER LINE OF SAID W. 49TH STREET;

THENCE EAST ALONG SAID CENTER LINE OF SAID W. 49TH STREET TO THE CENTER LINE OF S. ST. LOUIS AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF S. ST. LOUIS AVENUE TO THE NORTH LINE OF SAID W. 49TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 49TH STREET TO THE EAST LINE OF S. KEDZIE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. KEDZIE AVENUE TO THE SOUTH LINE OF W. 51ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 51ST STREET TO THE EAST LINE OF S. ST. LOUIS AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. ST. LOUIS AVENUE TO THE SOUTH LINE OF W. 57TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 57TH STREET TO THE WEST LINE OF LOT 21 IN BLOCK 1 IN EBERHART AND RICHIE'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 21 BEING ALSO THE EAST LINE OF S. CENTRAL PARK AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. CENTRAL PARK AVENUE TO THE SOUTH LINE OF W. 59TH PLACE;

THENCE WEST ALONG SAID SOUTH LINE OF W. 59TH PLACE TO A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING ALSO THE WEST LINE OF THE GRAND TRUNK AND WESTERN RAILROAD RIGHT OF WAY;

THENCE NORTH ALONG SAID WEST LINE OF THE GRAND TRUNK AND WESTERN RAILROAD RIGHT OF WAY TO THE NORTH LINE OF W. 59TH PLACE;

THENCE WEST ALONG SAID NORTH LINE OF W. 59TH PLACE TO THE EAST LINE OF LOT 38 IN BLOCK 1 IN MESSENGER'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 38 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF S. LAWNSDALE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 38 IN BLOCK 1 IN MESSENGER'S SUBDIVISION TO THE NORTH LINE OF SAID LOT 38, SAID NORTH LINE OF LOT 38 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. 59TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. 59TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 16 IN SAID BLOCK 1 IN MESSENGER'S SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 16 IN SAID BLOCK 1 IN MESSENGER'S SUBDIVISION TO THE SOUTH LINE OF W. 59TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 59TH STREET TO THE WEST LINE OF S. LAWNSDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. LAWNSDALE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 32 IN J. H. CAMPBELL'S ADDITION TO CHICAGO, A SUBDIVISION OF (EXCEPT THE EAST 50 FEET) THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 22 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 59TH STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF W. 59TH STREET TO THE EAST LINE OF LOT 1 IN SAID BLOCK 32 IN J. H. CAMPBELL'S ADDITION TO CHICAGO, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF S. LAWNSDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF S. LAWNSDALE AVENUE TO THE SOUTH LINE OF W. 55TH PLACE;

THENCE SOUTHEAST ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY WHICH IS 25 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID WEST LINE OF THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF W. 55TH PLACE;

THENCE NORTH ALONG SAID WEST LINE OF THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY TO THE NORTH LINE OF LOT 28 IN BLOCK 1 IN SAID NORTH CHICAGO LAWN, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. 54TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF W. 54TH STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 18 IN SAID BLOCK 1 IN NORTH CHICAGO LAWN, SAID EAST LINE OF LOT 18 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF S. MILLARD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF THE ALLEY EAST OF S. MILLARD AVENUE TO THE SOUTH LINE OF W. 53RD STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 53RD STREET TO THE WEST LINE OF S. MILLARD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. MILLARD AVENUE TO THE SOUTH LINE OF W. 51ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 51ST STREET TO THE WEST LINE OF S. LAWDALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. LAWDALE AVENUE TO THE SOUTH LINE OF W. 50TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 50TH STREET TO THE CENTER LINE OF S. RIDGEWAY AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF S. RIDGEWAY AVENUE TO THE NORTHWESTERLY LINE OF THE BELT RAILWAY COMPANY OF CHICAGO RIGHT OF WAY;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF THE BELT RAILWAY COMPANY OF CHICAGO RIGHT OF WAY TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11 TO THE NORTHWESTERLY LINE OF THAT PART OF THE BELT RAILWAY COMPANY OF CHICAGO RIGHT OF WAY BEARING THE PIN NO. 19-11-114-062;

THENCE SOUTHWEST ALONG SAID NORTHWESTERLY LINE OF THAT PART OF THE BELT RAILWAY COMPANY OF CHICAGO RIGHT OF WAY TO THE NORTH LINE OF W. 51ST STREET;

THENCE WEST ALONG SAID NORTH LINE OF W. 51ST STREET TO THE WEST LINE OF S. KEELER AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. KEELER AVENUE TO THE SOUTH LINE OF SAID W. 51ST STREET;

THENCE WEST ALONG SAID SOUTH LINE OF W. 51ST STREET TO THE EAST LINE OF S. KILDARE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. KILDARE AVENUE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 1 IN BLOCK 6 IN ARCHER

HEIGHTS SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHERLY LINE OF LOT 1 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY SOUTH OF 51ST STREET AND ARCHER AVENUE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION AND ALONG SOUTHERLY LINE OF THE ALLEY SOUTH OF 51ST STREET AND ARCHER AVENUE TO THE EAST LINE OF S. KOLIN AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. KOLIN AVENUE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 40 IN THE SUBDIVISION OF BLOCK 4 IN STEDMAN'S SUBDIVISION LYING SOUTH OF ARCHER AVENUE IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHERLY LINE OF LOT 40 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. KOSTNER AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KOSTNER AVENUE TO THE NORTHERLY LINE OF LOT 34 IN BLOCK 5 IN ARCHER HIGHLAND ADDITION, BEING A SUBDIVISION OF THE WEST QUARTER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, ALSO THE EAST QUARTER (EXCEPT THE RAILROAD RIGHT OF WAY) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHERLY LINE OF LOT 34 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 6 IN SAID BLOCK 5 IN ARCHER HIGHLAND ADDITION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 6 IN BLOCK 5 IN ARCHER HIGHLAND ADDITION TO THE SOUTHERLY LINE OF ARCHER AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF ARCHER AVENUE TO THE EAST LINE OF S. KENNETH AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. KENNETH AVENUE TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 25 IN BLOCK 15 IN W. F. KAISER & COMPANY'S ARDALE SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER

OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHERLY LINE OF LOT 25 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE;

THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND THE SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE TO THE WEST LINE OF S. KILBOURN AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. KILBOURN AVENUE TO THE SOUTHERLY LINE ARCHER AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE ARCHER AVENUE TO THE WESTERLY LINE OF LOT 6 IN BLOCK 14 IN SAID W. F. KAISER & COMPANY'S ARDALE SUBDIVISION;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF LOT 6 IN BLOCK 14 IN W. F. KAISER & COMPANY'S ARDALE SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTHERLY LINE OF LOT 9 IN SAID BLOCK 14 IN W. F. KAISER & COMPANY'S ARDALE SUBDIVISION, SAID NORTHERLY LINE OF LOT 9 BEING ALSO THE SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE ALLEY SOUTH OF ARCHER AVENUE TO THE EAST LINE OF S. KOLMAR AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. KOLMAR AVENUE TO THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN METZELDER'S RESUBDIVISION OF LOTS 25 TO 48 IN BLOCK 7 IN ROSEDALE, BEING A SUBDIVISION IN THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 1 BEING ALSO THE NORTH LINE OF W. 51ST STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 51ST STREET TO THE POINT OF BEGINNING AT THE WEST LINE OF S. KOSTNER AVENUE;

EXCEPTING FROM THE FOREGOING THE FOLLOWING PARCELS OF LAND:

EXCEPTION PARCEL 1,

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN HERETOFORE DESCRIBED AS THE HOMAN/GRAND TRUNK REDEVELOPMENT PROJECT AREA AND DESCRIBED AS FOLLOWS:

PARCEL "A",

THAT PART OF BLOCKS 19, 20 21, 22 AND 23 AND VACATED ST. LOUIS AVENUE HOMAN AVENUE AND SPAULDING AVENUE IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 23;

THENCE NORTH $89^{\circ}52'41''$ WEST ALONG THE SOUTH LINE OF BLOCK 23, A DISTANCE OF 150.00 FEET TO A POINT;

THENCE NORTH $00^{\circ}02'34''$ EAST, A DISTANCE OF 230.94 FEET TO A POINT;

THENCE NORTH $52^{\circ}16'03''$ EAST, A DISTANCE OF 107.29 FEET TO THE POINT OF CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 929.54 FEET AND CONVEX NORTHWESTERLY A DISTANCE OF 616.81 FEET TO A POINT;

THENCE SOUTH $89^{\circ}42'48''$ EAST, A DISTANCE OF 847.77 FEET TO A LINE LYING 22.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 19;

THENCE SOUTH $00^{\circ}02'34''$ WEST ALONG SAID PARALLEL LINE A DISTANCE OF 189.97 FEET TO A POINT;

THENCE NORTH $89^{\circ}52'41''$ WEST, A DISTANCE OF 255.00 FEET TO A POINT;

THENCE SOUTH 00°02'34" WEST, A DISTANCE OF 300.00 FEET TO THE POINT ON SOUTH LINE OF BLOCK 19;

THENCE NORTH 89°52'41" WEST, ALONG THE SOUTH LINE OF BLOCKS 19, 20, 21, 22, 23, AND AFOREMENTIONED AVENUES (EXCEPT SPAULDING AVENUE) A DISTANCE OF 1,251.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL "B",

THAT PART OF BLOCK 19 AND VACATED SPAULDING AVENUE IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 19;

THENCE SOUTH 89°52'41" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°02'34" EAST, A DISTANCE OF 300.00 FEET TO A POINT;

THENCE NORTH 89°52'41" WEST, A DISTANCE OF 255.00 FEET TO A POINT;

THENCE SOUTH 00°02'34" WEST, A DISTANCE OF 300.00 FEET TO A POINT ON SOUTH LINE OF SAID BLOCK 19 ;

THENCE SOUTH 89°52'41" EAST, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER A STRIP OF LAND 40.00 FEET WIDE BEING DESCRIBED AS THE EAST 40.00 FEET OF THE NORTHERLY EXTENSION OF THE HOMAN AVENUE RIGHT OF WAY AS EXTENDED FROM THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL TO IT'S NORTH LINE. ALSO SUBJECT TO AN EASEMENT FOR A STORM DRAIN OVER A 20.00 FOOT WIDE STRIP OF LAND, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BLOCK 20 WHICH LIES NORTH 00°02'33" EAST, 234.78 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE SOUTH 79°58'37" WEST, 282.80 FEET;

THENCE NORTH 09°37'10" WEST, 90.60 FEET TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL.

EXCEPTION PARCEL 2,

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 30 IN JAMES H. REE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEAST CORNER OF BLOCK 30 BEING ALSO THE SOUTHEAST CORNER OF BLOCK 19 IN SAID JAMES H. REE'S SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 30 IN JAMES H. REE'S SUBDIVISION, SAID EAST LINE OF BLOCK 30 IN JAMES H. REE'S SUBDIVISION BEING ALSO THE WEST LINE OF S. SPAULDING AVENUE , TO THE SOUTH LINE OF LOT 14 IN SAID BLOCK 30 IN JAMES H. REE'S SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 14 IN BLOCK 30 IN JAMES H. REE'S SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 37 IN SAID BLOCK 30, SAID EAST LINE OF LOT 37 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. SPAULDING AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. SPAULDING AVENUE TO THE SOUTH LINE OF LOT 32 IN SAID BLOCK 30, SAID SOUTH LINE OF LOT 32 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 51ST STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 51ST STREET TO THE EAST LINE OF S. CHRISTIANA AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. CHRISTIANA AVENUE TO THE NORTH LINE OF SAID BLOCK 30 IN JAMES H. REE'S SUBDIVISION, SAID NORTH LINE OF SAID BLOCK 30 IN JAMES H. REE'S SUBDIVISION BEING ALSO THE SOUTH LINE OF BLOCK 19 IN SAID JAMES H. REE'S SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF SAID BLOCK 30 IN JAMES H. REE'S SUBDIVISION TO THE POINT OF BEGINNING.

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

Attachment Four

**1998 Estimated EAV By
Tax Parcel**

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1910224017	121,255		
2	1910224018	91,244		
3	1910224019	11,737		
4	1910224020	76,416		
5	1910224023	6,128		
6	1910224024	128,562		
7	1910224025	103,550		
8	1910224042	79,941		
9	1910225017	68,534		
10	1910225018	27,818		
11	1910225019	4,456		
12	1910225020	13,267		Mixed Use
13	1910225021	19,360		Single Family
14	1910225022	4,456		
15	1910225023	33,601		
16	1910225024	6,128		Mixed Use
17	1910225025	78,274		
18	1910225026	79,957		Mixed Use
19	1910226018	Exempt		
20	1910226019	42,257		Mixed Use
21	1910226020	42,835		Single Family
22	1910226021	11,363		Single Family
23	1910226022	6,128		
24	1910226023	12,083		
25	1910226024	57,756		
26	1910226038	Exempt		Mixed Use
27	1910227013	92,578		Mixed Use
28	1910227014	42,262		Mixed Use
29	1910227015	101,165		Mixed Use
30	1910227016	43,480		Mixed Use
31	1910227017	49,131		Mixed Use
32	1910227018	46,146		Mixed Use
33	1910227019	18,549		Single Family
34	1910227034	187,162		Mixed Use
35	1910228011	18,741		
36	1910228012	13,289		
37	1910228013	50,609		Mixed Use
38	1910228014	50,604		Mixed Use
39	1910228015	64,715		
40	1910228016	64,715		
41	1910228017	64,715		
42	1910228018	64,715		
43	1910228019	12,491		
44	1910228020	12,210		
45	1910229009	141,011		Mixed Use
46	1910229015	42,231		
47	1910229016	42,231		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
48	1910229017	6,128		
49	1910229018	62,023		Mixed Use
50	1910229025	126,750		
51	1910229026	49,098		
52	1910229027	54,027		Mixed Use
53	1910230007	90,625		Mixed Use (2 buildings)
54	1910230008	44,732		Mixed Use
55	1910230009	32,354		Mixed Use
56	1910230010	39,903		Mixed Use
57	1910230011	87,440		Mixed Use
58	1910230012	38,358		Mixed Use
59	1910230013	5,990		
60	1910230014	19,039		
61	1910230015	18,643		
62	1910230016	26,370		
63	1910231001	35,271		
64	1910231002	38,554		
65	1910231003	48,786		
66	1910231004	33,287		
67	1910231005	40,295		
68	1910232001	88,020		
69	1910232002	38,126		
70	1910232003	44,036		
71	1910232007	64,745		
72	1910232008	79,446		
73	1910233011	35,147		
74	1910233012	430,724		
75	1910234001	20,426		
76	1910234002	15,257		
77	1910234003	15,353		
78	1910234004	15,477		
79	1910234009	15,780		
80	1910234010	21,564		
81	1910234011	281,338		
82	1910235021	495,352		
83	1910236008	13,651		
84	1910236009	81,570		
85	1910236010	116,088		
86	1910236017	17,886		
87	1910236018	61,999		
88	1910236019	12,927		
89	1910236020	12,927		
90	1910236021	12,927		
91	1910236022	13,657		
92	1910236023	12,927		
93	1910236024	35,532		
94	1910236025	34,815		
95	1910236026	34,815		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
96	1910236027	34,815		
97	1910236028	22,765		
98	1910236029	563,310		
99	1910236030	27,059		
100	1910304001	86,152		
101	1910304002	86,152		
102	1910304003	19,669		Single Family
103	1910304004	27,096		Single Family
104	1910304005	119,751		
105	1910304006	14,080		
106	1910304007	7,200		
107	1910304008	17,515		Single Family
108	1910304009	12,977	Y	
109	1910304010	12,436	Y	
110	1910304011	11,885		
111	1910304012	23,181		
112	1910305001	126,282		
113	1910305002	106,586		
114	1910305003	87,942		
115	1910305004	63,623		
116	1910305005	55,505		
117	1910305006	105,394		
118	1910305007	113,141		
119	1910305008	106,418		
120	1910306001	71,204		Single Family
121	1910307001	105,145		
122	1910307002	43,899		
123	1910308002	56,725		
124	1910308003	97,437		
125	1910308004	97,437		
126	1910308005	38,055		
127	1910308006	68,172		
128	1910308007	68,172		
129	1910308008	40,960		
130	1910308026	59,139		
131	1910308027	57,565		
132	1910309007	18,695		
133	1910309008	15,098		
134	1910309009	5,184		
135	1910309010	162,767		
136	1910400007	19,312		
137	1910400008	18,477		
138	1910400009	25,075		
139	1910400010	7,429		
140	1910400048	27,162		
141	1910400049	120,400		
142	1910401001	78,077		
143	1910401002	24,829		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
144	1910401003	16,330		
145	1910401004	32,143		
146	1910401005	44,581		
147	1910401006	5,537		
148	1910401007	13,764		
149	1910401008	8,833		
150	1910401009	63,912		
151	1911114004	Exempt		
152	1911114005	Exempt		
153	1911114006	14,963		
154	1911114018	Exempt		
155	1911114023	Exempt		
156	1911114024	Exempt		
157	1911114025	Exempt		
158	1911114026	Exempt		
159	1911114027	Exempt		
160	1911114028	Exempt		
161	1911114029	Exempt		
162	1911114030	Exempt		
163	1911114044	Exempt		
164	1911114045	Exempt		
165	1911114046	Exempt		
166	1911114056	Exempt		
167	1911114057	Exempt		
168	1911114058	Exempt		
169	1911114059	49,948		
170	1911114060	Exempt		
171	1911114061	Exempt		
172	1911116021	Exempt		
173	1911116024	Exempt		
174	1911116025	Exempt		
175	1911116026	Exempt		
176	1911116027	Exempt		
177	1911116028	Exempt		
178	1911116029	Exempt		
179	1911116030	Exempt		
180	1911117009	209,222		
181	1911117014	176,435		
182	1911117015	7,425		
183	1911117016	10,797		
184	1911117018	Railroad		
185	1911117019	Railroad		
186	1911117037	Exempt		
187	1911117039	Exempt		
188	1911117046	240,611		
189	1911117047	Exempt		
190	1911117049	37,387		
191	1911118002	Railroad		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
192	1911118003	Railroad		
193	1911118004	32,877		
194	1911120003	Railroad		
195	1911120004	Railroad		
196	1911120005	Railroad		
197	1911120010	Railroad		
198	1911120011	4,801,973		
199	1911120013	1,001,721		
200	1911120014	188,176		
201	1911120016	3,830		
202	1911120018	Exempt		
203	1911120019	Railroad		
204	1911120020	Exempt		
205	1911120021	114,903		
206	1911200046	218,206		
207	1911202005	3,257,797		
208	1911202006	43,997		
209	1911202009	Railroad		
210	1911202010	2		
211	1911202011	2		
212	1911202012	1,840,274		
213	1911203001	318,597		
214	1911203004	757,685		
215	1911203005	640,795		
216	1911204001	4,486		
217	1911204002	2,311		
218	1911204003	3,398		
219	1911204004	15,990		Single Family
220	1911204005	3,398		
221	1911204006	3,398		
222	1911204007	3,398		
223	1911204008	3,398		
224	1911204009	77,602		
225	1911204010	6,165		
226	1911204011	7,987		
227	1911204012	16,190		
228	1911204013	13,154		
229	1911204014	14,671		
230	1911204015	71,124		
231	1911204016	73,022		
232	1911204017	71,124		
233	1911204018	39,709		
234	1911204019	39,709		
235	1911204020	3,398		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
236	1911204021	4,486		Single Family
237	1911204022	2,311		
238	1911204023	3,398		
239	1911204024	16,153		
240	1911204025	3,398		
241	1911204026	25,300		
242	1911204027	3,398		Single Family
243	1911204028	16,995		Single Family
244	1911204029	16,995		
245	1911204030	16,541		Single Family
246	1911204035	27,386		Multi-Family
247	1911204036	27,386		
248	1911204037	3,019		
249	1911204038	40,269		
250	1911204039	40,335		
251	1911204040	3,019		Single Family
252	1911204041	15,741		
253	1911204042	7,050		
254	1911204043	6,878		
255	1911204044	6,878		
256	1911204045	6,878		
257	1911204046	6,878		
258	1911204047	6,878		
259	1911204048	6,878		
260	1911204049	6,878		
261	1911204050	7,165		
262	1911204051	7,165		
263	1911204052	7,165		
264	1911204053	16,925		Single Family
265	1911204054	22,521		Single Family
266	1911204055	2,265		
267	1911205034	4,203		
268	1911205035	15,920		Single Family
269	1911205036	4,203		
270	1911205037	4,203		
271	1911205038	4,203		Single Family
272	1911205039	15,508		
273	1911205051	191,831		
274	1911206001	967,880		
275	1911206002	3,924,631		
276	1911307003	4,076		
277	1911307004	4,076		
278	1911307005	8,920		
279	1911307006	33,285		Mixed Use
280	1911307007	5,036		
281	1911307008	Railroad		
282	1911307018	7,841		
283	1911307019	101,163		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
284	1911307020	Railroad		
285	1911307021	14,642		
286	1911308021	205,421		
287	1911308022	149,971		
288	1911309021	279,965		
289	1911316022	217,412		
290	1911316023	190,338		
291	1911317021	455,564		
292	1911325047	Railroad		
293	1911400001	Railroad		
294	1911400002	Railroad		
295	1911400005	Railroad		
296	1911501001	Railroad		
297	1911501002	Railroad		
298	1911501003	Railroad		
299	1911501004	Railroad		
300	1914131026	63,041		Mixed Use
301	1914131027	50,643		
302	1914131028	56,767		
303	1914131029	50,643		
304	1914131030	50,643		
305	1914131031	50,643		
306	1914131032	50,643		
307	1914131033	50,643		
308	1914131034	66,230		
309	1914131035	64,433		
310	1914131036	64,433		
311	1914131037	170,603		
312	1914131038	65,417		
313	1914131049	128,392		
314	1914200003	Railroad		
315	1914200004	Exempt		
316	1914200005	Exempt		
317	1914213001	Railroad		
318	1914213062	Exempt		
319	1914213063	Exempt		
320	1914214001	Railroad		
321	1914214046	Exempt		
322	1914214047	Exempt		
323	1914221001	Railroad		
324	1914221042	Exempt		
325	1914221043	Exempt		
326	1914222001	Railroad		
327	1914222053	Exempt		
328	1914222054	Exempt		
329	1914303008	8,717		
330	1914303009	8,225		
331	1914303010	8,225		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
332	1914303011	8,972		
333	1914303012	168,722		
334	1914303032	Exempt		
335	1914303033	Exempt		
	TOTAL	31,332,398		

(1) Indicates the P.I.N.'s associated with residential buildings / units that would be removed if the Plan is implemented according to Exhibit C (Generalized Land Use Plan) included in Attachment Two of the Appendix.