

AUTHORIZATION FOR APPROVAL OF TAX INCREMENT
REDEVELOPMENT PLAN FOR LAWRENCE/BROADWAY
REDEVELOPMENT PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, June 27, 2001.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance approving a tax increment redevelopment plan for the Lawrence/Broadway Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the Committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Lawrence/Broadway Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, By authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and, on November 3, 2000, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, Notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department of Planning and Development, given on dates not less than fifteen (15) days before the date of the Public Meeting: (i) on December 20, 2000 by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4-4.2 of the Act, and (ii) with a good faith effort, on December 20, 2000 by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, The Public Meeting was held in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on January 4, 2001 at 7:00 P.M. at Peoples Church, 941 West Lawrence Avenue, Chicago, Illinois; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act prior to the time scheduled for the meeting of the Community Development Commission of the City ("Commission") at which the Commission

adopted Resolution 01-CDC-16 on February 27, 2001 accepting the Plan for review and fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on March 12, 2001 which is within a reasonable time after the adoption by the Commission of Resolution 01-CDC-16 to: (i) persons who reside in the zip code area(s) contained in whole or in part in the proposed Area and are registered interested parties for such Area, and (ii) organizations that are registered interested parties for such Area; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on March 9, 2001, by publication in the *Chicago Sun-Times* or *Chicago Tribune* on March 28, 2001 and April 4, 2001, and by certified mail to taxpayers within the Area on April 2, 2001; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on March 30, 2001 at 10:00 A.M., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on April 24, 2001; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 01-CDC-28 attached hereto as Exhibit B, adopted on April 24, 2001, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to

Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years.

d. the Plan will not result in displacement of residents from inhabited units.

SECTION 4. Approval Of The Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Powers Of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

SECTION 6. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "E" referred to in this ordinance is printed
on page 62320 of this Journal.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

*Lawrence/Broadway Tax Increment Financing
Redevelopment Area Project And Plan.*

I.

Introduction.

This document is to serve as a redevelopment plan (the "Redevelopment Plan") for an area that is located in the Uptown and Edgewater community areas in the City of Chicago (the "City") and generally includes the Broadway frontage bounded by Berwyn Avenue on the north and Leland Avenue on the south; and also includes the area bounded by Ainslie Street on the north, Lakeside Place on the south, and the east frontage of Sheridan Road on the east. This area is subsequently referred to in this document as the Lawrence/Broadway Tax Increment Financing Redevelopment Project Area, (the "Project Area"). The Project Area is illustrated in Figure 1 -- Project Area Boundary and legally described in Section II.

The Project Area is situated in the heart of Uptown at the intersection of Broadway and Lawrence and Racine Avenues. The Project Area extends northward along Broadway into the southern edge of the Edgewater Community Area. The Uptown and Edgewater communities boast a rich history characterized by rapid development, a vibrant entertainment district, distinctive architecture, and a diverse population.

Historical Context.

Originally known as Cedar Lawn, the area first began to experience rapid growth in the 1870s and 1880s following the development of the Chicago, Milwaukee and St. Paul Railroad and street car service which connected this area to downtown Chicago. Uptown, which encompassed the Edgewater area until 1970, was annexed to the City of Chicago in 1889. The extension of elevated rail service to Wilson Avenue further contributed to Uptown's development as a major commercial center outside the Loop. In the first decades of the 20th century, Uptown emerged as an entertainment, shopping and recreation destination.

In 1906, the Uptown Store, a commercial center from which the community eventually took its name, opened at 4720 -- 4746 North Broadway. Over the next decade, a shopping district, second only to Chicago's Loop developed around the Lawrence-Broadway-Wilson area. By the early 1920s the Uptown area was crowded with restaurants, theaters, cafes, nightclubs and dance halls. The Wilson Avenue and Clarendon Avenue beaches attracted crowds of people to the area by day and the many nightclubs and movie houses drew people by night. The Lakeside Theater, Green Mill Gardens, Riviera Theater, Uptown Theater and Aragon Ballroom are among those buildings that remain from the era of the grand movie palaces.

Even during its heyday, the residential character of the community was densely populated. High land values and Uptown's popularity among young single and married people led to a concentration of apartment houses, apartment hotels and hotels. Overcrowding became acute during the housing shortage that followed World War II, when many units were divided into even smaller one (1) and two (2) room units, which were rented at low costs.

Two (2) factors contributed to the cause of Uptown's decline beginning in the 1930s. The first factor was the extension of Lake Shore Drive in 1933. The extension cut off Uptown from its direct access to Lake Michigan and diverted traffic away from Uptown's commercial district along Broadway between Wilson and Lawrence. This commercial isolation was compounded by suburbanization and the post World War II housing boom, which attracted young singles and married people away from the community and into the suburbs. They were replaced by lower income, new migrants who could afford the older, downsized apartment units. These factors, coupled with the struggling economic conditions left from the Depression era, contributed to the overall decline of the area.

Declining conditions in the area sparked the formation of the Uptown Chicago Commission (U.C.C.), whose goal has been to promote commercial development and revitalization of the heart of Uptown. In response to concerns regarding low-income residential displacement a number of housing organizations were created. The Heart-of-Uptown Coalition, Voice of the People, and Organization of the Northeast, among others have attempted to maintain a diverse economic and cultural community in Uptown.

Today, Uptown is one of the most racially and ethnically diverse communities in Chicago with a concentration of unique architectural and cultural assets. It contains some of the oldest buildings in the City and continues to suffer from vacancies, deterioration, and obsolescence.

Uptown Square Historic District.

The Uptown Square Historic District, a large portion of which is located in the Lawrence/Broadway Project Area, was officially listed on the National Register of Historic Places in January of 2001. The Uptown Square Historic District includes a range of significant architecture reflecting a period of significance from 1900 to 1950, including turn-of-the-century storefronts with apartments above, grand Spanish Baroque and Moorish entertainment facilities, Classical Revival terra cotta-clad office buildings, an Art Deco post office, and Art Deco and Venetian Gothic apartment hotels. The district is distinguished from its surroundings by its architecture, its scale, and its organization as a cohesive commercial and entertainment district. The district contains a collection of fifty-two (52) buildings and one (1) structure (the elevated rail line) of which forty-four (44) buildings and elevated rail line are contributing and eight (8) buildings are non-contributing⁽¹⁾. Of the fifty-two (52) buildings in the historic district, twenty-nine (29) contributing buildings and the elevated rail line are located within the Project Area. Figure 2 illustrates the location of the buildings and the boundaries of the Uptown Square Historic District. Table 1 identifies each of the buildings and structures with this district.

As part of its strategy to encourage managed growth and stimulate private investment within the Project Area, the City engaged Trkla, Pettigrew, Allen & Payne, Inc. ("T.P.A.P.") to study whether the Project Area of approximately seventy-three and six-tenths (73.6) acres qualifies as a "conservation area" under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et seq.), as amended (the "Act"). The Project Area, described in more detail below as well as in the

(1) Contributing buildings were constructed during the period of significance and possess historic integrity through their location, design, setting, materials, workmanship and feeling which reflect their character at that time. Non-contributing buildings within the district were either constructed after 1950 or do not possess historic integrity.

Table 1.

Uptown Square Historic District Buildings.

Address	Historic Name	Contributing*/ Non-Contributing
1. 4730 North Sheridan Road	Lakeside Theater	Yes
2. 941 West Lawrence Avenue	Peoples Church of Chicago	Yes
3. 947 -- 959 West Lawrence Avenue		
4751 -- 4759 North Sheridan Road	Lawrence/Sheridan Apartments	Yes
4. 1001 -- 1015 West Lawrence Avenue		
4750 -- 4770 North Sheridan Road	Mutual Insurance Building	Yes
5. 1025 -- 1037 West Lawrence Avenue	Lakeside Plaza	No
6. 1039 -- 1053 West Lawrence Avenue	Wilton Hotel	Yes
7. 1055 -- 1063 West Lawrence Avenue	Bulk Petroleum Gas Station	No
8. 1101 -- 1113 West Lawrence Avenue	1105 Lawrence Professional Building	Yes
9. 1020 West Lawrence Avenue	New Lawrence Hotel	Yes
10. 1042 -- 1048 West Lawrence Avenue	Middlekauf Apartments	Yes
4800 -- 4808 North Kenmore Avenue		

* Contributing buildings were constructed during the Uptown Square Historic District period of significance and possess historic integrity through their location, design, setting, materials, workmanship and feeling which reflect their character at that time. Non-contributing buildings within the district were either constructed after 1950 or do not possess historic integrity.

	Address	Historic Name	Contributing*/ Non-Contributing
11.	1058 -- 1060 West Lawrence	Lawrence Apartments Avenue	Yes
12.	1064 West Lawrence Avenue	Fleur-deLis Apartments	Yes
13.	1100 -- 1110 West Lawrence	Aragon Ballroom Avenue	Yes
14.	4833 North Broadway	Chicago Motor Club Building	Yes
15.	4829 North Broadway	Riviera Garage	No
16.	4821 North Broadway	North Shore Fireproof Building Number 2	Yes
17.	4811 -- 4815 North Broadway	Automotive Building	No
18.	4801 North Broadway	Clancy Building	Yes
19.	4753 North Broadway	Uptown National Bank Building	Yes
20.	4703 -- 4715 North Broadway	Uptown Broadway Building	Yes
21.	4701 North Broadway	H. W. Rubloff Building	Yes
22.	4657 -- 4663 North Broadway	Kresge Building	Yes
23.	4653 North Broadway		Yes
24.	4647 -- 4651 North Broadway		Yes
25.	4645 North Broadway		Yes
26.	4643 North Broadway		Yes
27.	4635 -- 4641 North Broadway		Yes
28.	4631 North Broadway		Yes
29.	4629 North Broadway		Yes

* Contributing buildings were constructed during the Uptown Square Historic District period of significance and possess historic integrity through their location, design, setting, materials, workmanship and feeling which reflect their character at that time. Non-contributing buildings within the district were either constructed after 1950 or do not possess historic integrity.

	Address	Historic Name	Contributing*/ Non-Contributing
30.	4623 North Broadway		Yes
31.	4621 North Broadway		Yes
32.	4619 North Broadway		Yes
33.	4613 -- 4617 North Broadway		Yes
34.	4601 -- 4611 North Broadway		No
35.	1050 West Wilson Avenue	Wilson Avenue Theater	Yes
36.	4520 -- 4570 North Broadway	McJunkin Building	Yes
37.	4600 -- 4620 North Broadway	Wilson Avenue C.T.A. Station	Yes
38.	4660 -- 4666 North Broadway	Barry Building	Yes
39.	4700 -- 4714 North Broadway	Plymouth Hotel	Yes
40.	4720 -- 4726 North Broadway	Loren Miller & Company Store	Yes
41.	4728 -- 4740 North Broadway	Sheridan Trust and Savings Bank	Yes
42.	4800 -- 4810 North Broadway	Green Mill Gardens	Yes
43.	4812 North Broadway	4812 North Broadway Building	Yes
44.	4814 -- 4816 North Broadway	Uptown Theater	Yes
45.	4818 -- 4822 North Broadway	North Shore Fireproof Building Number 1	Yes
46.	4824 -- 4826 North Broadway	4824 Broadway Building	No
47.	4840 North Broadway	Spiegel Furniture Store	Yes
48.	4850 North Broadway	Uptown Post Office	Yes
49.	4734 -- 4736 North Racine	Fox Building Avenue	Yes

* Contributing buildings were constructed during the Uptown Square Historic District period of significance and possess historic integrity through their location, design, setting, materials, workmanship and feeling which reflect their character at that time. Non-contributing buildings within the district were either constructed after 1950 or do not possess historic integrity.

	Address	Historic Name	Contributing* / Non-Contributing
50.	4740 -- 4744 North Racine	Keane Building Avenue	No
51.	4746 -- 4760 North Racine Avenue	Riviera Theater and Office Building	Yes
52.	1106 -- 1116 West Leland	Monroe Building Avenue	Yes

accompanying Eligibility Study, has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the adoption of the Plan.

Small scale or piecemeal redevelopment efforts may occur in limited portions of the Project Area. However, the presence of extensive vacancies, obsolete buildings and platting, deterioration and other blight factors throughout the Project Area are likely to preclude the revitalization of the Project Area on a scale sufficient to return it to a sound, sustainable condition without the intervention of the City.

A. Lawrence/Broadway Tax Increment Financing Redevelopment Project Area.

The Project Area contains one hundred twenty-one (121) buildings and consists of twenty-five (25) full and partial blocks. The Project Area encompasses a total of approximately seventy-three and six-tenths (73.6) acres including alley, street and rail rights-of-way. For a map depicting the boundaries and legal description of the Project Area, see Section II, Legal Description and Project Boundary.

The Project Area can be described as a "mixed-use" area that includes a range of commercial, office, residential and public uses. Several major commercial corridors run through the Project Area including Broadway, Lawrence Avenue and Sheridan Road. A concentration of entertainment uses are located near the intersection of Broadway and Lawrence, where the Aragon Ballroom, Riviera Theater, Green Mill Lounge, and vacant Uptown Theater once brought crowds in great numbers. The Uptown Bank and the vacant Goldblatt's department store are among the largest commercial buildings that remain from the Uptown community's heyday in the 1910s and 1920s.

* Contributing buildings were constructed during the Uptown Square Historic District period of significance and possess historic integrity through their location, design, setting, materials, workmanship and feeling which reflect their character at that time. Non-contributing buildings within the district were either constructed after 1950 or do not possess historic integrity.

Like the commercial corridors, the residential portion of the Project Area encompasses a wide range of densities and styles. Residential properties are generally located east of the C.T.A. elevated tracks (the "El") though some are found along Racine Avenue. The Project Area includes two (2) and three (3) flat rental and condominium buildings, walk-up and mid-rise apartments, single room occupancy hotels, senior housing facilities and high-rise apartments.

The significant portion of the buildings in the Project Area is over thirty-five (35) years old.

The Project Area on the whole has not been subject to growth and development through investment by private enterprise. Evidence of this lack of growth and development is detailed in Section VI and summarized below.

- Of the one hundred twenty-one (121) buildings in the Project Area, one hundred seven (107) (eighty-eight and four-tenths percent (88.4%)) are thirty-five (35) years of age or older.
- Of the one hundred twenty-one (121) buildings in the Project Area, eighty-five (85) (seventy percent (70%)) are classified as deteriorating.
- Obsolescence is present in forty-one (41) of the one hundred twenty-one (121) buildings within the Project Area. Fifteen (15) of the twenty-five (25) full or partial blocks exhibit obsolete platting due to narrow widths and limited depths.
- Over the five (5) year period from January, 1995 to September, 2000, sixty-nine (69) building code violations were issued to properties within the Project Area, which represents fifty-seven percent (57%) of the buildings in the Project Area.
- Between 1994 and 1999, the Equalized Assessed Valuation (the "E.A.V.") of the Project Area increased from Thirty-five Million Fifty-two Thousand Forty-five Dollars (\$35,052,045) to Thirty-nine Million Four Hundred Forty-eight Thousand Nine Hundred Seventy-two Dollars (\$39,448,972), an increase of Four Million Four Hundred Thousand Dollars (\$4,400,000) (twelve and fifty-four hundredths percent (12.54%)), which is an average annual rate of two and forty-nine hundredths percent (2.49%). Over the same period, the E.A.V. for the balance of the City as a whole increased by an average annual rate of three and thirty-one hundredths percent (3.31%).

- The total E.A.V. of the Project Area has decreased in two (2) of the last five (5) calendar years, has lagged behind that of the balance of the City for four (4) of the last five (5) calendar years and has lagged behind the Consumer Price Index for All Urban Consumers (CPI-U) for the United States in three (3) of the last five (5) calendar years.⁽²⁾

Although the Project Area enjoys a prominent location near Lake Michigan, the condition of the Project Area is characterized by obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage and overcrowding of structures and community facilities, deleterious land-use or layout, lack of light, ventilation, or sanitary facilities, and an overall lack of community planning. These physical conditions combined with the cost of conserving architectural and historically significant buildings in the Project Area continue to impede growth and development through private investment. Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area would not reasonably be expected to be redeveloped.

B. Tax Increment Financing.

In January, 1977, Tax Increment Financing ("T.I.F.") was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current 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 that results in Incremental Property Taxes. A decline in current E.A.V. does not result in a negative Incremental Property Tax.

(2) The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a fixed market basket of consumer goods and services. The broadest, most comprehensive CPI is the "CPI for All Urban Consumers for the United States City Average for All Items, 1982 --1984=100" (CPI-U) and is based on the expenditures reported by almost all urban residents and represents about eighty percent (80%) of the total United States population. The CPI data are also published for metropolitan areas, which measure how much prices have changed over time for a given area. The CPI is the most widely used measure of price change for application in escalation agreements for payments such as rental contracts, collective bargaining agreements, alimony, child support payments, et cetera.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment 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. This financing generates revenues by allowing the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. Under T.I.F. 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 redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

C. The Redevelopment Plan For The Lawrence/Broadway Tax Increment Financing Redevelopment Project Area

As evidenced in Section VI, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of T.I.F.

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

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

investment in rehabilitation and new development occurs:

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

Redevelopment of the Project Area will constitute a complex endeavor. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area will become a stable environment that will attract new private investment. Public investment will set the stage for redevelopment by the private sector. Through this Redevelopment Plan, the City will provide a basis for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the City's above-stated goals. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate or restore private improvements on one (1) or several parcels (items (i) and (ii) are collectively referred to as "Redevelopment Projects").

This Redevelopment Plan specifically describes the Project Area and summarizes the conservation area factors which qualify the Project Area as a "conservation area" as defined in the Act.

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

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

- The enhancement of the economic base arising from rehabilitation of existing buildings and the re-use of vacant and underutilized properties with new and improved uses.
- Rehabilitation, renovation and/or restoration of historically and architecturally significant buildings.
- An increased sales tax base resulting from potential new and existing retail, entertainment and business development.
- An increase in construction, business, retail, commercial and other full-time employment opportunities for existing and future residents of the City.
- A mix of housing styles, rental costs and sale prices and densities that meet the diverse needs of the Uptown and Edgewater communities.

II.

Legal Description And Project Boundary.

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

The Project Area is generally bounded on the north by Berwyn Avenue (west of the C.T.A. elevated tracks) and Ainslie Street (east of the C.T.A. elevated tracks); on the south by Lakeside Place and Leland Avenue; on the west by the alley west of Broadway; and on the east by the rear line of the properties fronting the east side of Sheridan Road.

The boundaries of the Project Area are legally described in (Sub)Exhibit I at the end of this report.

*III.**Eligibility Conditions.*

The results summarized in this section are more fully described in a separate report that presents the definition, application and extent of the conservation and blight factors in the Project Area. The report, prepared by TPAP is entitled "Broadway and Lawrence Redevelopment Project Area Tax Increment Financing Eligibility Study" (the "Eligibility Study") and is attached as (Sub)Exhibit IV to this Redevelopment Plan.

A. Summary Of Project Area Eligibility.

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies as a "conservation area" within the requirements of the Act. Fifty percent (50%) or more of the buildings in the Project Area have an age of thirty-five (35) years or more, and the Project Area is characterized by the presence of a combination of three (3) or more of the conservation factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City. The Project Area is not yet a blighted area, but it may become a blighted area. Specifically, the Eligibility Study finds that:

- One hundred and seven (107) buildings, which represents eighty-eight and four-tenths percent (88.4%) of the buildings in the Project Area, are thirty-five (35) years of age or older.
- Of the thirteen (13) factors set forth in the Act for conservation areas, nine (9) factors are found to be present.
- Of the nine (9) factors present, all are present to a major extent and reasonably distributed throughout the Project Area. These factors include: obsolescence; deterioration; structures below minimum code standards; excessive vacancies; excessive land coverage and overcrowding of structures and community facilities; inadequate utilities; deleterious land-use or layout; lack of community planning; and declining or lagging rate of growth of total equalized assessed valuation.
- The Project Area includes only real property and improvements thereon substantially benefited by the proposed redevelopment project improvements.

B. Surveys And Analyses Conducted.

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

1. exterior survey of the condition and use of each building;
2. field survey of site conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. analysis of existing uses within the Project Area and their relationships to surroundings;
4. comparison of current land-use to current zoning ordinance and the current zoning map;
5. analysis of original and current platting and building size and layout;
6. analysis of vacant portions of the site and buildings;
7. analysis of building floor area and site coverage;
8. review of previously prepared plans, studies and data;
9. analysis of City of Chicago building code violation data from 1995 to 2000; and
10. analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1994 to 1999.

IV.

Redevelopment Goals And Objectives.

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City

through improvements in the physical environment, an increased tax base and additional employment opportunities.

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

A. General Goals.

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

1. An environment which will contribute more positively to the health, safety and general welfare for residents in the Project Area and the surrounding community, and which will support a diverse and affordable community.
2. The enhancement of Uptown and Edgewater as multi-cultural, economically diverse, affordable and mixed-use communities that are fostered by the creation and preservation of affordable, low cost, and mixed-income housing, business, community and performing arts, entertainment uses and commercial opportunities.
3. The elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
4. The establishment of the Project Area as a dynamic commercial, retail and residential destination location for living, shopping, entertainment, community and performing arts and employment.
5. The retention and enhancement of economically sound and viable existing businesses within the Project Area.
6. The preservation of the historic and architecturally significant character of the Project Area.
7. An improved quality of life in the Project Area and the surrounding community.
8. A mix of housing styles, rental costs and sale prices, and densities that meets the diverse needs of the Uptown and Edgewater communities for

rental and ownership opportunities for very low-, low- and moderate-income residents.

9. The attraction of complementary new commercial and business development to supplement existing businesses and create new job opportunities within the Project Area.
10. An environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.
11. The attraction of employers to the Project Area that provide living wage salaries and employment of residents within and surrounding the Project Area in jobs in the Project Area and in adjacent redevelopment project areas.

B. Redevelopment Objectives.

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

1. Reduce or eliminate those conditions that qualify the Project Area as a conservation area while maintaining the economic and cultural diversity of the area. These conditions are described in detail in (Sub)Exhibit IV to this Redevelopment Plan.
2. Strengthen the economic well being of the Project Area by returning vacant and underutilized properties to the tax rolls.
3. Create an environment that stimulates private investment in the upgrading and expansion of existing businesses and the construction of complementary new businesses and commercial enterprises that serve the needs of a culturally and economically diverse and affordable community.
4. Provide needed incentives to encourage a broad range of improvements in business retention, rehabilitation and new development utilizing available tools, particularly those designed to assist small businesses.
5. Support the preservation and rehabilitation of existing multi-family and low-, very low- and moderate-income housing throughout the Project Area, consistent with the Act.

6. Support the development of new housing, including rental and for-sale units for low- and very low-income households, consistent with the Act.
7. Encourage the rehabilitation and re-use of historic and/or architecturally significant buildings. Encourage state-of-the-art energy efficiency practices in all buildings.
8. Promote a concentration of entertainment, cultural and performing arts, and related uses in the proximity of the Lawrence and Broadway intersection to build on the area's history, status as a National Register historic district, and promote the area as a center for existing multi-cultural and performance arts.
9. Promote cooperative arrangements between businesses which would permit existing parking lots to be used by neighboring businesses during off-peak periods. There shall be no elimination of housing for the sole purpose of creating parking.
10. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan.
11. Encourage visually attractive buildings, rights-of-way and open spaces and encourage high standards of design. Preserve existing open space and seek additional land for open space opportunities wherever possible.
12. Upgrade public utilities, infrastructure and streets, including streetscape and beautification projects, improvements to parks, schools and mass transit stations, including improving accessibility for people with disabilities, as required.
13. Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure living wage jobs in the Project Area and in adjacent redevelopment project areas.
14. Create new job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
15. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area, including employment and construction opportunities.

16. Encourage improvements in accessibility for people with disabilities.

V.

Redevelopment Project.

This section presents the Redevelopment Project anticipated to be undertaken by the City and by private entities on behalf of the City in furtherance of this Redevelopment Plan. Previous plans, reports and policies have been reviewed and form the basis for some of the recommendations presented in this Redevelopment Plan.

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the overall redevelopment concept; b) the land-use plan; c) improvement and development recommendations; d) development and design objectives; e) a description of redevelopment improvements and activities; f) estimated redevelopment project costs; g) a description of sources of funds to pay estimated redevelopment project costs; h) a description of obligations that may be issued; and i) identification of the most recent E.A.V. of properties in the Project Area and an estimate of future E.A.V.

A. Overall Redevelopment Concept.

The Project Area should be improved and revitalized as a mixed-use commercial area with adjacent residential uses and community facilities that complements and serves the neighborhoods within and surrounding the Project Area.

The entire Project Area should be marked by improvements in infrastructure, job and business retention and expansion, new business and residential development, and enhancement of the area's overall image and appearance. Improvement projects should include: the rehabilitation and reuse of existing commercial and office buildings; new office, residential and commercial construction; street and infrastructure improvements; public facilities improvements including C.T.A. stop improvements; creation of open space, streetscaping, landscaping and other appearance enhancements; creation of adequate off-street parking facilities and improvements that encourage use of public transit, bicycles and pedestrian access; and the provision of new amenities which both businesses and residents expect to find in a contemporary mixed-use urban neighborhood.

The Project Area should have good vehicular and pedestrian accessibility and should be served by street, sidewalk and servicing areas that provide safe and convenient access to and within the Project Area.

It is preferred that the Project Area have a coherent overall design and character that conserves, to the greatest extent possible, the diverse mix of businesses, commercial, entertainment and residential uses and enhances the unique character of the historical district.

B. Land-Use Plan.

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

The location of the Project Area just minutes from Lake Shore Drive with excellent rail access to Downtown or Evanston, makes it appropriate for retail, commercial, institutional, open space and/or entertainment. Close proximity to Lake Shore Drive, the C.T.A. Lawrence Avenue El Station, numerous C.T.A. bus routes and Lake Michigan make the Project Area attractive for residential uses. Ultimately, the overall land-use of the Project Area is not intended to change. However, the Project Area's capacity for a vibrant and creative mix of uses will be significantly enhanced through rehabilitation, renovation and adaptive reuse of existing structures, attraction of new businesses, and the upgrading of public facilities, infrastructure and other amenities.

The entire Project Area should be marked by improvements in infrastructure, job and business retention and expansion, new business and residential development, and enhancement of the area's overall image and appearance. Improvement projects should include: the rehabilitation and reuse of existing commercial and office buildings; new office, residential and commercial construction; street and infrastructure improvements; creation of open space, streetscaping, landscaping and other appearance enhancements; creation of adequate off-street parking facilities and improvements that encourage use of public transit, bicycles and pedestrian access; and the provision of new amenities which both businesses and residents expect to find in a contemporary mixed-use urban neighborhood.

The Land-Use Plan designates three (3) general land-use categories within the Project Area, as described below:

Residential -- Residential land-use areas include existing residential neighborhoods and locations suitable for residential use. Development of new housing will be encouraged on vacant sites within blocks where residential uses

already exist. New residential development should be compatible with existing residential development in design, scale and density. Schools, day care homes and centers, parks, churches and similar uses which support and are compatible with residential neighborhoods should be permitted within designated residential land-use areas.

Institutional -- These areas encompass existing community facilities operated by public or semi-public entities including public schools, park facilities, museums, C.T.A. facilities, community centers and churches. Public and institutional uses within the Project are identified and illustrated in Figure 4 -- Community Facilities. In general, these uses should be retained and enhanced as public and institutional uses.

Mixed-Use -- Mixed-use areas comprise the large majority of the Project Area and are generally situated along the three (3) major commercial corridors of North Broadway, West Lawrence Avenue and North Sheridan Road. Each of these corridors should be revitalized as vibrant and distinctive mixed-use area that includes a complementary mix and range of uses.

The mixed-use areas have been classified into four (4) subareas, each of which would be suitable for a different mix and concentration of uses, and each of which warrants a different approach to improvement and redevelopment. These mixed-use subareas are illustrated in Figure 3 -- Land-Use Plan and discussed below:

Mixed-Use Subarea A.

North Broadway, north of West Gunnison Street should be revitalized as an attractive and convenient mixed-use area with a commercial focus. While this portion of the corridor should continue to provide important retail and service businesses, it is also an appropriate location for offices, employment uses, public buildings, institutions, cultural facilities, open space and housing. Emphasis should be given to improving and enhancing viable existing buildings. Similar and complementary uses should be concentrated to encourage multi-stop shopping and pedestrian traffic.

Mixed-Use Subarea B.

The subarea emanating outward from the Lawrence/Broadway Intersection is home to a number of historic entertainment venues, including the Uptown Theater, Riviera Theater, Green Mill Gardens and Aragon Ballroom. These buildings, together with a number of stores and businesses once formed the heart of a vibrant shopping and entertainment district. This subarea should be

redeveloped as a cohesive and distinctive mixed-use area with a concentration of entertainment, commercial and residential uses that reinvigorates this important Uptown intersection and restores vitality to the Uptown and Edgewater communities.

The City should encourage development and redevelopment opportunities that reestablish this subarea as an entertainment-oriented mixed-use area. Appropriate uses in this subarea would include: a range of multi-family residential uses; entertainment uses that enable the preservation and re-use of historic and architecturally significant landmarks within the area; retail and restaurant businesses that serve and support surrounding neighborhoods, businesses and entertainment uses; commercial uses that provide contemporary office space; and a range of public facilities, open spaces and pedestrian amenities. To implement this plan, economically viable existing businesses should be retained and enhanced, and new retail, entertainment, residential and business development should be undertaken in the existing vacant or underutilized properties within this area.

Mixed-Use Subarea C.

West Lawrence Avenue, east of North Winthrop Avenue, is home to a number of high-density residential uses including Lawrence House, the Wilton Hotel and the new Lawrence Hotel. This portion of the corridor should be revitalized as a mixed-use district with a residential focus. The area should continue to be the location for high density residential with convenience commercial, public/institutional and other complementary uses that serve the nearby neighborhoods.

Mixed-Use Subarea D.

The Sheridan Road Corridor reflects a smaller scale and intensity of development than West Lawrence Avenue or North Broadway. North Sheridan Road will continue to reflect a mix of uses with a concentration of public/institutional uses. Land uses along this corridor should include public/institutional, convenience commercial, service commercial, office, open space and residential uses that complement the less intense nature of the corridor.

C. Development And Design Objectives.

Listed below are the specific Development and Design Objectives which will assist

the City in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in Section IV of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract a variety of desirable uses such as new commercial and residential redevelopment; foster a consistent and coordinated development pattern; and revitalize the urban identity of the Project Area.

a) Land-Use.

- Promote the Project Area as a planned mixed-use district, which provides a range and complementary mix of retail, commercial, business, residential, institutional, open space and/or entertainment uses.
- Encourage the clustering of similar and supporting commercial uses to promote cumulative attraction.

b) Building And Site Development.

- Preserve buildings and features with historic and architectural value.
- Repair and rehabilitate, to the greatest extent possible, existing buildings that are in poor condition.
- Improve the design and appearance of commercial storefronts, including facade treatment, lighting, color, materials, awnings and canopies, and commercial signage, with enhancements that are compatible with historic architectural features.
- Reuse underutilized buildings in serviceable condition for new businesses, residential uses or mixed-use development.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service, loading and support facilities that can be shared by multiple businesses and/or residential buildings with no on-site parking.
- Encourage retail, entertainment and restaurants on the ground floors of mixed-use buildings, where feasible and appropriate, to maintain and enhance a pedestrian-oriented environment.

- Ensure that private development and redevelopment improvements to site and streetscapes are consistent with public improvement goals and plans.

c) Transportation And Infrastructure.

- Ensure safe and convenient access and circulation within the Project Area for pedestrians.
- Minimize or alleviate traffic impacts of Project Area uses through strategic location of, or improvements to, loading, service, passenger drop-off or bus stop areas.
- Improve the appearance and efficiency of the C.T.A. Lawrence Avenue "El" Station.
- Improve the street surface conditions, street lighting and traffic signalization.
- Upgrade public utilities and infrastructure as required.
- Maintain curb parking within the Project Area to serve the retail and commercial businesses.
- Ensure that the provision of off-street parking components exceeds the minimum requirements of the City in new development and redevelopment projects.
- Encourage the development of shared, off-street parking areas to minimize commercial parking "spillover" in adjacent neighborhoods.

d) Urban Design.

- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the historic and architectural character of the Project Area.
- Provide new pedestrian-scale lighting, where appropriate.
- Enhance streetscape features of the Project Area, including benches, kiosks, trash receptacles and street trees.

- Provide distinctive design features, including landscaping, signage, public art, or identifiers such as banners or historic markers, at key locations within the Project Area.
- Promote sharing and creative uses of open space within the Project Area, which could include courtyards, eating areas, et cetera.
- Ensure that all streetscaping, landscaping and design materials comply with the City of Chicago Landscape Ordinance.

D. Redevelopment Improvements And Activities.

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

The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one (1) or several parcels or any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive T.I.F. assistance for market-rate housing are to set aside twenty percent (20%) of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent (80%) of the area median income.

1. Property Assembly.

Property acquisition and land assembly by the private sector in accordance with this Redevelopment Plan will be encouraged by the City. To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or

through the Tax Reactivation Program and may be for the purpose of: (a) sale, lease or conveyance to private developers; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The City or a private developer 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; (c) demolish portions, as allowed by laws, of historic structures, if necessary, to implement a project that meets the goals and objectives of the Redevelopment Plan; and (d) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

2. Relocation.

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

3. Provision Of Public Works Or Improvements.

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

a) Streets And Utilities.

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

b) Parks And Open Space.

Improvements to existing or future open spaces and public plazas may be provided, including the construction of pedestrian walkways, lighting, landscaping and general beautification improvements that may be provided for the use of the general public.

c) Transportation Facilities.

Improvements to Chicago Transit Authority elevated station facilities may be undertaken to enhance the Lawrence Avenue station's safety, efficiency, appearance and capacity.

4. Rehabilitation Of Existing Buildings.

The City will encourage the rehabilitation of buildings that are basically sound and/or historically or architecturally significant.

5. Job Training And Related Educational Programs.

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

6. Day Care Services.

Incremental Property Taxes may be used to cover the cost of day care services and centers within the Project Area for children of low-income employees of Project Area businesses.

7. Taxing Districts Capital Costs.

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

8. Interest Subsidies.

Funds may be provided to redevelopers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, 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 the Act may not exceed thirty percent (30%) of the: (i) total costs paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
- (e) up to seven-five percent (75%) of interest costs incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

9. Affordable Housing.

Funds may be provided to developers for up to fifty percent (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 benefits under the Act.

10. Analysis, Administration, Studies, Surveys, Legal, Et Cetera.

Under contracts that will run for three (3) years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, et cetera to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

E. Redevelopment Project Costs.

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 Redevelopment Plan (the "Redevelopment Project Costs").

1. Eligible Redevelopment Project Costs.

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

- a) costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, 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 cost 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 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 devoted to a different use requiring private investment;
- e) costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Uptown and Edgewater Community Areas 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 thirty-six (36) months following completion and including reasonable reserves related thereto;
- h) to the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

- i) 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 or by Section 74.4-3(n)(7) of the Act (see Section V.D.2 above);
- 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 (1) or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 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 (1) year may not exceed thirty percent (30%) 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 thirty percent (30%) of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
 5. up to seventy-five percent (75%) of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
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- m) unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
 - n) an elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
 - o) up to fifty percent (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 benefits under the Act; and
 - p) The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed eighty percent

(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.

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

2. Estimated Redevelopment Project Costs.

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit II of this Redevelopment Plan. All estimates are based on Two Thousand Dollars (\$2,000). Funds may be moved from one line item to another or to an eligible cost category described in this Plan.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

F. Sources Of Funds To Pay Redevelopment Project Costs.

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other

legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received. The City may incur Redevelopment Project Costs which are paid from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes.

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

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit II of this Redevelopment Plan.

G. Issuance Of Obligations.

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

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 (23rd) calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2001), by December 31, 2025. Also, the final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issue. One or more series of obligations may be sold at one (1) or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

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

H. Valuation Of The Project Area.

1. Most Recent E.A.V. Of Properties In The Project Area.

The purpose of identifying the most recent equalized assessed valuation ("E.A.V.") of the Project Area is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Project Area. The 1999 E.A.V. of all taxable parcels in the Project Area is approximately Thirty-nine Million Four Hundred Forty-eight Thousand Nine Hundred Seventy-two Dollars (\$39,448,972). This total E.A.V. amount by Permanent Index Number is summarized in (Sub)Exhibit III. The E.A.V. 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 E.A.V. from which all incremental property taxes in the Project Area will be calculated by Cook County.

2. Anticipated Equalized Assessed Valuation.

By the tax year 2024 (collection year 2025) and following roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, the E.A.V. of the Project Area is estimated to range between Sixty-nine Million Seven Hundred Thousand Dollars (\$69,700,000) and Seventy-seven Million Seven Hundred Thousand Dollars (\$77,700,00). The estimated range is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) between seventy thousand (70,000) and one hundred sixty thousand (160,000) square feet of new commercial space will be constructed for retail office/commercial/entertainment uses in the Project Area and occupied by 2013; 3) between fifty (50) and one hundred sixty (160) new multiple family units will be constructed in the Project Area and occupied by 2009; 4) Approximately forty (40) to forty-eight (48) new senior housing units will be constructed and occupied by 2005; 5) approximately fifty (50) new townhome/rowhouse developments will be constructed and occupied by 2007; 6) approximately one hundred seven-four (174) S.R.O. units will be rehabilitated for residential use in the Project Area and occupied by 2004; 7) an estimated annual inflation in E.A.V. of two percent (2%) will be realized through 2023; and 8) the five (5) year average state equalization factor of 2.1711 (tax years 1995 through 1999) is used in all years to calculate estimated E.A.V.

VI.

*Lack Of Growth And Development Through
Investment By Private Enterprise.*

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

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

Physical Condition Of The Project Area.

- Approximately eighty-eight and four-tenths percent (88.4%) of the one hundred twenty-one (121) buildings in the Project Area are thirty-five (35) years of age or older.
- Of the thirteen (13) conservation factors set forth in the Act, nine (9) factors are found to be present within the Project Area . These factors include: obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage and overcrowding of structures and community facilities, inadequate utilities, deleterious land-use and layout, an overall lack of community planning and a lagging rate of growth in E.A.V.
- Of the one hundred twenty-one (121) buildings in the Project Area, eighty-five (85) (seventy percent (70%)) are classified as deteriorating.
- During the five (5) year period between January, 1995 and September, 2000, the City's Building Department issued sixty-nine (69) building code violations to sixty-five (65) different buildings in the Project Area. This represents more than half fifty-four percent (54%) of the total buildings in the Project Area.
- Existing water mains in the Project Area vary in age from eighty-two (82) to more than one hundred (100) years and consist largely of inadequate and outdated pipes. Several sewer lines are in need of replacement in select areas of the Project Area.

Lack Of Investment And Growth By Private Enterprise.

- The total E.A.V. of the Project Area has declined in two (2) of the last five (5) calendar years (1994 -- 1999).
- The growth rate of the total E.A.V. of the Project Area has lagged behind that of the balance of the City for four (4) of the last five (5) calendar years (1994 to 1999).
- The growth rate of the total E.A.V. of the Project Area was less than the Consumer Price Index for All Urban Consumers (CPI-U) for the United States in three (3) of the last five (5) calendar years (1994 to 1999).

- Between 1994 and 1999, the Equalized Assessed Valuation (the "E.A.V.") of the Project Area increased from Thirty-five Million Fifty-two Thousand Forty-five Dollars (\$35,052,045) to Thirty-nine Million Four Hundred Forty-eight Thousand Nine Hundred Seventy-two Dollars (\$39,448,972), an increase of Four Million Four Hundred Thousand Dollars (\$4,400,000) (twelve and fifty-four hundredth percent (12.54%)), which is an average annual rate of two and forty-nine hundredth percent (2.49%). Over the same period, the E.A.V. for the balance of the City as a whole increased by an average annual rate of three and thirty-one hundredth percent (3.31%).
- A significant number of buildings within the Project Area are vacant or underutilized. Of the one hundred twenty-one (121) buildings in the Project Area, thirteen (13) buildings were entirely vacant and twenty-two (22) buildings were partially vacant.

In summary, the Project Area is not yet a blighted area, but is deteriorating and declining and may become a blighted area. The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan for the Project Area.

XII.

Financial Impact.

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

Section V of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this

Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new private investment in rehabilitation of buildings and potentially some new construction on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of T.I.F., through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base that results from the increase in E.A.V. caused by the Redevelopment Projects.

VII.

Demand On Taxing District Services.

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

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

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

Metropolitan Water Reclamation District Of Greater Chicago. This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

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

Board Of Education Of The City Of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth (12th) grade. McCutcheon Elementary School and its branch facility are the only Chicago public school facilities located in the Project Area. Prologue High School, an alternative high school, which receives a small portion of their funding from the Board of Education, is also located in the Project Area.

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. One park, Plum Playlot, is located within the Project Area.

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

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

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

In 1994, the Act was amended to require an assessment of any financial impact of the 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 areas 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.

A. Impact Of The Redevelopment Project.

The rehabilitation or replacement of underutilized properties with business, retail, residential, and other development may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City, the Board of Education and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District Of Greater Chicago. The

rehabilitation of or replacement of underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City Of Chicago. The replacement or rehabilitation of underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, et cetera

Board Of Education. The addition of new households with school-aged children to the Project Area is anticipated to be limited. Based on the developed nature of the Project Area, some residential redevelopment and infill development is anticipated. However, the demand for services and programs provided by the Board of Education is not likely to exceed current program and facility capacity. Two (2) Chicago public facilities, McCutcheon Elementary and its branch facility are located within the boundaries of the Project Area. Prologue High School, an alternative high school, which receives a small portion of their funding from the Board of Education, is also located in the Project Area. Public schools located outside of the Project Area but within approximately one-half (½) mile are identified in Figure 4 -- Community Facilities.

Chicago Park District. The replacement or rehabilitation of underutilized properties with commercial, residential, business and other development is not likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. One park, Plum Playlot, is located within the Project Area. The nearest parks within approximately one-half (½) mile are identified in Figure 4 -- Community Facilities.

B. Program To Address Increased Demand For Services Or Capital Improvements.

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

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

- It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential use will be limited and, at this time, no special program is proposed for the Board of Education. The City and the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with any particular residential development in the Project Area.
- It is expected that the households and businesses projected to be added to the Project Area are not likely to generate sufficient additional demand for recreational services and programs and, therefore, would not warrant additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Project Area and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential and business development.
- It is expected that any increase in demand for Cook County, Cook County Forest Preserve District and Chicago Community College District 508 services and programs associated with the Project Area can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

IX.

*Conformity Of The Redevelopment Plan For The Project
Area To Land Uses Approved By The
Planning Commission Of The City.*

This Redevelopment Plan and the Redevelopment Project described herein include

land uses that will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

X.

Phasing And Scheduling.

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

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

The estimated date for completion of Redevelopment Projects is no later than the year 2024.

XI.

Provisions For Amending This Redevelopment Plan.

This Redevelopment Plan may be amended pursuant to the Act.

XII.

*Commitment To Fair Employment Practices
And Affirmative Action Plan.*

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

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, et cetera, 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 twenty-five percent (25%) Minority Business Enterprises and five percent (5%) 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 will meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

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

XIII.

Housing Impact.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project area contains seventy-five (75) or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Project Area contains one thousand five hundred ninety-one (1,591) occupied residential units, including nine (9) condominium units, thirty-eight (38) units above commercial or institutional uses and one thousand five hundred forty-four (1,544) units in multi-family buildings. The City does not intend to acquire or displace by any other means, any of these units. The City of Chicago hereby certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan.

[Figure 1 referred to in this Lawrence/Broadway Tax Increment Financing Redevelopment Plan and Project constitutes Exhibit "E" to the ordinance and is printed on page 62320 of this Journal.]

[Figures 2, 3 and 4 referred to in this Lawrence/Broadway Tax Increment Financing Redevelopment Plan and Project printed on pages 62304 through 62306 of this Journal.]

[(Sub)Exhibit I referred to in this Lawrence/Broadway Tax Increment Financing Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and is printed on pages 62314 through 62319 of this Journal.]

[(Sub)Exhibit III referred to in this Lawrence/Broadway Tax Increment Financing Redevelopment Plan and Project printed on pages 62307 through 62308 of this Journal.]

(Sub)Exhibits II and IV referred to in this Lawrence/Broadway Tax Increment Financing Redevelopment Plan and Project read as follows:

(Sub)Exhibit II.
 (To Lawrence/Broadway Tax Increment Financing
 Redevelopment Plan And Project)

Estimated Redevelopment Project Costs.

Eligible Expense	Estimated Cost
Analysis, Administration, Studies, Surveys, Legal, Marketing, et cetera	\$ 2,000,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	7,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation costs	10,000,000
Public Works and Improvements, including streets and utilities, parks and open space, Public facilities (schools and other public Facilities) ⁽¹⁾	7,500,000
Relocation Costs	1,000,000

(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 impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

Eligible Expense	Estimated Cost
Job Training, Retraining, Welfare-to-Work	\$ 2,500,000
Day Care Services	2,000,000
Interest Subsidy	<u>\$ 3,000,000</u>
TOTAL REDEVELOPMENTS COSTS^{(2) (3)}:	\$35,000,000⁽⁴⁾

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- (2) Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs.
- (3) The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.
- (4) Increases in estimated total Redevelopment Costs of more than five percent (5%), after adjustment for inflation from the date of Plan adoption, are subject to Plan amendment procedures as provided under the Act.

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

(Sub)Exhibit IV.
(To Lawrence/Broadway Tax Increment Financing
Redevelopment Plan And Project)

Lawrence/Broadway
Redevelopment Project Area
Tax Increment Financing
Eligibility Study.

Executive Summary.

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

The findings presented in this study are based on surveys and analyses conducted by Trkla, Pettigrew, Allen & Payne, Inc. ("T.P.A.P.") for the Project Area of approximately seventy-three and six-tenths (73.6) acres located within the Uptown Community Area of the City of Chicago (the "City"). The Project Area is bounded by an irregular line beginning at Berwyn Avenue, west of the C.T.A. elevated tracks and Ainslie Street, east of the C.T.A. tracks, on the north; Sheridan Road and the east line of properties fronting Sheridan Road on the east; Lakeside Place and Leland Avenue on the south; and a portion of Magnolia Avenue and the west line and rear alley of properties fronting the west side of Broadway on the west. The boundaries of the Project Area are shown on Figure 1 -- Project Area Boundary.

The Project Area.

The Project Area consists of twenty-five (25) full and partial blocks along both sides of Broadway and along a portion of Lawrence Avenue in the Uptown and Edgewater Community Areas in the northeast area of Chicago. In addition to these two (2) primary commercial corridors, the Project Area includes properties fronting a portion of Sheridan Road and a number of residential and institutional uses on the interior of these corridors.

The Project Area contains approximately seventy-three and six-tenths (73.6) acres, of which twenty-eight and five-tenths (28.5) acres, or thirty-eight and seven-tenths percent (38.7%), consist of street and alley rights-of-way. The two (2) primary commercial corridors contain a wide variety of uses. Significant properties that dominate the blocks around the major intersection of Broadway and Lawrence Avenues include the vacant Goldblatt's department store complex which occupies one (1) entire triangular block, two (2) large historic theaters (Uptown and Riviera) and the famous Aragon Ballroom building, east of the C.T.A. elevated tracks. Other uses include retail, services, office, public and semi-public activity including the McCutcheon Elementary School and branch, several churches, and a number of multi-family buildings, including single room occupancy hotels and elderly and assisted living facilities. Existing land uses are indicated in Figure 2 -- Existing Land Uses.

There are twenty-nine (29) buildings that have been identified as significant in a survey of historic resources documented for submission to the National Register of Historic Places as the Uptown Square Historic District. Approval of the Uptown Square Historic District was granted in January, 2001 by the United States Department of Interior, National Park Service. As part of the documentation process, these twenty-nine (29) buildings, which are listed in the Lawrence/Broadway Redevelopment Project and Plan, were all constructed during the period between 1900 and 1950. In addition to their age, many of these structures exhibit unique architectural detail and design elements.

Much of the Project Area is characterized by a combination of vacant buildings or vacancies within buildings, obsolescence within buildings or in the layout of buildings within blocks, including overcrowding of buildings on sites, deterioration of structures and site improvements, incompatible or inappropriate mixed uses and a general cluttered appearance of varying building types, sizes and activity. While some newer development has occurred in blocks outside the Project Area, all indications are that the area has not benefited from new private investment to revitalize the area on a systematic or significant level. As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than one and one-half (1½) acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park, conservation area or a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors, the area is

detrimental to the public safety, health, morals or welfare and, it may become a blighted area: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land-use or layout; lack of community planning; environmental remediation costs (incurred or required), or a declining or lagging rate of growth in total equalized assessed valuation.

While it may be concluded that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to a meaningful extent and conservation area factors must be reasonably distributed throughout the Project Area so that basically good areas are not arbitrarily included in the Project Area simply because of proximity to areas that qualify as a conservation area.

On the basis of this approach, the Project Area is eligible as a "conservation area" within the requirements of the Act. Of the total one hundred twenty-one (121) buildings within the twenty-five (25) full and partial blocks, one hundred seven (107) or eighty-eight and four-tenths percent (88.4%) are thirty-five (35) years of age or older. In addition to age, nine (9) of the thirteen (13) qualifying factors required under the Act are present in the Project Area. These factors are reasonably distributed throughout the entire Project Area. The entire Project Area is impacted by and shows the presence of these conservation factors. Finally, the Project Area includes only real property and improvements substantially benefited by the proposed redevelopment project improvements. The extent to which these factors are present in the Project Area is summarized below.

Conservation Area Factors.

1. Obsolescence.

Obsolescence as a factor is present to a major extent in fifteen (15) blocks and to a limited extent in four (4) blocks. Conditions contributing to this factor include the functional and economic obsolescence of existing buildings of limited size and utility and obsolete platting with small narrow parcels which contain inadequate provision for access, servicing, off-street parking and loading in the blocks on which the properties are located.

2. Deterioration.

Deterioration as a factor is present to a major extent in eleven (11) blocks and to a limited extent in eleven (11) blocks. Deterioration includes the deterioration of visible building components as well as the deterioration of alleys, site surfaces, parking and service areas, fencing and sidewalks.

3. Structures Below Minimum Code Standards.

Structures below minimum code standards as a factor is present to a major extent in fourteen (14) blocks and to a limited extent in two (2) blocks. Structures in these blocks exhibit advanced defects in building components, which are below the minimum legal requirements established by the laws, ordinances and regulations of the City of Chicago. Among the structures in these blocks, sixty-nine (69) building code violations were documented according to City Building Department records.

4. Excessive Vacancies.

Excessive vacancies as a factor is present to a major extent in eleven (11) blocks and to a limited extent in seven (7) blocks. This factor includes buildings which are totally vacant, contain vacant space in either store fronts or in upper floors, or contain vacant dwelling units.

5. Excessive Land Coverage And Overcrowding Of Structures And Community Facilities.

Excessive land coverage and overcrowding of structures and community facilities as a factor is present to a major extent in eighteen (18) blocks and to a limited extent in four (4) blocks. Properties impacted include parcels where buildings occupy all or nearly the entire parcel upon which they are situated, resulting in a lack of off-street parking, inadequate service and loading facilities, and limited ingress and egress.

6. Inadequate Utilities.

Water distribution mains throughout the entire Project Area range in age between eighty (80) to over one hundred (100) years in age and require replacement. Aging sewer lines, which are combination storm and sanitary, are in need of replacement in three (3) areas. Inadequate

utilities, as a factor, is present to a major extent throughout the Project Area.

7. Deleterious Land-Use Or Layout.

Deleterious land-use or layout as a factor is present to a major extent in fourteen (14) blocks and to a limited extent in eight (8) blocks. This factor includes incompatible mix of land uses, improper layout of parcels and buildings that is inconsistent with current standards or requirements for proper service, access, egress and loading requirements.

8. Lack Of Community Planning.

Lack of community planning as a factor is present to a major extent. The Project Area was developed on a building by building basis without the benefit or guidance of a community plan with reasonable policies and standards for building setbacks, location and arrangement of off-street parking, and service access for buildings.

9. Declining Or Lagging Rate Of Growth Of Total Equalized Assessed Valuation.

The presence of a declining or lagging equalized assessed valuation for the Project Area is present to a major extent. For three (3) of the last five (5) calendar years for which information is available, the rate of growth in the Project Area's total equalized assessed valuation was less than that for the balance of the City of Chicago and less than the increase in the Consumer Price Index for All Urban Consumers for those same three (3) years.

I.

Basis For Redevelopment.

The Illinois General Assembly made two (2) key legislative findings in adopting the Act:

1. that there exists in many municipalities within the state blighted and conservation areas; and

2. that the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

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

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One (1) of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (Section 11-74.4-3). This Eligibility Study finds that the Project Area qualifies as a "conservation area". The requirements for such qualification are described below.

Eligibility Of A Conservation Area.

A conservation area is an improved area in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more and there is a presence of a combination of three (3) or more of the thirteen (13) factors defined in the Act and listed below. Such an area is not yet a blighted area, but because of a combination of three (3) or more of these factors, the area may become a blighted area.

- Dilapidation.
- Obsolescence.
- Deterioration.
- Illegal use of individual structures.
- Presence of structures below minimum code standards.
- Excessive vacancies.
- Lack of ventilation, light or sanitary facilities.
- Inadequate utilities.

- Excessive land coverage and overcrowding of structures and community facilities.
- Deleterious land-use or layout.
- Lack of community planning.
- Environmental remediation costs have been incurred or are required.
- Declining or lagging rate of growth of total equalized assessed valuation.

For conservation areas, the Act does not describe what constitutes the extent of presence necessary to make a finding that a factor exists. However, T.P.A.P., in preparing this Eligibility Study, has applied the following principles that the Act applies to the qualification of a "conservation area":

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

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

II.

Eligibility Survey And Analysis Findings.

An analysis was made of each of the conservation factors listed in the Act to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by T.P.A.P. included:

1. exterior survey of the condition and use of all buildings and sites;
2. field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. comparison of current land-use to current zoning ordinance and the current zoning map;
5. analysis of original and current platting and building size and layout;
6. analysis of vacant portions of the site and building;
7. analysis of building floor area and site coverage;
8. review of previously prepared plans, studies and data; and
9. analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1994 to 1999.

A statement of findings is presented for each conservation factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the conservation or blight condition is limited. Finally, a factor noted as present to a major extent indicates that conditions exist which document that the factor are present throughout major portions of the block, and that the presence of such conditions has a major adverse impact or influence on adjacent and nearby development. Figure 3 is a copy of the form used to record building conditions.

What follows is the summary evaluation of the conservation factors, presented in order of their listing in the Act.

A. Age.

Age is a primary and prerequisite factor in determining an area's qualification for designation as a "conservation" area. Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems can be a function of time and climate, structures which are thirty-five (35) years or older typically exhibit more problems and require greater maintenance than more recently constructed buildings.

Most of the older buildings along the two (2) corridors were constructed between the early 1900s and the late 1920s. Of the total one hundred twenty-one (121) buildings in the Project Area, one hundred seven (107), or eighty-eight and four-tenths percent (88.4%) are thirty-five (35) years or older.

Conclusion: The Project Area meets the prerequisite test for designation as a "conservation area".

B. Dilapidation.

As defined in the Act, Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the T.P.A.P. Building Condition Survey Manual.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted initially during March and May of 2000 and again during August, 2000 to update conditions and activity. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections.

Building Components Evaluated.

During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major or critical defects. Building components examined were of two (2) types:

Primary Structural.

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

Secondary Components.

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimneys, and gutters and downspouts.

Criteria For Classifying Defects For Building Components.

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

Building Component Classifications.

The four (4) categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

Sound.

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

Deficient -- Requiring Minor Repair.

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

Deficient -- Requiring Major Repair.

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

Critical.

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

Final Building Rating.

After completion of the exterior-interior building condition survey, each structure was placed in one (1) of four (4) categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

Sound.

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than one (1) minor defect.

Deficient.

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

Minor.

Buildings classified as "deficient -- requiring minor repairs" -- have more than one (1) minor defect, but less than one (1) major defect.

Major.

Buildings classified as "deficient -- requiring major repairs" -- have at least one (1) major defect in one (1) of the primary components or in the combined secondary components, but less than one (1) critical defect.

Substandard.

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two (2) or more major defects.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

Exterior Survey.

The conditions of the buildings within the Project Area were determined based on observable components. T.P.A.P. conducted an exterior survey of each building within the Project Area to determine its condition. Of the total of one hundred twenty-one (121) buildings:

thirty-seven (37) buildings were classified as structurally sound;

sixty-four (64) buildings were classified as minor deficient (deteriorating);

twenty (20) buildings were classified as major deficient (deteriorating); and zero (0) buildings were classified as structurally substandard (dilapidated).

Blocks in which ten percent (10%) or more of the buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a major extent. Blocks in which less than ten percent (10%) of the buildings are dilapidated are indicated as characterized by the presence of dilapidation to a limited extent.

Conclusion: Structurally substandard buildings (dilapidation) as a factor does not exist within the Project Area.

C. Obsolescence.

As defined in the Act, "obsolescence" refers to the condition or process of falling into disuse. Structures have become ill-suited for the original use.

Obsolescence may be curable or incurable, and the loss in value may be the result of physical or economic influences, either of which result in a loss of income.

Curable obsolescence includes properties that have become functionally obsolete as a result physical characteristics or deficiencies that limit the use or reuse of such properties. Income from such properties may only be restored through reinvestment in the property, including substantial rehabilitation to increase the desirability or capacity of the property.

Incurable obsolescence includes properties where physical deficiencies or external economic influences prevent the feasible operation of such properties in their current use. Diminished income from such properties may only be cured by converting the property to a higher and better use.

Real estate development is driven by the highest and best use of property at the time it is developed, which includes defining its use, planing the property, designing the physical and spatial characteristics of the property and constructing the site improvements and structures.

Over time, changes in design or technology may cause a property to become functionally obsolete. Nevertheless, the property's highest and best use may remain its current use. This obsolescence is generally functional in nature and is curable through periodic upgrades and occasional rehabilitation to preserve its value, income and competitive position in the market place.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

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

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

Obsolete Building Types.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence is present is a significant number of structures in the Project Area. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

Obsolete buildings include forty-one (41) of the one hundred twenty-one (121) buildings located in nineteen (19) of the twenty-five (25) blocks. These include small individual buildings and small strip buildings of limited size and narrow store space, single purpose buildings, including residential buildings and buildings of limited size converted to or expanded for commercial or office space, multi-story residential buildings lacking energy efficient components and outdated mechanical systems.

Obsolete Platting Streets.

Fifteen (15) of the twenty-five (25) full or partial blocks contain narrow parcels ranging in width from twenty-four (24) to forty (40) feet and have limited depth which deters any type of development and requires assembly of these parcels for

potential development sites. Clifton Avenue, between the diagonal portion of Broadway and Lawrence Avenue, parallel and west of the ("El") tracks, is a narrow street. Its right-of-way is only thirty-three (33) feet wide resulting in narrow pavement, compared to other streets of one hundred (100) feet (Broadway) or sixty-six (66) feet, which is the standard width for local streets.

Blocks in which twenty percent (20%) or more of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a major extent. Blocks in which less than twenty percent (20%) of the buildings or sites are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. See Figure 4 -- Obsolescence.

Conclusion: The analysis indicates that obsolescence is present to a major extent in fifteen (15) blocks and to a limited extent in four (4) blocks.

D. Deterioration.

As defined in the Act, "deterioration" refers to, with respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, et cetera), and defects in primary building components (e.g., foundations, frames, roofs, et cetera), respectively.

Deterioration Of Alleys, Surface Parking Areas, Viaducts.

Blocks between Ainslie Street and Leland Avenue, east of Broadway, contain poorly maintained alleys with depressions, pot holes and weed growth, including an antiquated and poorly functioning cobblestone alley in the block between Winthrop and Kenmore Avenues. Deteriorated site surface areas include concrete slabs which appear to be left over from previous building sites along the west side of Sheridan Road, north of Gunnison Street, parking surfaces with worn or cracked pavement and protruding weed growth in four blocks, and a gravel parking area in Block 205. Deteriorated concrete columns and retaining walls are present at the viaducts under the Chicago Transit Authority elevated line where concrete surfaces and columns exhibit cracks, missing material and exposed, rusting reinforcing.

Deterioration Of Buildings.

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation". A total of eighty-five (85), seventy percent (70%) of the buildings within the Project Area, are classified as deteriorating. As noted in Table 1 below, building deterioration is present throughout most of the blocks within the Project Area.

Table 1.

Summary Of Building Deterioration.

Block Number	Total Buildings	Sound	Minor Deficient	Major Deficient	Substandard/ Dilapidated
105	7	--	5	2	--
111	1	--	1	--	--
128	4	2	2	--	--
200	2	1	1	--	--
201	3	--	1	2	--
202	2	--	2	--	--
203	4	1	1	2	--

Block Number	Total Buildings	Sound	Minor Deficient	Major Deficient	Substandard/ Dilapidated
204	3	--	--	3	--
205	4	--	3	1	--
210	2	1	1	--	--
305	3	1	1	1	--
308	1	1	--	--	--
311	5	2	2	1	--
317	--	--	--	--	--
318	2	--	2	--	--
319	2	2	--	--	--
320	5	1	3	1	--
400	6	--	5	1	--
404	8	2	2	4	--
409	16	8	8	--	--
414	8	1	7	--	--
415	14	3	11	--	--
416	17	11	4	2	--
417	1	--	1	--	--
418	1	--	1	--	--
Total	121	37	64	20	--
Percent	100.0	30.6	52.9	16.5	--

Blocks in which twenty percent (20%) or more of the buildings or site improvements are indicated as characterized by deterioration and, provided that at least ten percent (10%) of all buildings are deteriorating to a major deficient level, indicate the presence of deterioration to a major extent. Blocks in which less than twenty percent (20%) of the buildings or sites show the presence of deterioration and less than ten percent (10%) of all buildings are deteriorating to a major deficient level, indicate that deterioration is present to a limited extent. See Figure 5 -- Deterioration.

Conclusion: Deterioration is present to a major extent in eleven (11) blocks and to a limited extent in eleven (11) blocks.

E. Presence Of Structures Below Minimum Code Standards.

As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total one hundred twenty-one (121) buildings, twenty-one (21), or sixteen and five-tenths percent (16.5%) exhibited advanced deterioration and defects that are below the standards for existing buildings and related codes of the City of Chicago.

In addition to the exterior survey, data from the City Building Department relating to buildings with documented code violations over the past five (5) years, indicate that twice as many buildings on an average in each block, compared to exterior defects only, contain code violations.

Blocks in which twenty percent (20%) or more of the buildings contain advanced defects are indicated as characterized by the presence of structures below minimum code standards to a major extent. Blocks in which less than twenty percent (20%) of the buildings are below minimum code standards are considered present to a

limited extent. See Figure 6 -- Structures Below Minimum Code Standards.

Conclusion: The factor of structures below minimum code standards is present to a major extent in fourteen (14) blocks and to a limited extent in two (2) blocks.

F. Illegal Use Of Individual Structures.

As defined in the Act, "illegal use of individual structures" refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

Much of the Project Area was developed prior to the existence of sound development controls. While many of the parcels and building set backs do not comply with the current regulations of the municipal codes and several activities may not coincide with the zoning designation of the area, no illegal uses of individual buildings were noted to be present.

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

G. Excessive Vacancies.

As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Excessive vacancies as a factor is present throughout most of the blocks within the Project Area. Based on the surveys during March, May and August, 2000, a total of thirteen (13) buildings were vacant and an additional twenty-two (22) buildings contained vacant space in either ground floor or upper floor areas. In combination, thirty-five (35) buildings, or twenty-nine percent (29%), of all buildings are impacted by vacant space.

Blocks in which twenty percent (20%) or more of the buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a major extent. Blocks with less than twenty percent (20%) of the buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. See Figure 7, Excessive Vacancies.

Conclusion: Excessive vacancies as a factor is present to a major extent in eleven

(11) blocks and to a limited extent in seven (7) blocks.

H. Lack Of Ventilation, Light Or Sanitary Facilities.

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

Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area.

I. Inadequate Utilities.

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

According to information received from the City of Chicago Departments of Water and Sewer, existing water mains vary in age from eighty (80) to over one hundred (100) years and consist of six (6) inch cast iron pipe. All of these older main supply lines are required to be phased out and replaced with eight (8) inch and twelve (12) inch ductile iron mains. Aging and antiquated water lines exist in nearly all streets within the Project Area.

Sewers requiring replacement have been identified by the City in three (3) areas: Kenmore Avenue, from Lawrence Avenue to approximately Castlewood Terrace; Berwyn Avenue, from Broadway westward to the alley, and Ainslie Street, from Broadway westward to the alley. See Figure 8 -- Inadequate Utilities.

Conclusion: Inadequate utilities, as a factor, is present to a major extent throughout all portions of the Project Area.

J. Excessive Land Coverage And Overcrowding Of Structures And Community Facilities.

As defined in the Act, "excessive land coverage and overcrowding of structures and community facilities" refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one (1) or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.

Excessive land coverage and overcrowding of structures and community facilities is present within the Project Area. Blocks where buildings cover most or all of the parcels upon which they are situated include both commercial and larger residential buildings. The properties affected do not contain adequate front, rear and side yards, off-street parking space, and loading and service areas. Specifically, there is no on-site provision for off-street parking, loading, and service.

Blocks in which twenty percent (20%) or more of the sites or land area is impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a major extent. Blocks in which less than twenty percent (20%) of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. See Figure 9 -- Excessive Land Coverage/Overcrowding of Structures and Community Facilities.

Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a major extent in eighteen (18) blocks and to a limited extent in four (4) blocks within the Project Area.

K. Deleterious Land-Use Or Layout.

As defined in the Act, "deleterious land-use or layout refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area. Deleterious layout includes evidence of improper or obsolete platting of the

land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.

Incompatible Uses.

Several blocks are impacted by incompatible and inappropriate uses. One (1) block includes an industrial/manufacturing use adjacent to commercial uses and across the street from a playlot. In other blocks, multi-family residential properties are located adjacent to or across from large, commercial buildings. Low density residential uses are inappropriately located in predominantly commercial areas along Ainslie Street, Broadway and Sheridan Road.

Improper Platting/Layout.

Improper layout of parcels and buildings include blocks with total building coverage. This condition is particularly acute in blocks around the intersection of Broadway and Lawrence Avenue where building coverage and the associated lack of off-street parking continue to negatively impact these properties, many of which remain vacant. Several blocks along Broadway contain narrow and irregularly shaped parcels of limited depth and width for proper commercial development by current standards and requirements.

Blocks in which twenty percent (20%) or more of all properties indicate deleterious land-use or layout are indicated as characterized by the presence of deleterious land-use or layout to a major extent. Blocks in which less than twenty percent (20%) of the properties indicate deleterious land-use or layout are indicated as characterized by the presence of deleterious land-use or layout to a limited extent. See Figure 10 -- Deleterious Land-Use or Layout.

Conclusion: The factor of deleterious land-use or layout is present to a major extent in fourteen (14) blocks and to a limited extent in eight (8) blocks.

L. Lack Of Community Planning.

As defined in the Act, "lack of community planning" means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships,

inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

The Project Area experienced its most rapid growth and development following the extension of elevated rail service to Wilson Avenue in 1900. A majority of the buildings were constructed between 1900 and 1920 and predated auto-oriented development standards. Limited lot sizes, placement of buildings with total lot coverage, and lack of provisions for off-street parking, loading and service, occurred prior to the development of any community plan or guidelines for the overall neighborhood area development.

Conclusion: Lack of community planning as a factor is present to a major extent in the Project Area.

M. Environmental Remediation.

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

The factor of environmental remediation was not investigated for the purposes of this report.

N. Declining Or Lagging Equalized Assessed Valuation.

As defined in the Act, a "declining or lagging equalized assessed valuation" means that the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

Over the period from 1994 to 1999, the growth rate of the total equalized assessed valuation of the Project Area has lagged behind that of the balance of the City of Chicago for at least three (3) of these years (1994/1995, 1995/1996 and 1998/1999). For each of these same three (3) years, the rate of growth of the Project Area's total equalized assessed valuation was less than the Consumer Price Index for All Urban Consumers (CPI-U) for the United States.⁽¹⁾ These figures are shown in Table 2 below.

Table 2.

Percent Change In Annual Equalized Assessed Valuation
(E.A.V.) And Increase In Consumer Price Index
All-Urban Consumers (CPI-U), Years
1994 -- 1999.

	Percent Change In E.A.V. 1994/1995	Percent Change In E.A.V. 1995/1996	Percent Change In E.A.V. 1996/1997	Percent Change In E.A.V. 1997/1998	Percent Change In E.A.V. 1998/1999
Project Area	2.85%	0.20%	10.43%	2.53%	2.52%
City of Chicago (balance of)	0.97%	1.27%	8.40%	1.77%	4.17%
CPI-U United States	2.50%*	3.30%*	1.70%*	1.60%*	2.70%*

* This figure is the increase in the Consumer Price Index for All-Urban Consumers, All-Items, for the year ending in December of year two (2) (e.g. percent change in CPI-U from December, 1993 to December, 1994). Source: Department of Labor, Bureau of Labor Statistics.

(1) The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a fixed market basket of consumer goods and services. The broadest, most comprehensive CPI is the "CPI for All Urban Consumers for the United States City Average for All Items, 1982-84=100" (CPI-U) and is based on the expenditures reported by almost all urban residents and represents about eighty percent (80%) of the total United States population. The CPI data are also published for metropolitan areas which measure how much prices have changed over time for a given area. The CPI is the most widely used measure of price change for application in escalation agreements for payments such as rental contracts, collective bargaining agreements, alimony, child support payments, et cetera.

*III.**Determination Of Project Area Eligibility.*

The Project Area meets the requirements of the Act for designation as a "conservation area". Of the one hundred twenty-one (121) buildings, one hundred seven (107), or eighty-eight and four-tenths percent (88.4%) exceed thirty-five (35) years in age. In addition to age, there is a reasonable presence and distribution of nine (9) of the thirteen (13) factors required under the Act for improved areas. These include:

1. Obsolescence -- major presence.
2. Deterioration -- major presence.
3. Structures below minimum code -- major presence.
4. Excessive vacancies -- major presence.
5. Excessive land coverage and overcrowding of structures and community facilities -- major presence.
6. Inadequate utilities -- major presence.
7. Deleterious land-use or layout -- major presence.
8. Lack of community planning -- major presence.
9. Declining or lagging rate of growth of total equalized assessed valuation -- major presence.

The summary of conservation factors within the Project Area is documented on a block by block basis in Table 3 and illustrated in Figure 11.

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration and decline of physical condition. Existing vacancies, insufficient off-street parking, loading and service areas in addition to other conservation factors as identified above, indicate that the Project Area as a whole has not been subject to growth and development through investment by

private enterprise, and would not reasonably be anticipated to be restored to full active redevelopment without public action.

[Figure 1 referred to in this Lawrence/Broadway Redevelopment Project Area Tax Increment Financing Eligibility Study constitutes Exhibit "E" to the ordinance and is printed on page 62320 of this Journal.]

[Table 3 and Figures 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 referred to in this Lawrence/Broadway Redevelopment Project Area Tax Increment Financing Eligibility Study printed on pages 62293 through 62303 of this Journal.]

Exhibit "B".
(To Ordinance)

C.D.C Resolution.

State of Illinois)
)SS.
County of Cook)

Certificate.

I, Michelle Nolan, the duly authorized, qualified and Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the twenty-fourth (24th) day of April 2001 with the original resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said resolution.

(Continued on page 62309)

Table 3.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Distribution Of Conservation Factors.

Tax Block	Age	Dilapidation	Obsolescence	Deterioration	Structures below minimum code	Illegal use of individual structures	Excessive vacancies	Lack of ventilation, light & sanitary facilities	Inadequate utilities	Excessive land coverage/overcrowding	Deleterious land-use or layout	Lack of community planning	Environmental remediation	Declining equalized valuation	Total Factors Present
105	●			●			●		●	●	●		●	●	9
111	●		○	○			●		●	○	●		●	●	8
128	●		●	○			●		●	○	●		●	●	8
200	●		●	○			●		●	○	●		●	●	9
201	●		●	○			●		●	○	●		●	●	9
202	●		●	○			●		●	○	●		●	●	9
203	●		●	○			●		●	○	●		●	●	9
204	●		●	○			●		●	○	●		●	●	9
205	●		●	○			●		●	○	●		●	●	9
210	○			○			○		○	○	○		○	○	6
305	●		●	○			○		○	○	○		○	○	9
308	●		●	○			○		○	○	○		○	○	9
311	●		●	○			○		○	○	○		○	○	9
317	●		●	○			○		○	○	○		○	○	9
318	○			○											6
319	○			○											3
320	●		●	○			○		○	○	○		○	○	9
400	●		●	○			○		○	○	○		○	○	9
404	●		●	○			○		○	○	○		○	○	9
409	●		●	○			○		○	○	○		○	○	9
414	●		●	○			○		○	○	○		○	○	9
415	●		○	○			○		○	○	○		○	○	9
416	●		○	○			○		○	○	○		○	○	9
417	●		○	○			○		○	○	○		○	○	5
418	●		○	○			○		○	○	○		○	○	4

Figure 2.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Existing Land-Use.

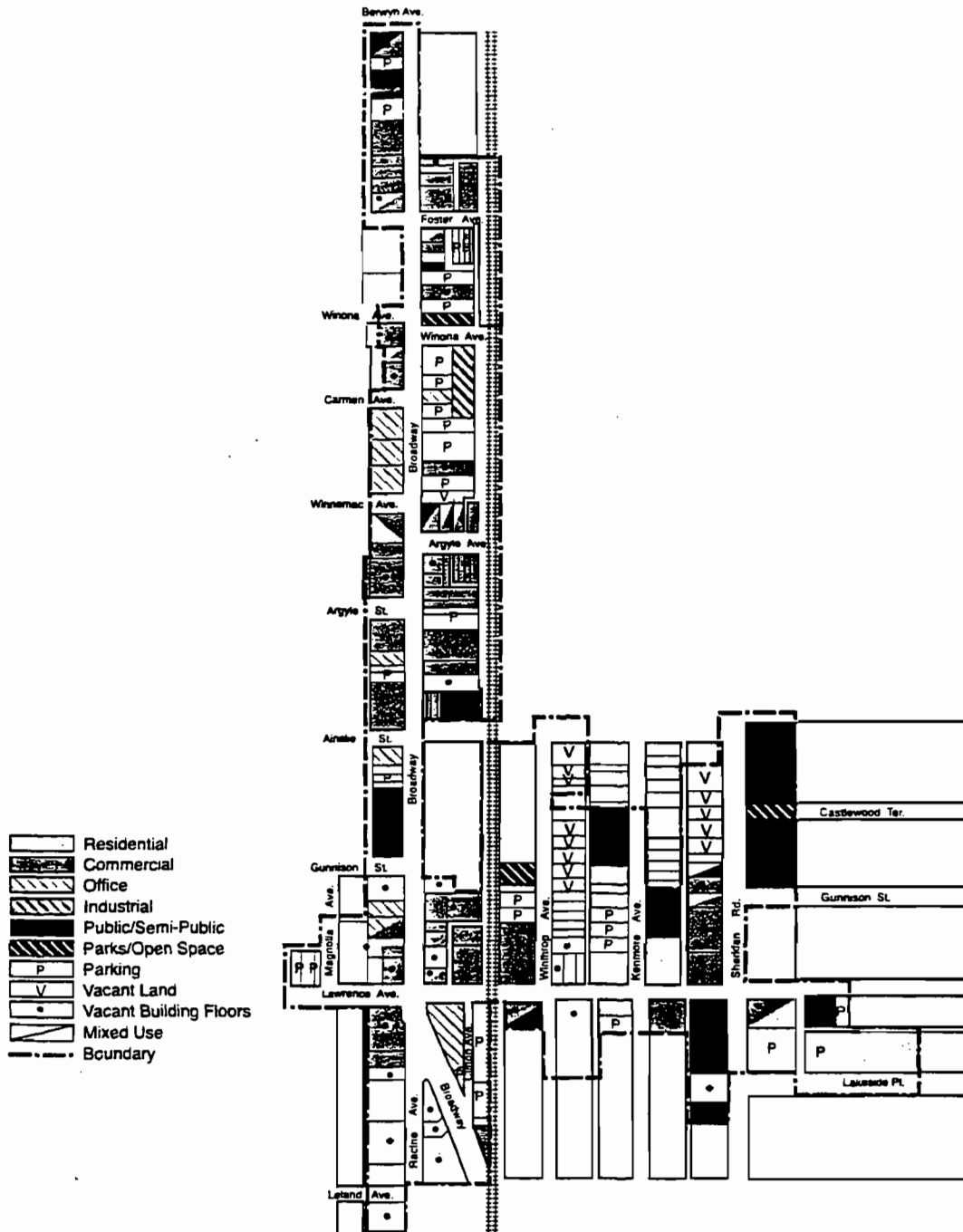


Figure 4.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Obsolescence.

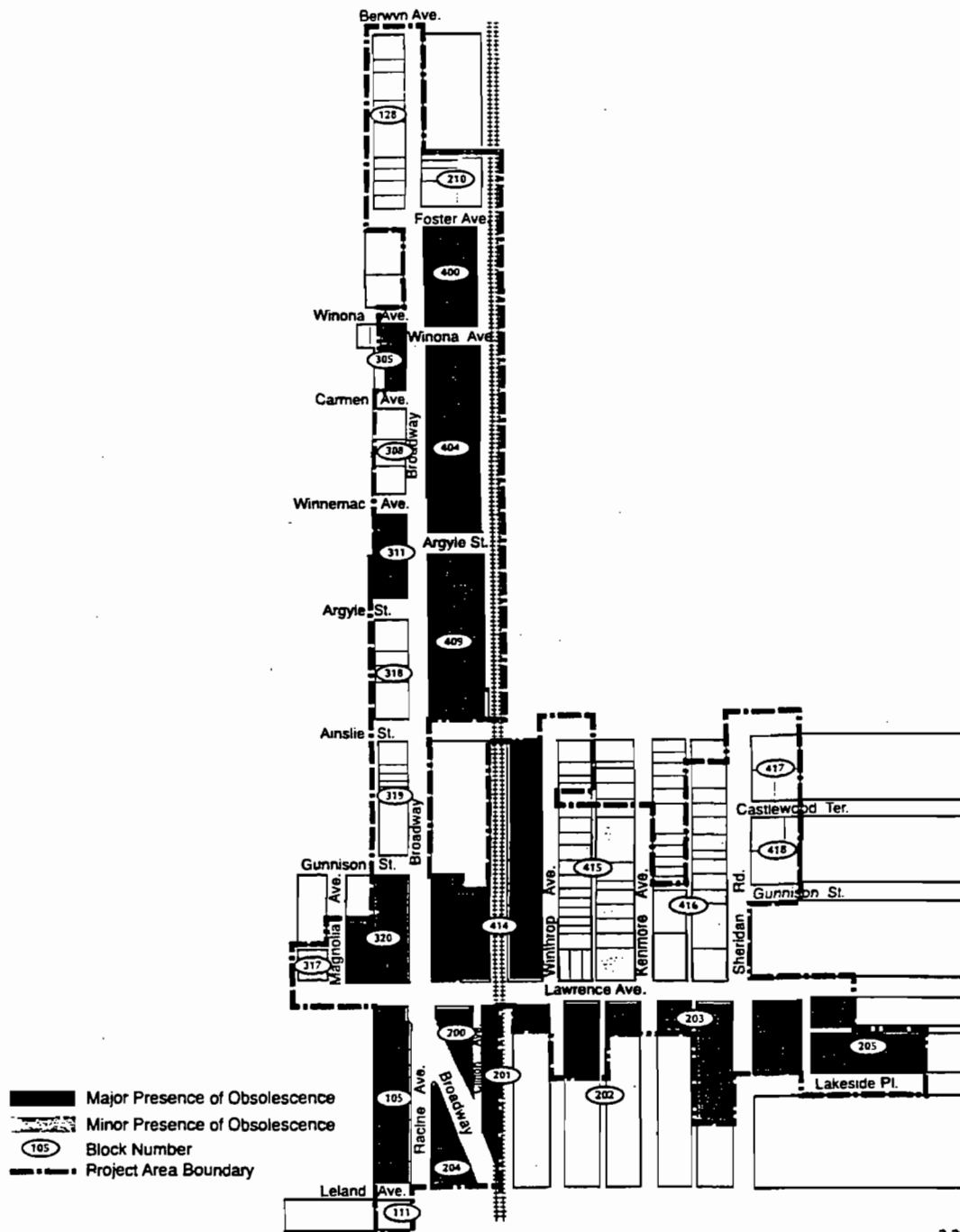


Figure 5.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Deterioration.

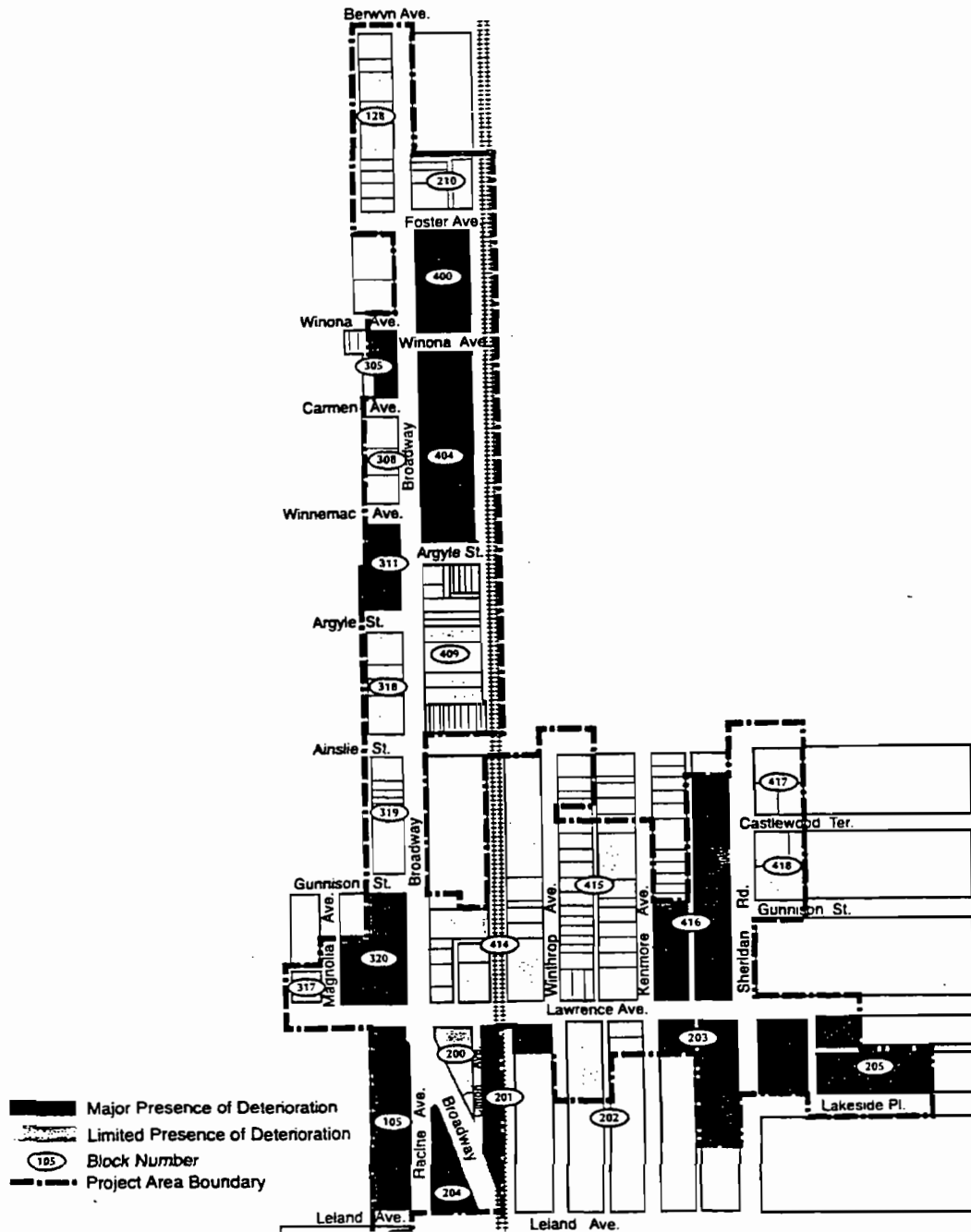


Figure 6.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)
Structures Below Minimum Code Standards.

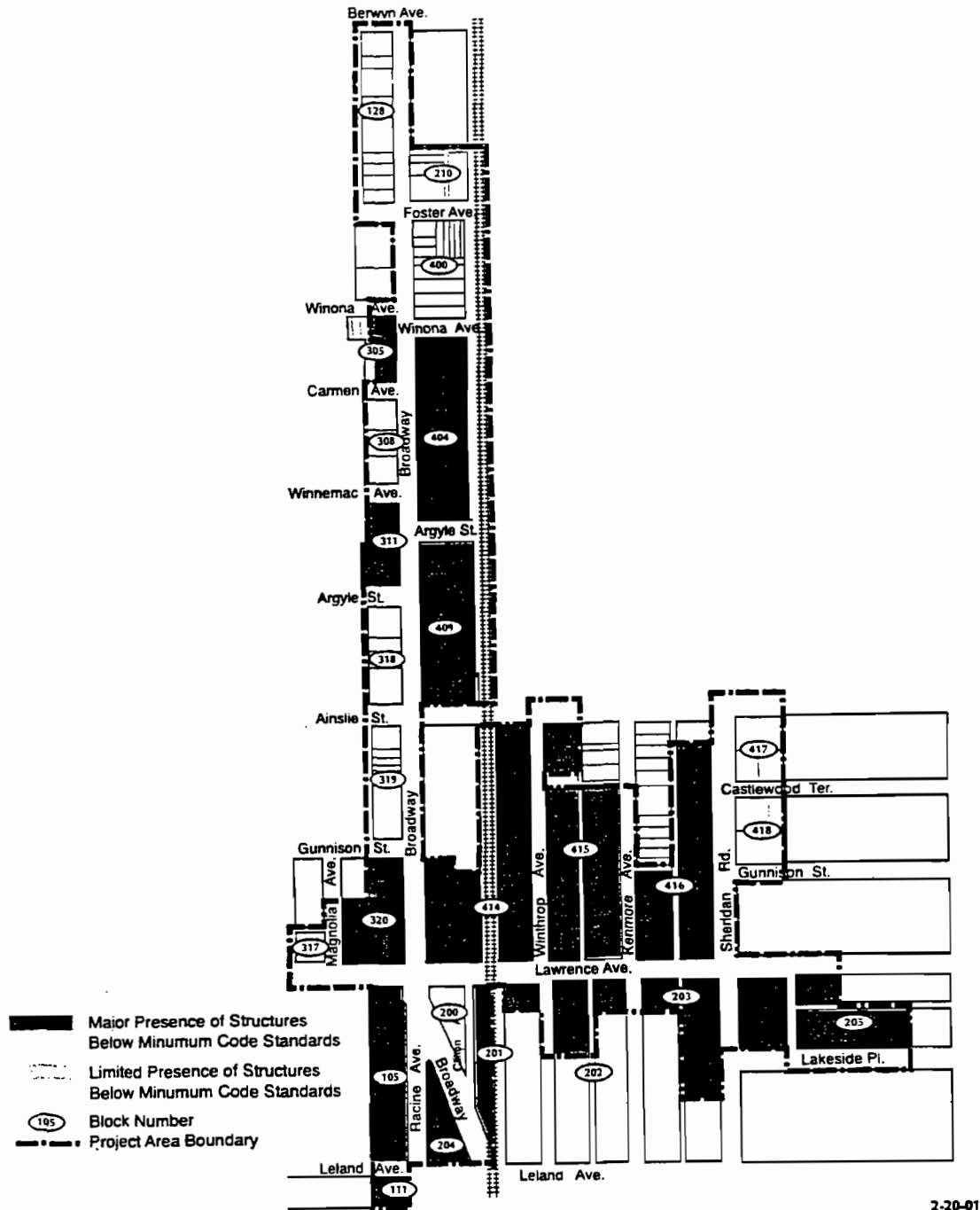


Figure 7.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Excessive Vacancies.

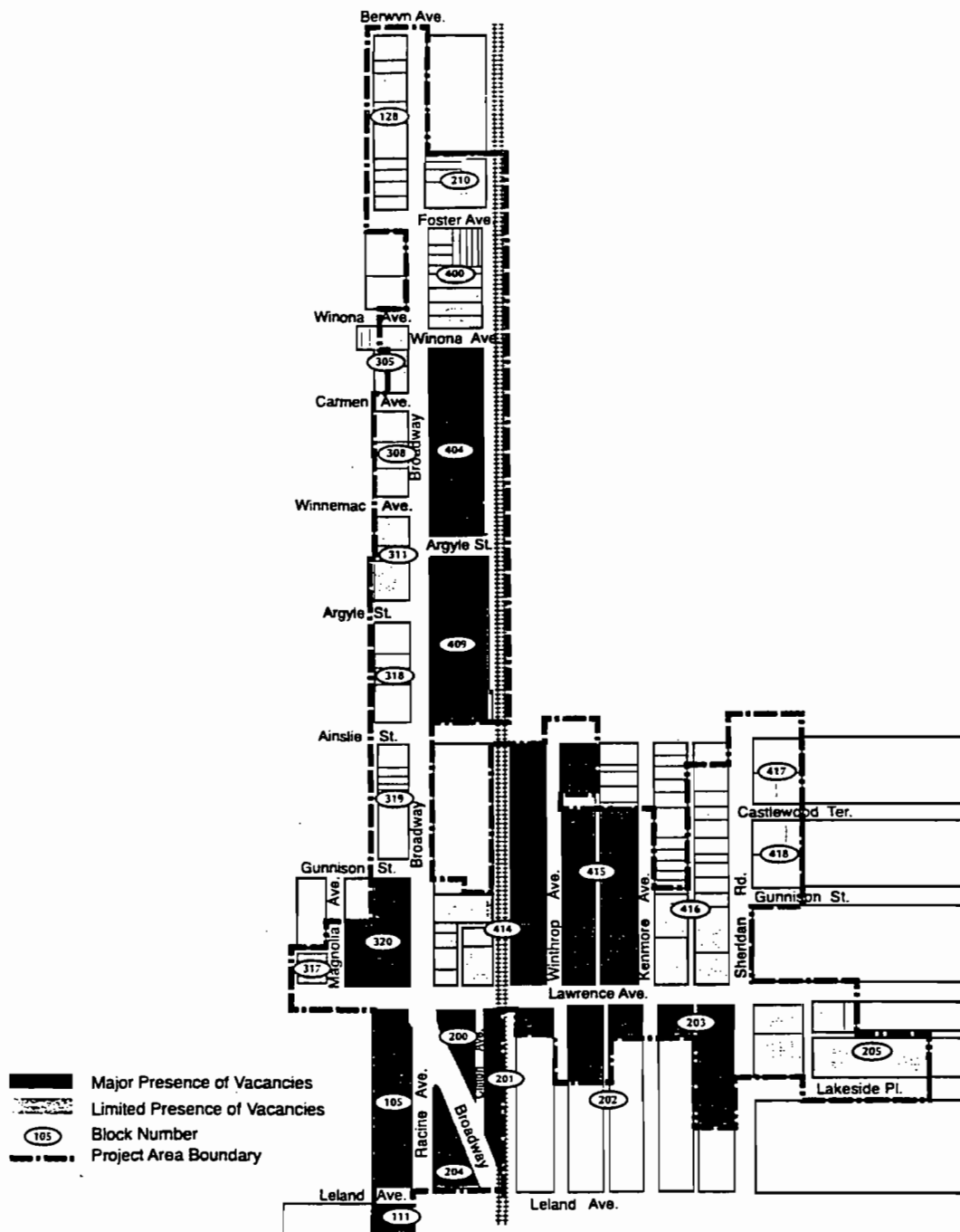


Figure 8.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Inadequate Utilities.

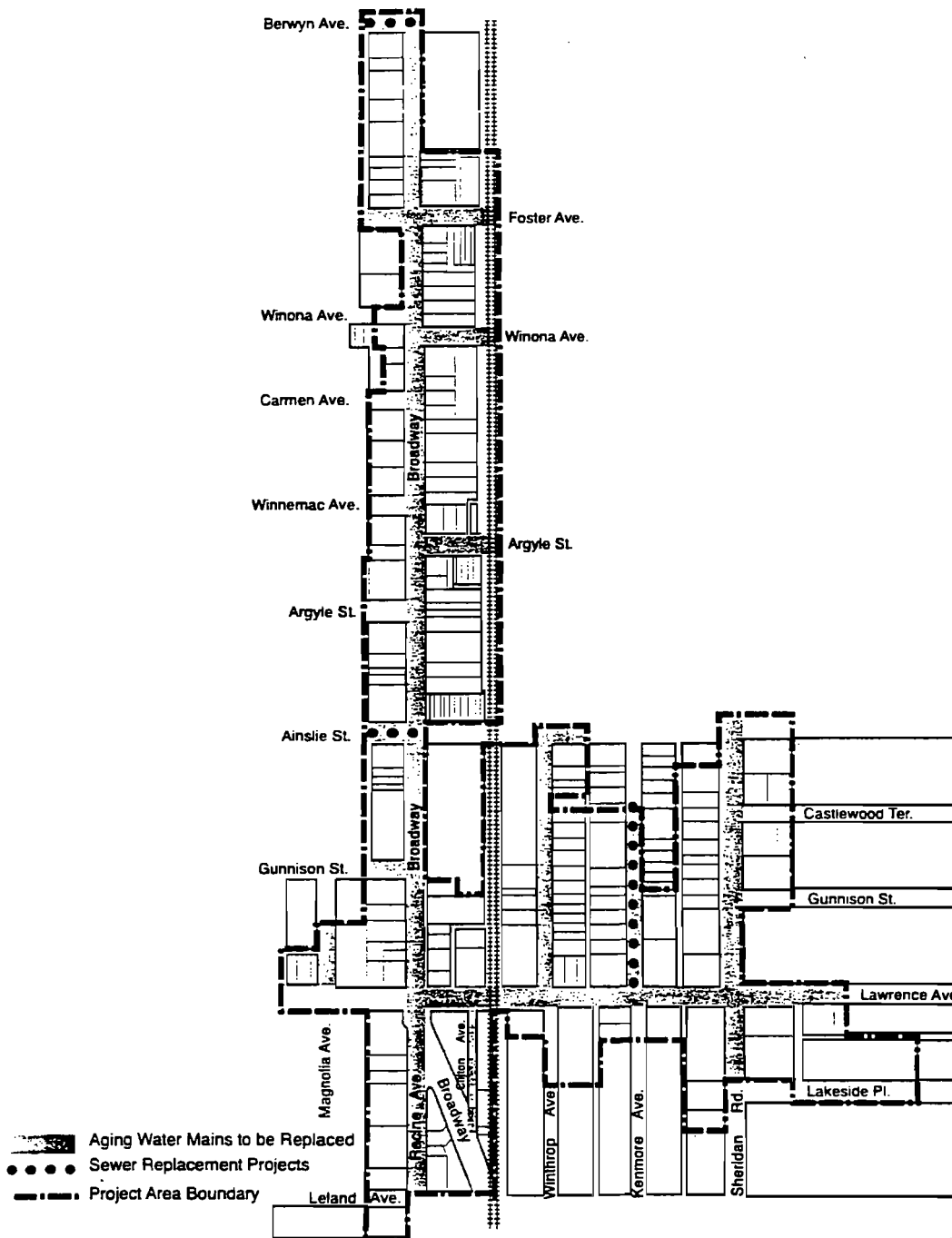


Figure 9.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

*Excessive Land Coverage/Overcrowding Of
Structures And Community Facilities.*

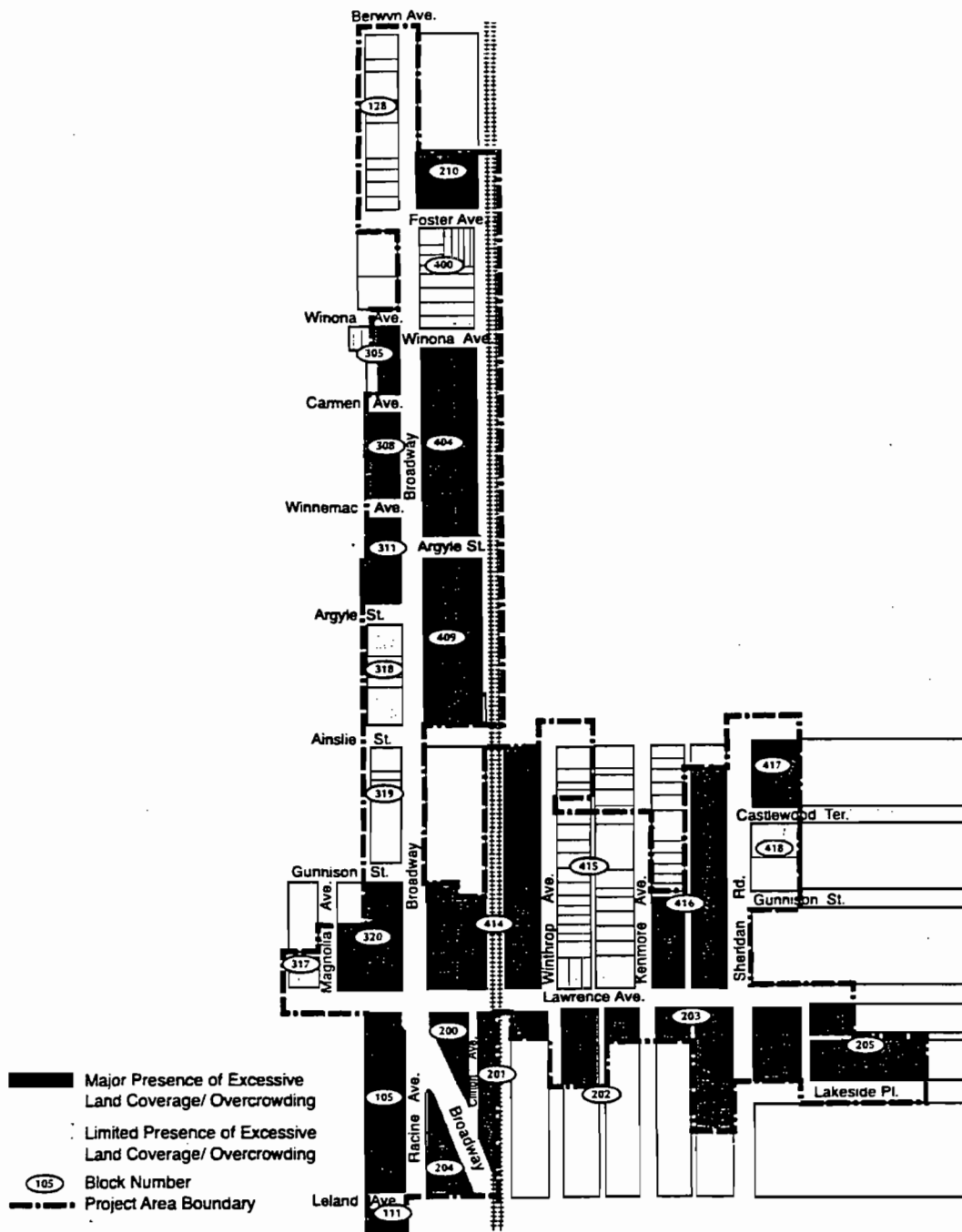


Figure 10.
(To Lawrence/Broadway Redevelopment Project Area
Tax Increment Financing Eligibility Study)

Deleterious Land-Use/Layout.

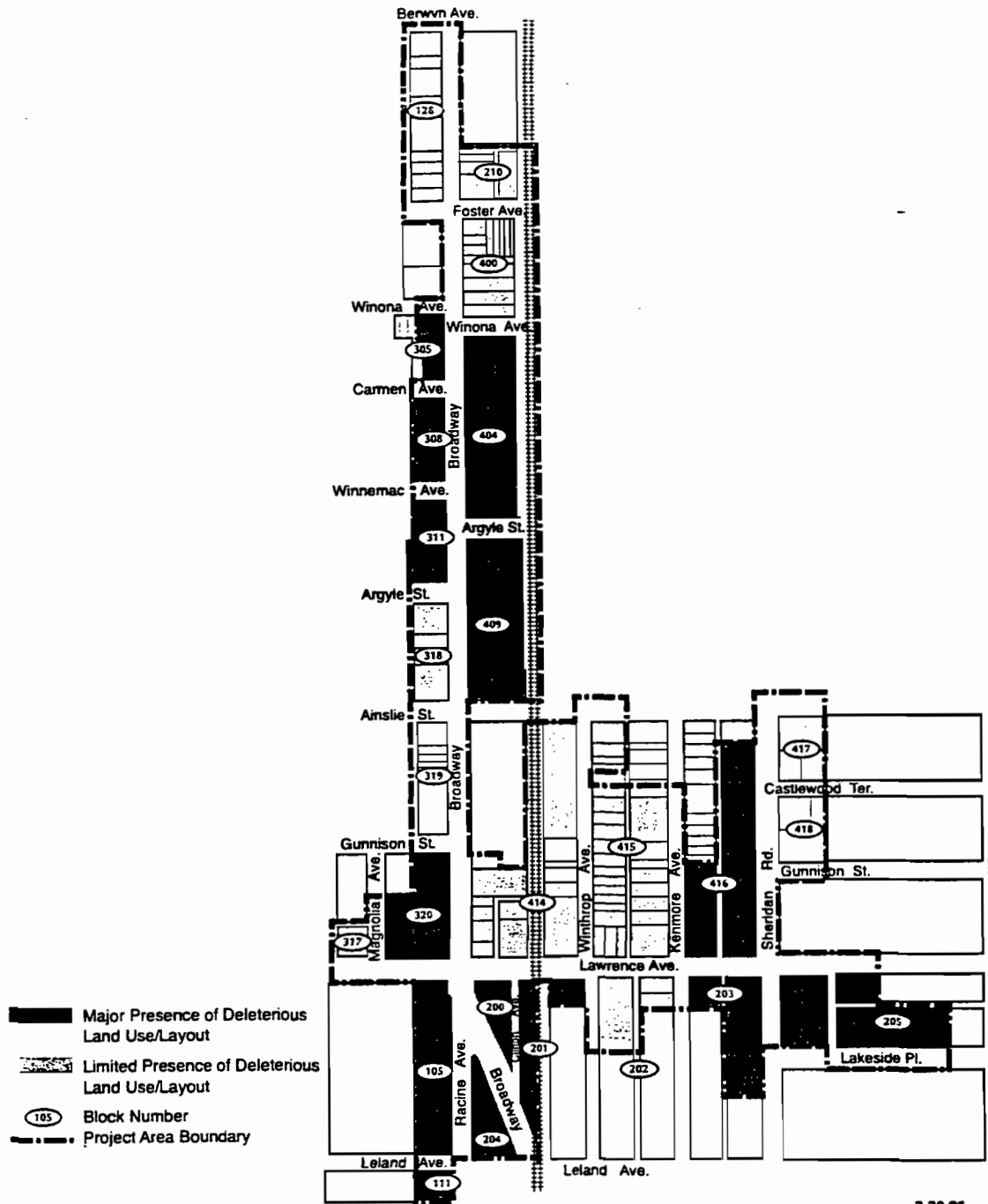


Figure 11.
 (To Lawrence/Broadway Redevelopment Project Area
 Tax Increment Financing Eligibility Study)

Distribution Of Conservation Factors.

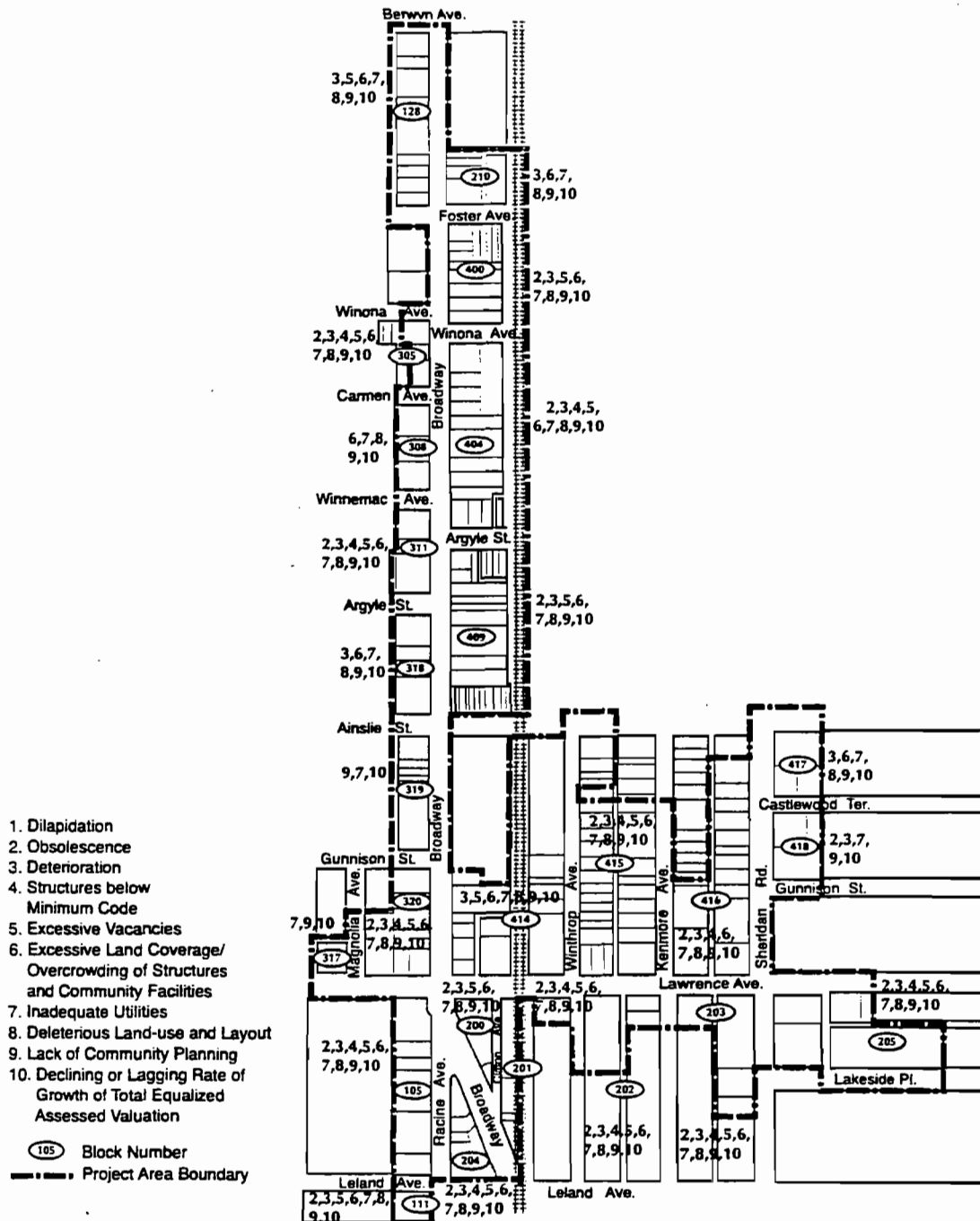


Figure 2.
(To Lawrence/Broadway Tax Increment Financing
Redevelopment Plan And Project)

Uptown Square Historic District.

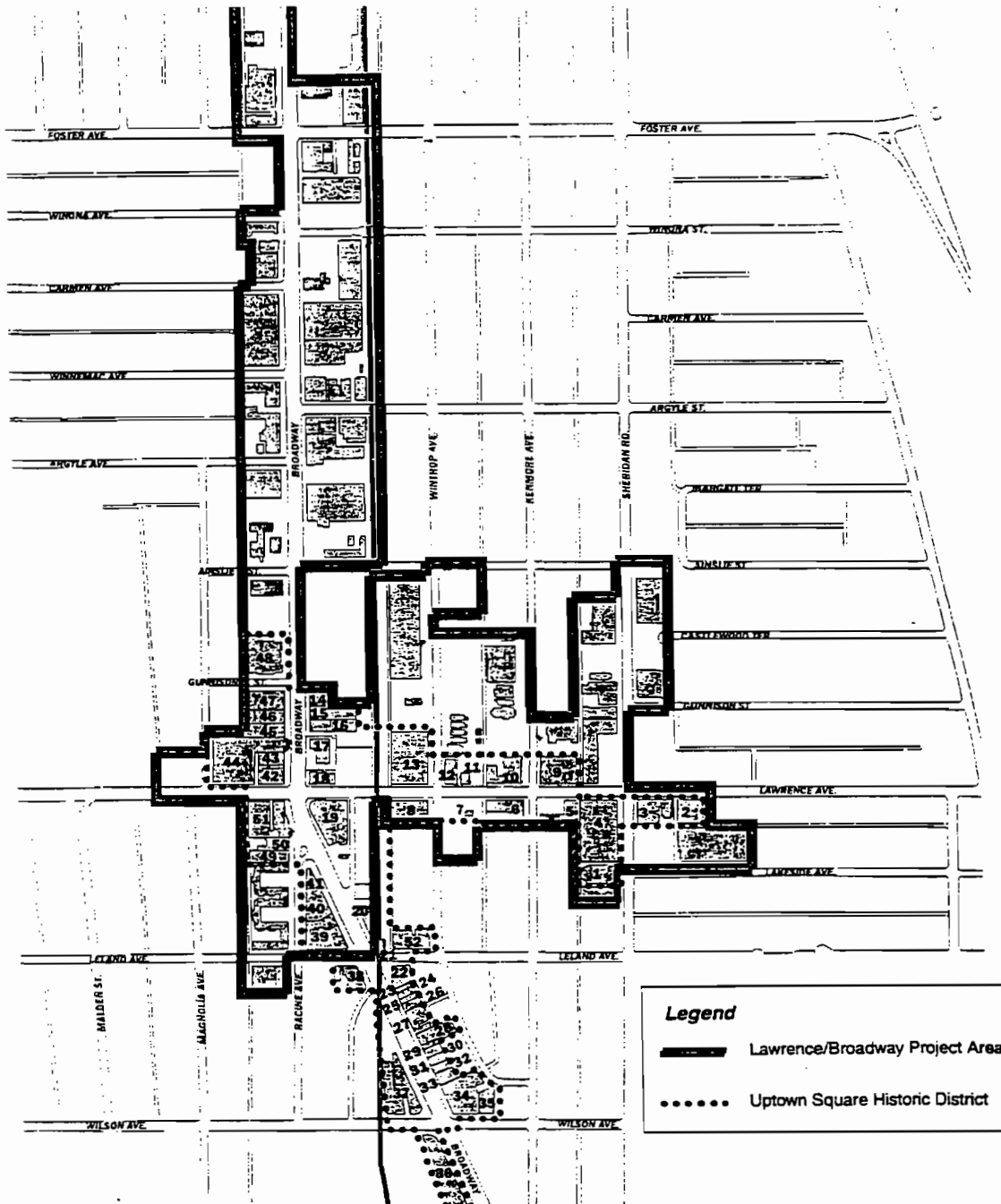


Figure 3.
(To Lawrence/Broadway Tax Increment Financing
Redevelopment Plan And Project)

Land-Use Plan.

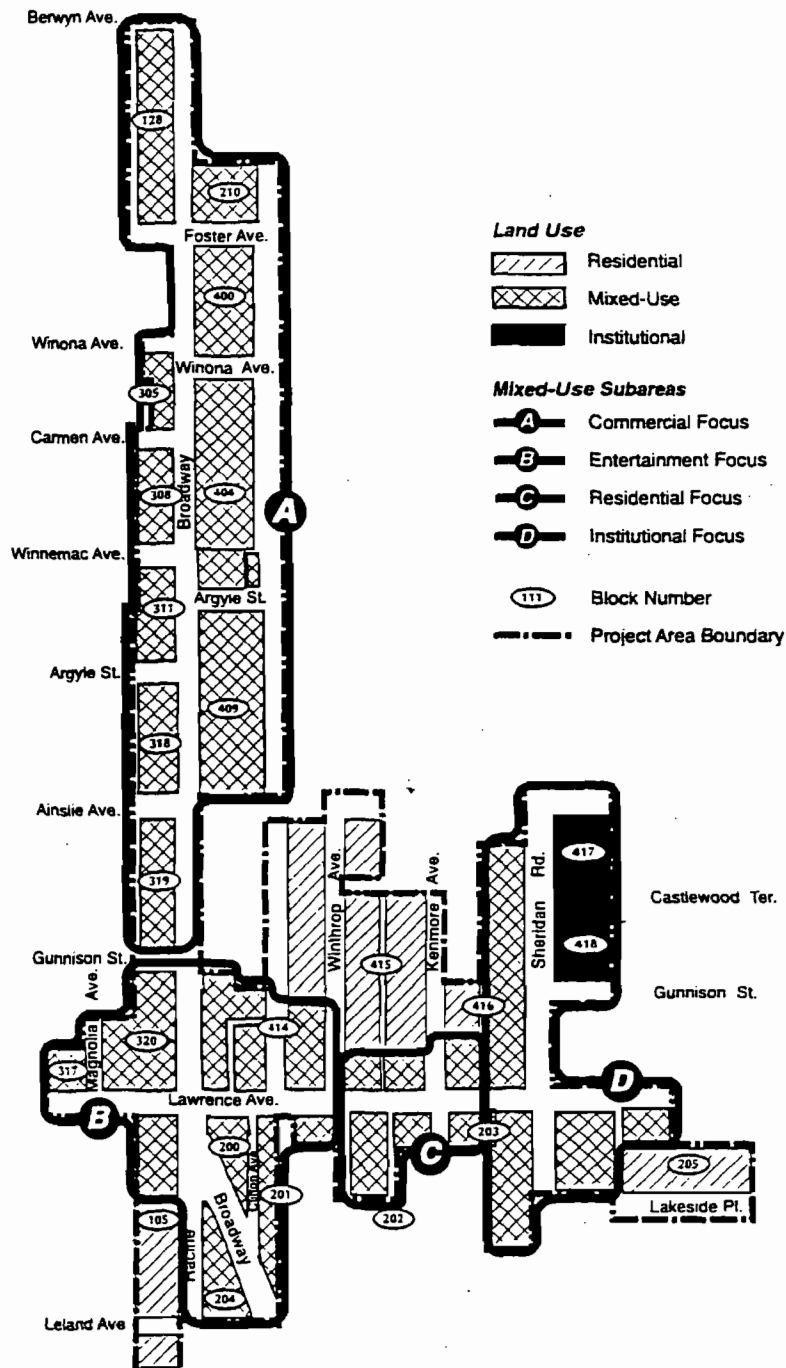
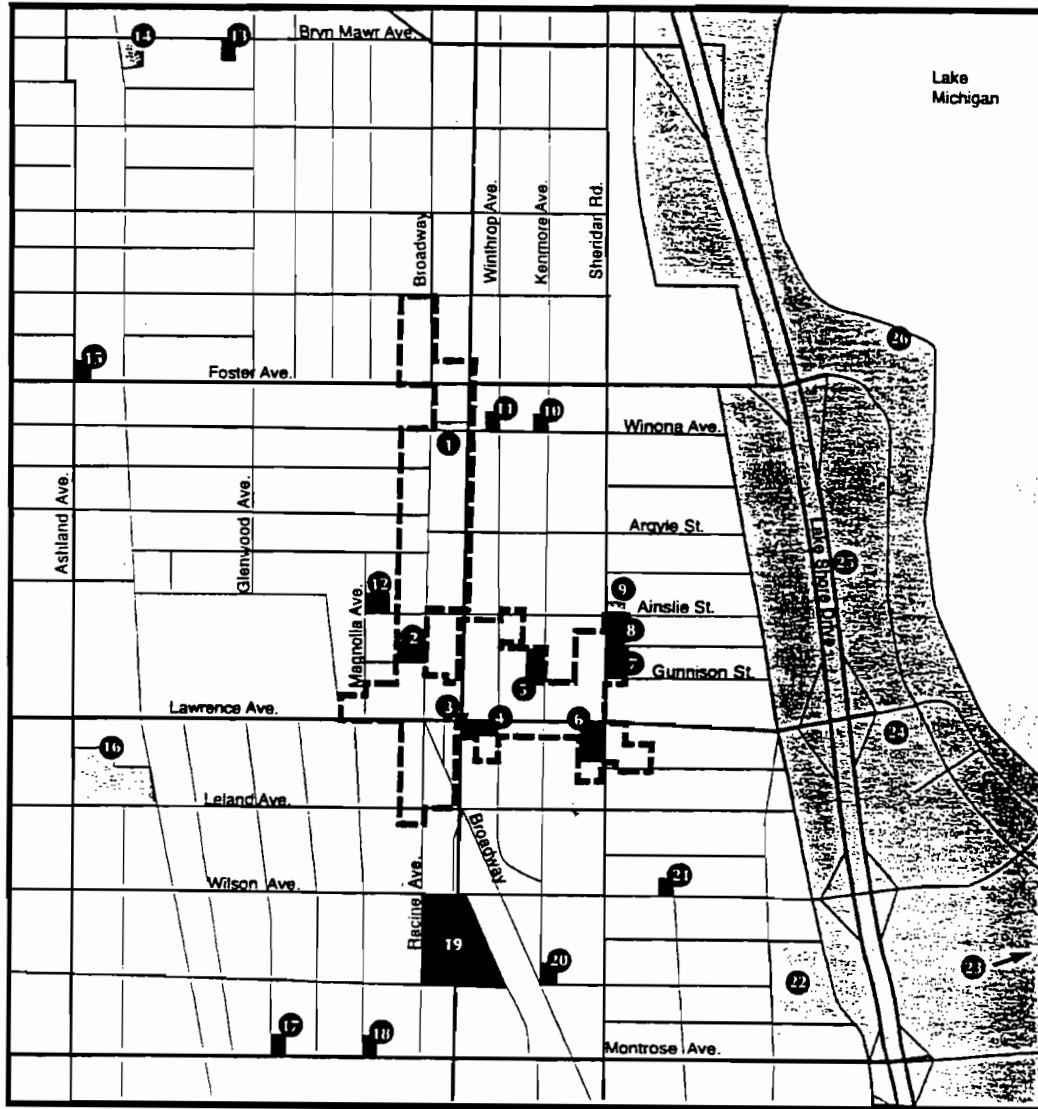


Figure 4.
 (To Lawrence/Broadway Tax Increment Financing
 Redevelopment Plan And Project)

Community Facilities.







Within Project Area

- 1. Plum Playlot
- 2. US Post Office
- 3. CTA Red Line Lawrence Ave. Station
- 4. Prologue High School
- 5. John T. McCutcheon Branch
- 6. Institute of Cultural Affairs
- 7. Boys and Girls Club of Chicago
- 8. John T. McCutcheon Elementary

Outside Project Area

- 9. Buttercup Park
- 10. Jose Mardi Elementary
- 11. William Goudy Elementary
- 12. Bezazian Branch Library

- 13. Helen C. Peirce School of International Affairs
- 14. Merlin Park
- 15. Lyman Trumbull Elementary
- 16. Chase Park
- 17. Stockton Specialty School
- 18. Stockton CPC Branch
- 19. Truman City College
- 20. Graeme Stewart Elementary
- 21. Joan F. Ana Middle School
- 22. Clarendon Park
- 23. Montrose/Wilson Beach
- 24. Lincoln Park
- 25. Margate Park Fieldhouse
- 26. Foster Avenue Beach

-  Project Area Boundary
-  Educational/Institutional
-  Parks and Open Space
-  Transportation

(Sub)Exhibit III.
(To Lawrence/Broadway Tax Increment Financing
Redevelopment Plan And Project)

1999 Equalized Assessed Valuation By Tax Parcel.
(Page 1 of 2)

PIN	1999 EAV	PIN	1999 EAV	PIN	1999 EAV
14-08-128-018-0000	250,901	14-08-320-012-0000	168,659	14-08-409-012-0000	37,205
14-08-128-019-0000	48,575	14-08-320-013-0000	58,691	14-08-409-013-0000	27,825
14-08-128-020-0000	123,487	14-08-320-014-0000	374,625	14-08-409-014-0000	23,691
14-08-128-021-0000	127,844	14-08-400-001-0000	271,653	14-08-409-015-0000	40,291
14-08-128-022-0000	375,696	14-08-400-002-0000	94,134	14-08-409-016-0000	24,915
14-08-128-023-0000	160,400	14-08-400-003-0000	exempt	14-08-409-017-0000	30,199
14-08-128-024-0000	301,533	14-08-400-004-0000	16,843	14-08-409-018-0000	23,691
14-08-128-025-0000	273,742	14-08-400-005-0000	32,731	14-08-409-019-0000	exempt
14-08-128-026-0000	163,386	14-08-400-006-0000	32,826	14-08-409-036-0000	191,954
14-08-210-004-0000	124,291	14-08-400-007-0000	97,703	14-08-409-037-0000	313,193
14-08-210-005-0000	124,291	14-08-400-008-0000	80,784	14-08-414-007-0000	146,937
14-08-210-006-0000	171,524	14-08-400-009-0000	186,002	14-08-414-009-0000	590,995
14-08-210-007-0000	144,894	14-08-400-011-0000	exempt	14-08-414-015-0000	152,204
14-08-210-008-0000	204,375	14-08-400-014-0000	247,902	14-08-414-025-0000	exempt
14-08-305-026-0000	exempt	14-08-400-015-0000	77,280	14-08-414-026-0000	58,493
14-08-305-055-0000	245,073	14-08-404-001-0000	127,257	14-08-414-027-0000	15,670
14-08-305-056-0000	288,249	14-08-404-002-0000	90,974	14-08-414-030-0000	459,233
14-08-308-053-0000	1,542,382	14-08-404-003-0000	341,165	14-08-414-032-0000	133,029
14-08-308-054-0000	836,360	14-08-404-004-0000	575,176	14-08-414-037-0000	251,806
14-08-308-055-0000	2,642,193	14-08-404-005-0000	62,044	14-08-414-038-0000	exempt
14-08-311-057-0000	227,746	14-08-404-006-0000	408,722	14-08-414-039-8001	exempt
14-08-311-058-0000	105,159	14-08-404-007-0000	827,617	14-08-414-039-8002	2,282
14-08-311-059-0000	365,598	14-08-404-008-0000	352,977	14-08-414-040-8001	exempt
14-08-317-037-0000	45,701	14-08-404-009-0000	253,181	14-08-414-040-8002	2
14-08-317-038-0000	41,848	14-08-404-010-0000	73,432	14-08-414-042-8001	exempt
14-08-317-039-0000	83,755	14-08-404-011-0000	208,873	14-08-414-042-8002	2
14-08-317-040-0000	42,922	14-08-404-012-0000	189,060	14-08-414-043-0000	33,384
14-08-318-011-0000	444,305	14-08-404-013-0000	163,834	14-08-415-001-0000	25,190
14-08-318-012-0000	67,002	14-08-404-031-8001	exempt	14-08-415-002-0000	15,699
14-08-318-013-0000	18,315	14-08-404-031-8002	32,277	14-08-415-003-0000	7,850
14-08-318-014-0000	18,315	14-08-404-031-8003	13,775	14-08-415-004-0000	70,382
14-08-318-015-0000	442,376	14-08-404-031-8004	20,448	14-08-415-006-0000	15,699
14-08-319-007-0000	342,076	14-08-409-001-0000	358,376	14-08-415-007-0000	15,699
14-08-319-008-0000	34,736	14-08-409-002-0000	124,997	14-08-415-008-0000	15,699
14-08-319-009-0000	33,386	14-08-409-003-0000	123,474	14-08-415-009-0000	15,699
14-08-319-010-0000	35,025	14-08-409-004-0000	99,427	14-08-415-010-0000	15,699
14-08-319-011-0000	exempt	14-08-409-006-0000	130,315	14-08-415-011-0000	15,699
14-08-320-007-0000	221,922	14-08-409-007-0000	40,003	14-08-415-012-0000	9,261
14-08-320-008-0000	682,363	14-08-409-008-0000	84,142	14-08-415-013-0000	45,647
14-08-320-009-0000	317,489	14-08-409-009-0000	731,383	14-08-415-015-0000	48,044
14-08-320-010-0000	190,899	14-08-409-010-0000	548,796	14-08-415-016-0000	48,314
14-08-320-011-0000	118,115	14-08-409-011-0000	130,261	14-08-415-017-0000	53,562

(Sub)Exhibit III.

(To Lawrence/Broadway Tax Increment Financing
Redevelopment Plan And Project)

1999 Equalized Assessed Valuation By Tax Parcel.
(Page 2 of 2)

<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>	<u>PIN</u>	<u>1999 EAV</u>
14-08-415-018-0000	245,079	14-08-418-001-0000	exempt	14-17-205-004-0000	exempt
14-08-415-019-0000	87,990	14-08-418-002-0000	exempt	14-17-205-042-0000	3,678,571
14-08-415-020-0000	27,121	14-08-418-022-0000	exempt	Total Project Area	539,448,972
14-08-415-025-0000	exempt	14-08-418-023-0000	exempt		
14-08-415-029-0000	72,882	14-08-418-024-0000	exempt		
14-08-415-030-0000	51,075	14-08-500-002-8001	exempt		
14-08-415-032-0000	exempt	14-08-500-002-8002	16,987		
14-08-415-033-0000	exempt	14-08-500-002-8003	66,781		
14-08-415-034-0000	29,815	14-08-500-002-8004	17,347		
14-08-415-035-0000	497,410	14-08-500-002-8005	16,728		
14-08-415-037-8001	exempt	14-08-500-002-8006	26,545		
14-08-415-037-8002	878,348	14-08-500-002-8007	11,847		
14-08-415-038-1001	19,017	14-08-500-002-8008	9,387		
14-08-415-038-1002	19,014	14-08-500-002-8009	21,578		
14-08-415-038-1003	19,014	14-17-105-014-0000	542,809		
14-08-415-038-1004	19,017	14-17-105-015-0000	129,224		
14-08-415-038-1005	19,014	14-17-105-016-0000	100,996		
14-08-415-038-1006	19,014	14-17-105-017-0000	242,116		
14-08-415-039-1001	13,048	14-17-105-018-0000	311,237		
14-08-415-039-1002	13,048	14-17-105-019-0000	116,162		
14-08-415-039-1003	13,048	14-17-111-012-0000	497,597		
14-08-416-013-0000	exempt	14-17-200-001-0000	2,032,728		
14-08-416-014-0000	exempt	14-17-200-002-0000	425,995		
14-08-416-018-0000	269,536	14-17-201-001-0000	305,460		
14-08-416-019-0000	285,705	14-17-201-002-0000	35,920		
14-08-416-020-0000	285,705	14-17-201-003-0000	14,709		
14-08-416-021-0000	59,229	14-17-201-004-0000	94,433		
14-08-416-022-0000	75,169	14-17-201-005-0000	217,677		
14-08-416-023-0000	51,885	14-17-201-006-0000	111,265		
14-08-416-024-0000	134,238	14-17-202-001-0000	297,692		
14-08-416-025-0000	73,972	14-17-202-010-0000	355,647		
14-08-416-026-0000	445,995	14-17-202-011-0000	90,218		
14-08-416-027-0000	760,833	14-17-203-001-0000	264,431		
14-08-416-028-0000	438,965	14-17-203-013-0000	27,116		
14-08-416-030-0000	472,155	14-17-203-014-0000	exempt		
14-08-417-001-0000	exempt	14-17-203-015-0000	exempt		
14-08-417-002-0000	exempt	14-17-204-001-0000	116,526		
14-08-417-003-0000	exempt	14-17-204-002-0000	272,668		
14-08-417-022-0000	exempt	14-17-204-003-0000	401,854		
14-08-417-023-0000	exempt	14-17-205-001-0000	327,164		
14-08-417-024-0000	exempt	14-17-205-002-0000	exempt		
14-08-417-025-0000	exempt	14-17-205-003-0000	exempt		

(Continued from page 62292)

Dated this the twenty-fourth (24th) day of April 2001.

(Signed) Michelle Nolan
Assistant Secretary

Resolution 01-CDC-28 referred to in this Certificate reads as follows:

*Community Development Commission
Of The City Of Chicago*

Resolution 01-CDC-28

*Recommending To
The City Council Of The City Of Chicago*

*For The Proposed
Lawrence/Broadway Redevelopment Project Area:*

Approval Of A Redevelopment Plan,

Designation Of A Redevelopment Project Area

And

Adoption Of Tax Increment Allocation Financing.

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council" referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (1993) (the "Act"); and

Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act: and

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Lawrence/Broadway area, the street boundaries of which are described on (Sub)Exhibit A hereto (the "Area") to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has previously presented to the Commission for its review the:

Lawrence/Broadway Tax Increment Financing Redevelopment Area Project and Plan (the "Plan"); and

Whereas, A public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74.4-6(e) of the Act on January 4, 2001 at 7:00 P.M. at Peoples Church, 941 West Lawrence Avenue, Chicago, Illinois being a date not less than fourteen (14) business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Development given on December 20, 2000, being a date not less than fifteen (15) days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons on whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan was made available for public inspection and review prior to the adoption by the Commission of Resolution 01-CDC-106 on February 27, 2001 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on March 28, 2001, a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second publication being on April 4, 2001, both in the *Chicago Sun-Times*, being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on April 2, 2001, being a date not less than ten (10) days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three (3) years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on March 9, 2001, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on March 9, 2001, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on April 24, 2001 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Board meeting was convened on March 30, 2001 at 10:00 A.M. (being a date no more than fourteen (14) days following the mailing of the notice to all taxing districts on March 9, 2001) in Room 1003A, City Hall, 121 North LaSalle

Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Commission has reviewed the Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole; or

(ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years:

d. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and

e. as required pursuant to Section 5/11-74.4-3(p) of the Act

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

Adopted: April 24, 2001

[(Sub)Exhibit "A" referred to in this Resolution Number 01-CDC-28 constitutes Exhibit "D" to the ordinance and is printed on page 62319 of this Journal.]

Exhibit "C".
(To Ordinance)

Legal Description.

Lawrence/Broadway T.I.F.

All that part of Sections 8 and 17 in Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

beginning at the point of intersection of the west line of North Broadway and the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly extension of the east line of Lot 25 in Block 16 of Cochran's Addition to Edgewater, a subdivision in the east half of the northwest quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 25 being also the west line of the alley west of North Broadway; thence north along said southerly extension and along the west line of the alley west of North Broadway and along the northerly extension thereof to the north line of West Berwyn Avenue; thence east along said north line of West Berwyn Avenue to the west line of North Broadway; thence south along said west line of North Broadway to the westerly extension of the north line of Lot 18 in Block 10 of John Lewis Cochran's Subdivision, a subdivision of the west half of the northeast fractional quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the north line of Lot 18 in Block 10 of John Lewis Cochran's Subdivision to the east line of said Lot 18, said east line of Lot 18 being also the west line of the alley east of North Broadway; thence south along said east line of Lot 18 in Block 10 of John Lewis Cochran's Subdivision to the westerly extension of the north line of Lots 13 and 14 in said Block 10 of John Lewis Cochran's Subdivision, said north line of Lots 13 and 14 being also the south line of the alley north of West Foster Avenue; thence east along said westerly extension and the north line of said Lots 13 and 14 in Block 10 of John Lewis Cochran's Subdivision and along the easterly extension thereof to the west line of Lots 1 through 12, inclusive, in said Block 10 of John Lewis Cochran's Subdivision, said west line of Lots 1 through 12, inclusive, in Block 10 of John Lewis Cochran's Subdivision being also the east line of the alley west of North Winthrop Avenue; thence south along said east line of the alley west of North Winthrop Avenue to the north line of West Ainslie Street; thence west along said

north line of West Ainslie Street to the east line of North Broadway; thence south along said east line of North Broadway to the north line of Lot 61 in George Lill's Sheridan Road Addition to Chicago, a subdivision of part of Lot 4 of Fussey and Fennimore's Subdivision in the west half of the southeast fractional quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said north line of Lot 61 in George Lill's Sheridan Road Addition to Chicago to the east line thereof, said east line of Lot 61 being also the west line of the alley east of North Broadway; thence south along said east line of Lot 61 in George Lill's Sheridan Road Addition to Chicago to the north line of Lot 1 in Snow and Dickinson's Subdivision of part of Block 4 of Fussey and Fennimore's Subdivision in the west half of the southeast fractional quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, said north line of Lot 1 being also the south line of a public alley; thence east along said north line of Lot 1 in Snow and Dickinson's Subdivision and along the easterly extension thereof to the east line of the alley lying east of and adjoining said Lot 1 in Snow and Dickinson's Subdivision, said east line of the alley being also the west line of the Chicago Transit Authority right-of-way; thence north along said west line of the Chicago Transit Authority right-of-way to the south line of West Ainslie Street; thence east along said south line of West Ainslie Street to the west line of North Winthrop Avenue; thence north along said west line of North Winthrop Avenue to the north line of West Ainslie Street; thence east along said north line of West Ainslie Street to the northerly extension of the west line of Lot 21 in George Lill's Sheridan Road Addition to Chicago, a subdivision of part of Lot 4 of Fussey and Fennimore's Subdivision in the west half of the southeast fractional quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, said west line of Lot 21 being also the east line of the alley west of North Kenmore Avenue; thence south along said northerly extension and the east line of the alley west of North Kenmore Avenue to the easterly extension of the north line of Lot 37 in aforesaid George Lill's Sheridan Road Addition to Chicago; thence west along said easterly extension and the north line of Lot 37 in George Lill's Sheridan Road Addition to Chicago to the west line thereof, said west line of Lot 37 being also the east line of North Winthrop Avenue, thence south along said west line of Lot 37 in George Lill's Sheridan Road Addition to Chicago to the south line thereof; thence east along said south line of Lot 37 in George Lill's Sheridan Road Addition to Chicago and along the easterly extension thereof, and along the south line of Lot 24 in said George Lill's Sheridan Road Addition to Chicago and along the easterly extension thereof to the east line of North Kenmore Avenue; thence south along said east line of North Kenmore Avenue to the north line of the south 15 feet of Lot 11 in

said George Lill's Sheridan Road Addition to Chicago; thence east along said north line of the south 15 feet of Lot 11 in George Lill's Sheridan Road Addition to Chicago to the east line of said Lot 11, said east line of Lot 11 being also the west line of the alley east of North Kenmore Avenue; thence north along said west line of the alley east of North Kenmore Avenue to the westerly extension of the south line of Lot 1 in said George Lill's Sheridan Road Addition to Chicago; thence east along said westerly extension and the south line of Lot 1 in George Lill's Sheridan Road Addition to Chicago to the west line of North Sheridan Road; thence north along said west line of North Sheridan Road to the westerly extension of the centerline of vacated West Ainslie Street lying north of and adjoining Lots 1, 2 and 3 in Castlewood Subdivision of that part of Lot 4 of Fussey and Fennimore's Subdivision, lying east of the centerline of Sheridan Road and north of the south 5.2 chains of the east half of the southeast fractional quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the centerline of vacated West Ainslie Street lying north of and adjoining Lots 1, 2 and 3 in Castlewood Subdivision to the east line of said vacated West Ainslie Street; thence south along said east line of vacated West Ainslie Street and along the east line of Lots 3 and 40 in said Castlewood Subdivision and along the southerly extension thereof and along the east line of Lots 45 and 85 in said Castlewood Subdivision and along the southerly extension thereof to the south line of West Gunnison Street; thence west along said south line of West Gunnison Street to the east line of North Sheridan Road; thence south along said east line of North Sheridan Road to the north line of West Lawrence Avenue; thence east along said north line of West Lawrence Avenue to the northerly extension of the west line of Lot 15 in the subdivision of the north 4 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the west line of Lot 15 in said subdivision of the north 4 acres of the east half of the northeast quarter of Section 17 to the south line of said Lot 15, said south line of Lot 15 being also the north line of the alley south of West Lawrence Avenue; thence east along said north line of the alley south of West Lawrence Avenue to the northerly extension of the east line of Lot 9 in Herdien-Hofflund & Carson's Subdivision of the south 6 acres of the north 10 acres of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 9 in Herdien-Hofflund & Carson's Subdivision and along the southerly extension thereof to the south line of West Lakeside Avenue; thence west along said south line of West Lakeside Avenue to the east

line of Lot 20 in Horace A. Goodrich's Subdivision of the south 10 rods of the north 30 rods of the east half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence north along the northerly extension of said east line of Lot 20 in Horace A. Goodrich's Subdivision to the north line of West Lakeside Avenue; thence west along said north line of West Lakeside Avenue and along the westerly extension thereof to the west line of North Sheridan Road; then south along said west line of North Sheridan Road to the south line of Lot 8 in William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said south line of Lot 8 in William Deering's Surrenden Subdivision to the west line thereof, said west line of Lot 8 being also the east line of the alley west of North Sheridan Road; thence north along said east line of the alley west of North Sheridan Road to the easterly extension of the south line of Lot 99 in said William Deering's Surrenden Subdivision; thence west along said easterly extension and the south line of Lot 99 in said William Deering's Surrenden Subdivision and along the westerly extension thereof and along the south line of Lot 102 in said William Deering's Surrenden Subdivision and along the westerly extension thereof to the east line of Lot 2 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 2 being also the west line of the alley east of North Winthrop Avenue; thence south along said west line of the alley east of North Winthrop Avenue to the south line of Lot 6 in said subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision; thence west along said south line of Lot 6 in the subdivision of Lots 150 to 157, inclusive, of William Deering's Surrenden Subdivision to the west line thereof, said west line of Lot 6 being also the east line of North Winthrop Avenue; thence north along said east line of North Winthrop Avenue to the easterly extension of the south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 1 in the subdivision of Lots 160 to 169, inclusive, of William Deering's Surrenden Subdivision to the west line thereof, said west line of Lot 1 being also the east line of the alley west of North Winthrop Avenue; thence north along said east line of the alley west of North Winthrop Avenue to the south line of West Lawrence Avenue; thence west along said south line of West Lawrence Avenue to the east line of Lot 1 in the resubdivision of Lots 206 to 227, inclusive, and

the vacated alley adjoining said Lots 206 to 227 of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said east line of Lot 1 being also the west line of the Chicago Transit Authority right-of-way; thence south along said west line of the Chicago Transit Authority right-of-way to the easterly extension of the south line of Lots 238 and 235 of William Deering's Surrenden Subdivision in the west half of the northeast quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lots 238 and 235 being also the north line of West Leland Avenue; thence west along said easterly extension and the north line of West Leland Avenue to the west line of North Racine Avenue; thence south along said west line of North Racine Avenue to the south line of Lot 14 in Sheridan Drive Subdivision in the northwest quarter of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said south line of Lot 14 in Sheridan Drive Subdivision and along the westerly extension thereof to the east line of Lot 59 in said in Sheridan Drive Subdivision, said east line of Lot 59 being also the west line of the alley east of North Magnolia Avenue, thence north along said west line of the alley east of North Magnolia Avenue to the south line of West Lawrence Avenue; thence west along said south line of West Lawrence Avenue to the southerly extension of the west line of Lot 5 in the subdivision of Lots 1 to 5 in Block 4 in Rufus C. Hall's Addition to Argyle, a subdivision in the east half of the southwest quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, said west line of Lot 5 being also the east line of Saint Bonifacius Cemetery; thence north along said southerly extension and the west line of Lot 5 in the subdivision of Lots 1 to 5 in Block 4 in Rufus C. Hall's Addition to Argyle and along the northerly extension thereof to the westerly extension of the south line of Lot 6 in Rufus C. Hall's Addition to Argyle, a subdivision in the east half of the southwest quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lot 6 being also the north line of the alley north of West Lawrence Avenue; thence east along said westerly extension and the south line of Lot 6 in Rufus C. Hall's Addition to Argyle to the west line of North Magnolia Avenue; thence north along said west line of North Magnolia Avenue to the westerly extension of the south line of Lot 17 in Herman Nether Et Al. Resubdivision of Block 1 (except Lots 1, 2 and 3) in Rufus C. Hall's Addition to Argyle, a subdivision in the east half of the southwest quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian; thence east along said westerly extension and the south line of Lot 17 in Herman Nether Et Al. Resubdivision to the east line thereof, said east line of Lot 17 being also the west line of the alley west of North Broadway; thence north along said west line of the alley west of North Broadway to the south line of Lot 19 in Block 1 in A. J. Brown's Subdivision of Chytraus' Addition to Argyle, a subdivision in the east half of the southwest quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, said south line of Lot 19 being also the north line of the alley south of West

Winnemac Avenue; thence east along said south line of Lot 19 in Block 1 in A. J. Brown's Subdivision to the west line of Lot 20 in said Block 1 in A. J. Brown's Subdivision; thence north along said west line of Lot 20 in Block 1 in A. J. Brown's Subdivision and along the northerly extension thereof and along the east line of Lot 29 in Block 2 in said A. J. Brown's Subdivision to the north line of said Lot 29, said north line of Lot 29 being also the south line of the alley south of West Carmen Avenue; thence west along said south line of the alley south of West Carmen Avenue to the southerly extension of the east line of Lot 27 in said Block 2 of A. J. Brown's Subdivision, said east line of Lot 27 being also the west line of a 6 foot alley west of North Broadway; thence north along said southerly extension and the east line of Lot 27 in said Block 2 of A. J. Brown's Subdivision and along the northerly extension thereof to the north line of West Carmen Avenue; thence east along said north line of West Carmen Avenue to the east line of the parcel of property bearing Permanent Index Number 14-08-305-054; thence north along said east line of the parcel of property bearing Permanent Index Number 14-08-305-054 to the north line thereof, said north line of the parcel of property bearing Permanent Index Number 14-08-305-054 being also the south line of Lot 6 in Brown's 1st Addition to Argyle, a subdivision in the east half of the southwest quarter of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian; thence west along said south line of Lot 6 in Brown's 1st Addition to Argyle to the east line of the west 30 feet of said Lot 6 in Brown's 1st Addition to Argyle, thence north along said east line of the west 30 feet of said Lot 6 in Brown's 1st Addition to Argyle and along the northerly extension thereof to the north line of West Winona Street; thence east along said north line of West Winona Street to the west line of North Broadway; thence north along said west line of North Broadway to the point of beginning at the south line of West Foster Avenue.

Exhibit "D".
(To Ordinance)

Street Location.

The Lawrence/Broadway Redevelopment Project Area generally includes the North Broadway frontage bounded by West Berwyn Avenue on the north and West Leland Avenue on the south, and also includes the area bounded by West Ainslie Street on the north, West Lakeside Place on the south, and the east frontage of North Sheridan Road on the east.

Exhibit "E".
(To Ordinance)

Project Area Boundary.

