

**Edgewater/Ashland Redevelopment Project Area**  
**Tax Increment Finance District**  
**Eligibility Study, Redevelopment Plan and Project**

City of Chicago  
Richard M. Daley, Mayor

May 29, 2003  
(Revised June 18, 2003)

 **S. B. Friedman & Company**  
*Real Estate Advisors and Development Consultants*

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## ***1. Executive Summary***

In March of 2003, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Eligibility Study and Redevelopment Plan") for the proposed Edgewater/Ashland Redevelopment Project Area. This report details the eligibility factors found within the proposed Edgewater/Ashland Redevelopment Project Area (the "RPA") Tax Increment Financing ("TIF") District in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"), and thus in support of its designation as the Edgewater/Ashland Redevelopment Project Area Tax Increment Financing District (the "Edgewater/Ashland RPA" or "RPA"). This report also contains the Redevelopment Plan and Project for the Edgewater/Ashland RPA.

The Edgewater/Ashland RPA consists of 17 tax parcels located within the Edgewater Community Area ("Community Area") of the City of Chicago. The RPA is irregular in shape, and is generally bounded on the east by the west side of Ashland Avenue/Clark Street, on the north by the alley north of Rosehill Drive, on the south by the southern edge of the parcel located at the southwest corner of Ashland and Hollywood Avenues, and on the west by the west side of Hermitage Avenue. The RPA is located wholly within the City of Chicago.

### ***Determination of Eligibility***

This report concludes that the Edgewater/Ashland RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 50% or more of the structures in the area are more than 35 years in age, and because the following seven eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Excessive Vacancies;
2. Obsolescence;
3. Deterioration;
4. Inadequate Utilities;
5. Deleterious Land Use or Layout;
6. Excessive Land Coverage; and
7. Lack of Growth in Equalized Assessed Value;

### ***Eligibility Study and Redevelopment Plan Goal, Objectives, and Strategies***

The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate the conditions that qualify the Edgewater/Ashland RPA as a conservation area and to provide the mechanisms necessary to support public and private development and improvements in the RPA, particularly the redevelopment and re-integration of the former Edgewater Medical Center site into the scale and fabric of the surrounding community. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Eight broad objectives support the overall goal of area-wide revitalization of the Edgewater/Ashland RPA. These include:

1. Facilitate the assembly, preparation (including demolition and/or environmental cleanup, if necessary) and marketing of the former Edgewater Medical Center site for redevelopment;
2. Promote new residential, small-scale commercial, and/or mixed-use development that accommodates a diverse economic mix of residents, including the development of new affordable housing where appropriate;
3. Create a physical environment that is conducive to private development through the provision of public infrastructure where needed, including underground water and sanitary systems, sidewalks, alleys, and street improvements;
4. Provide adequate on- and off-street parking within the RPA for residents, visitors, employees, and patrons of the RPA;
5. Promote new park/open space uses as necessary and appropriate to serve residents of the RPA and surrounding neighborhood;
6. Encourage pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
7. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Edgewater/Ashland RPA; and
8. Support job training/welfare to work programs and increase employment opportunities for area residents.

**Strategies.** These objectives will be implemented through four specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble and prepare sites to undertake projects in support of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be accomplished by purchase, exchange, donation, lease, eminent domain,

or through the Tax Reactivation Program and may be for the purposes of: (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. 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 powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

2. **Implement Public Improvements.** A series of public improvements throughout the Edgewater/Ashland RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement or development of streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan. TIF funds would be available to public agencies to repair, restore, or construct typical public infrastructure and/or to address unanticipated environmental and geotechnical issues.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

The City requires that developers who receive TIF assistance for market-rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 100% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income. TIF funds can also be used to pay for up to 50% of the cost of construction or up to 75% of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

4. **Develop Vacant and Underutilized Sites.** The redevelopment of vacant, underutilized, and currently tax-exempt properties within the Edgewater/Ashland RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.

### ***Required Findings***

The conditions required under the Act for the adoption of the Eligibility Study and Redevelopment Plan and Project are found to be present within the Edgewater/Ashland RPA.

First, the RPA has not been subject to growth and development through investment by private enterprise. Subsequent to the closing of Edgewater Medical Center in 2001, the majority of the land that comprises the RPA has remained underutilized, and no building permits have been issued for properties within the RPA in the last five years. For three of the last five years for which data are available, the growth of equalized assessed value ("EAV," which is the value of property from which property taxes are based) in the Edgewater/Ashland RPA has lagged behind that of the balance of the City of Chicago.

Second, without the support of public resources, the redevelopment objectives of the Edgewater/Ashland RPA will most likely not be realized. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, and improvements and expansions to public facilities. But for creation of the Edgewater/Ashland RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the Edgewater/Ashland RPA as a tax increment financing district.

Third, the Edgewater/Ashland RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Eligibility Study and Redevelopment Plan improvements.

Finally, the proposed land uses described in this Eligibility Study and Redevelopment Plan must be approved by the Chicago Plan Commission prior to its adoption by the City Council. The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Eligibility Study and Redevelopment Plan.

## 2. Introduction

### *The Study Area*

This document serves as the Eligibility Study and Redevelopment Plan and Project for the Edgewater/Ashland Redevelopment Project Area. The Edgewater/Ashland RPA is located within the Edgewater Community Area of the City of Chicago (the "City"), in Cook County (the "County"). In March 2003, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the Edgewater/Ashland RPA is detailed on Map 1.

The RPA consists of 17 tax parcels on 4 blocks and contains approximately 8.6 acres of land located within the Edgewater Community Area of the City of Chicago. The RPA is irregular in shape, and is generally bounded on the east by the west side of Ashland Avenue/Clark Street, on the north by the alley north of Rosehill Drive, on the south by the southern edge of the parcel located at the southwest corner of Ashland and Hollywood Avenues, and on the west by the west side of Hermitage Avenue. The RPA is located wholly within the City of Chicago.

Map 2 details the boundary of the Edgewater/Ashland RPA, which includes only the contiguous real property that is expected to substantially benefit from the Eligibility Study and Redevelopment Plan improvements discussed herein. The boundaries encompass an area primarily containing buildings and minor improvements associated with the former Edgewater Medical Center.

Appendix 1 contains the legal description of the Edgewater/Ashland RPA.

The Eligibility Study and Redevelopment Plan covers events and conditions that exist and that were determined to support the designation of the Edgewater/Ashland RPA as a "conservation area" under the Act at the completion of our research on March 27, 2003. These events or conditions include, without limitation, governmental actions and additional developments. As a whole, the area suffers from a lack of growth and investment, excessive vacancy, obsolescence of structures and improvements, inadequate utilities, deterioration of buildings, infrastructure and parking, deleterious land use or layout, and excessive land coverage. Without a comprehensive approach to address these issues, the RPA is not likely to benefit from future development opportunities. The Eligibility Study and Redevelopment Plan addresses these issues by providing the means to facilitate private development and for improvements to the area's infrastructure and public facilities. These improvements will benefit all of the property within the RPA.


This Eligibility Study, Redevelopment Plan and Project report summarizes the analysis and findings of *S. B. Friedman & Company's* work which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and conclusions of the Eligibility Study and Redevelopment Plan in designating the Edgewater/Ashland RPA as a redevelopment project area under the Act.



Proposed  
**Edgewater/  
Ashland**  
Tax  
Increment  
Finance  
District


Map 1  
Community  
Context

Legend

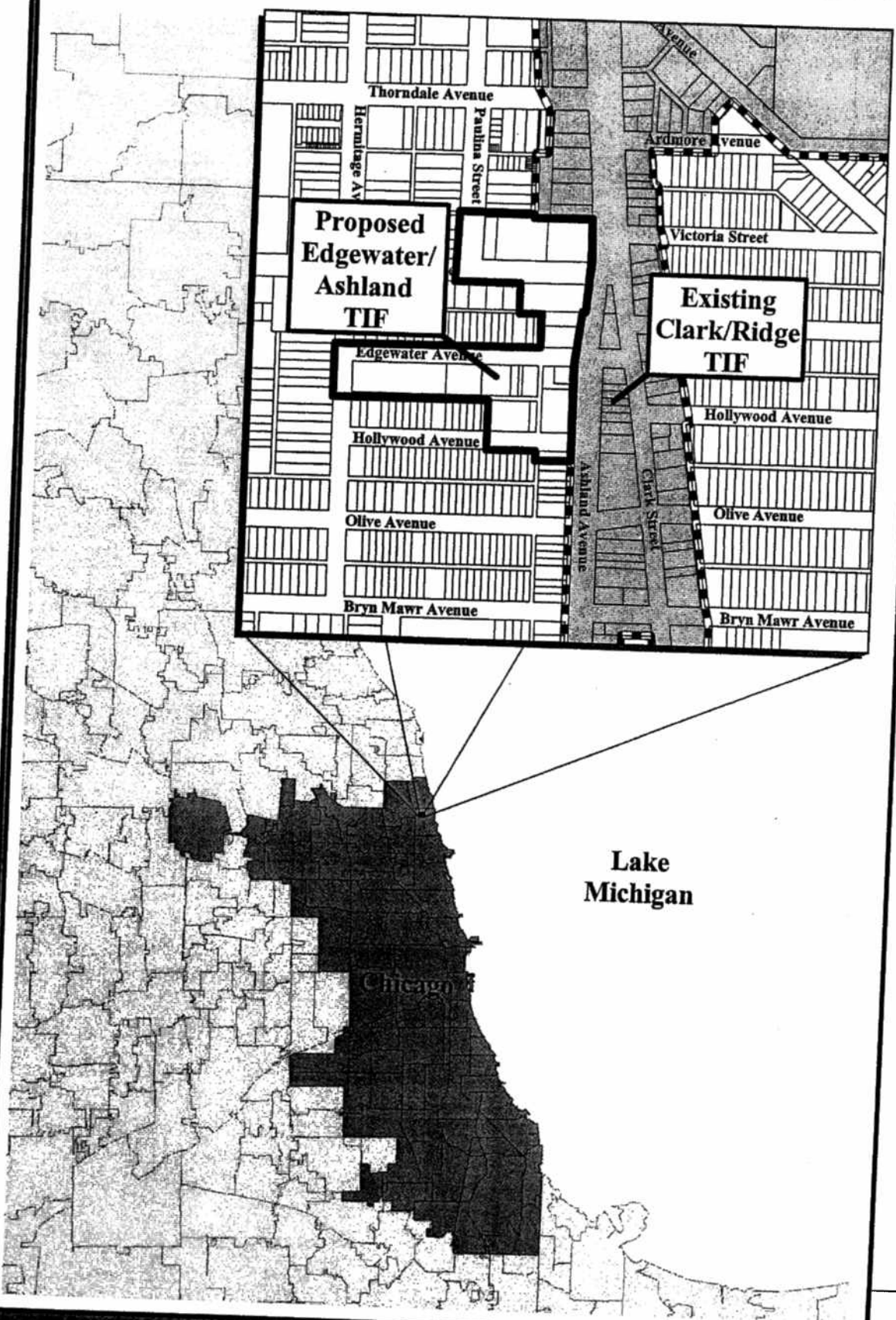
 TIF  
Boundary

May 2003

*S. B. Friedman & Company*  
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NORTH  
Not to Scale

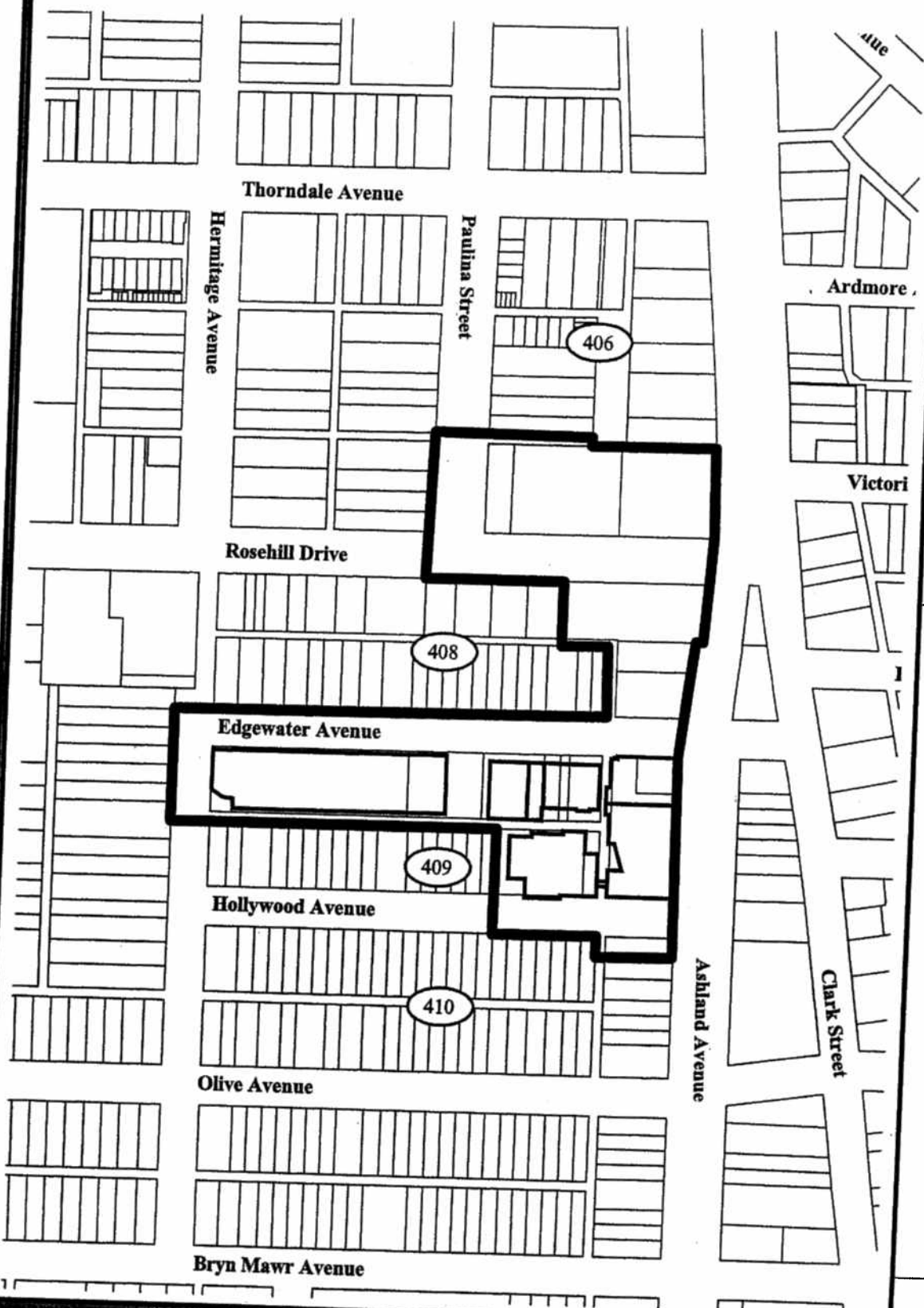
Proposed **Edgewater/Ashland**

Tax Increment Finance District

Map 2 Boundary Map

Legend

-  TIF Boundary
-  Block Number
-  Existing Structure within TIF Boundary



May 2003

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*S. B. Friedman & Company* has prepared this Eligibility Study and Redevelopment Plan with the understanding that the City would rely: (1) on the findings and conclusions of the Eligibility Study and Redevelopment Plan in proceeding with the designation of the Study Area as the Edgewater/Ashland RPA and the adoption and implementation of the Eligibility Study and Redevelopment Plan, and (2) on the fact that *S. B. Friedman & Company* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Edgewater/Ashland RPA, so that the Eligibility Study and Redevelopment Plan will comply with the Act and that the Edgewater/Ashland RPA can be designated as a redevelopment project area in compliance with the Act.

### *History of Area*<sup>1</sup>

The Edgewater/Ashland RPA is located within the Edgewater Community Area, on the Far North Side of the City of Chicago. The Community Area is generally bounded by Devon Avenue on the north, Foster Avenue on the south, Ravenswood Avenue on the west, and Lake Michigan on the east.

The Edgewater Community Area takes its name from an 1885 subdivision by developer John Lewis Cochran in the area bounded by Broadway, Bryn Mawr, and Foster Avenues and Lake Michigan. Known in the 1800s as "the celery-growing capital of the Middle West," the area remained sparsely populated until the turn of the last century. The opening of the North Western Elevated Railroad to Wilson Avenue in 1900 and to Howard Avenue in 1907 facilitated rapid population growth in the area, particularly in the denser neighborhoods east of Broadway. In many cases, single-family homes were demolished to make way for hotels and apartment buildings. The areas west of Broadway developed more slowly, predominantly with single-family homes.

In 1922, the last undeveloped piece of land in Edgewater was subdivided. The community was one of the most prestigious in Chicago at the time, and construction boomed until the onset of the Great Depression. Construction virtually halted in the area between 1930 and the end of World War II, although Lake Shore Drive was extended north to Foster Avenue in 1933.

Prior to World War II, Swedes were the dominant ethnic group in Edgewater, making up about 40% of the population. They tended to cluster in the Andersonville neighborhood, located along Clark Street in the southwest corner of the Edgewater Community Area. The Swedish population began to decline after World War II, however. Simultaneously, residential densities east of Broadway increased as demand for additional housing caused homes to be subdivided or replaced with multi-family structures.

With the general trend of suburbanization in the 1950s, population declined slightly in Edgewater. However, this was more than offset by increases in the 1960s, as the Sheridan Road corridor between Foster and Devon Avenues became one of the densest areas in Chicago. Problems with

<sup>1</sup>Information on the history of the Edgewater community area was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 214 through 215.

urban decay contributed to population losses in the 1970s, particularly in the dense Winthrop-Kenmore corridor in southeast Edgewater. During the 1980s, large-scale apartment construction and community-led efforts to restore housing units in the Winthrop-Kenmore area helped Edgewater to bounce back almost to its 1970 population level by 1990. Growth and development, particularly of condominiums, continued through the 1990s. According to the U.S. Census, the community's population was about 62,200 in the year 2000, the highest total in the area's history.

Today, Edgewater is one of the densest and most diverse communities in Chicago. The bulk of the population is between the ages of 20 and 64, and average household sizes are relatively small. The community is predominantly made up of renters, although owner-occupancy increased from 27% to about 31% between 1990 and 2000. According to the 2000 U.S. Census, the median family income in Edgewater was about \$42,500 – similar to that of the City as a whole. The median value of owner-occupied homes in 2000 was about \$243,600, almost twice the overall City figure of about \$132,400.

The Edgewater Medical Center was founded in 1929, and underwent piecemeal expansion in subsequent decades. It closed in 2001 amid multiple legal proceedings, including medical malpractice lawsuits, civil action, and federal bankruptcy. The entire complex currently stands vacant. The primary purpose of the Edgewater/Ashland RPA is to achieve the redevelopment of the Edgewater Medical Center site in a manner consistent with the fabric of the surrounding neighborhood.

### *Existing Land Use*

Based upon *S. B. Friedman & Company's* research, three land uses have been identified within the Edgewater/Ashland RPA:

- Institutional;
- Parking; and
- Vacant Land.

The existing land use pattern in the Edgewater/Ashland RPA is shown in Map 3. The predominant land uses within the area are institutional and parking, primarily associated with the former Edgewater Medical Center. Residential neighborhoods are the predominant land use to the south, west, and north of the RPA. Commercial uses, particularly along Clark Street, and residential uses predominate to the east of the RPA.






**Institutional.** Buildings on the site of the former Edgewater Medical Center comprise approximately 2.25 acres on the block bounded by Edgewater, Hermitage, Hollywood, and Ashland Avenues.

**Parking.** Two parking lots located to the north of the former Edgewater Medical Center comprise about 2 acres of land within the RPA. The northernmost parking lot, located at the northwest corner of Ashland Avenue and Rosehill Drive, is being utilized by a garden center business located

Proposed  
**Edgewater/Ashland**  
Tax  
Increment  
Finance  
District

Map 3  
Existing  
Land Use

Legend

-  TIF Boundary
-  Block Number
-  Parking
-  Institutional
-  Vacant Lot



May 2003

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directly across Clark Street/Ashland Avenue to the east. The southern parking lot, stretching along Ashland Avenue from Rosehill Drive to Edgewater Avenue, bears signage associating it with the former Edgewater Medical Center, and appears not to be in use at this time.

**Vacant Land.** A single parcel approximately 0.08 acre in size and located at the southwest corner of Hollywood and Ashland Avenues, comprises the vacant land found within the RPA.

### ***Historically Significant Structures***

*S. B. Friedman & Company* obtained data from the Chicago Historic Resources Survey (the "CHRS") to identify architecturally and/or historically significant buildings located within the Edgewater/Ashland RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess important architectural and/or historical significance. No structures located within the boundaries of the Edgewater/Ashland RPA are identified in the CHRS.

### 3. Eligibility Analysis

#### *Provisions of the Illinois Tax Increment Allocation Redevelopment Act*

Based upon the conditions found within the Edgewater/Ashland RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Edgewater/Ashland RPA meets the eligibility requirements of the Act as a conservation area. The following text outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "conservation" and/or "blighted area" district based upon an evidentiary finding of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved property. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a conservation area.

#### *Factors for Improved Property*

For improved property to constitute a "blighted area," a combination of five or more of the following thirteen eligibility factors listed at 65 ILCS 5/11-74.4-3 (a) and (b) must meaningfully exist and be reasonably distributed throughout the RPA. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more of these eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

**Dilapidation.** 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.

**Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

**Deterioration.** With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters,

sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

**Presence of Structures Below Minimum Code Standards.** 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.

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

**Excessive Vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

**Lack of Ventilation, Light or Sanitary Facilities.** 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 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.

**Inadequate Utilities.** 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 project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

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

**Deleterious Land Use or Layout.** 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.



**Environmental Clean-Up.** The proposed redevelopment project 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.

**Lack of Community Planning.** 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.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

### ***Factors for Vacant Land***

Under the provisions of the "blighted area" section of the Act, for vacant land to constitute a "blighted area," a combination of two or more of the following six factors must be identified as being present to a meaningful extent and reasonably distributed which act in combination to impact the sound growth in tax base for the proposed district.

**Obsolete Platting of Vacant Land.** Parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. When diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development, this factor applies.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

**Environmental Clean-Up.** 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.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of 5 or more of the 13 "blighted area" eligibility factors for improved property listed above were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes six other tests for establishing eligibility, but none of these is relevant to the conditions within the Edgewater/Ashland RPA.

### ***Methodology Overview and Determination of Eligibility***

Analysis of eligibility factors was done through research involving an extensive field survey of all property within the Edgewater/Ashland RPA, as well as a review of building and property records. Building and property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 7 primary structures within the Edgewater/Ashland RPA.

The Edgewater/Ashland RPA contains institutional structures and other improvements of varying degrees of deterioration. The property was examined for qualification factors consistent with either the "blighted area" or "conservation area" requirements of the Act. Based upon these criteria, the property within the Edgewater/Ashland RPA qualifies for designation as a TIF Redevelopment Project Area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building, parcel-by-parcel, and/or property-by-property basis and analyzed the distribution of the eligibility factors on a parcel-by-parcel basis. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using structure-base maps, property files created from field observations, record searches, and field surveys. This information was then graphically plotted on a parcel map of the Edgewater/Ashland RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent and evenly distributed (i.e. on most of the parcels and/or buildings) within the RPA. Minor factors are supporting factors present to a meaningful extent on some of the blocks or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

To arrive at this designation, *S. B. Friedman & Company* documented the existence of qualifying eligibility factors and confirmed that a sufficient number of factors were present within the RPA and evenly distributed.

Although it may be concluded under the Act that the mere presence of the minimum number of the stated factors may be sufficient to make a finding of the RPA as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to an extent that indicates that public intervention is appropriate or necessary. In addition, the conservation area factors must be reasonably distributed throughout the RPA so that non-qualifying areas are not arbitrarily included in the RPA simply because of proximity to areas that qualify as a conservation area.

### ***Conservation Area Findings***

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age or older, and at least three of the 13 other eligibility factors must be found present to a major extent within the Edgewater/Ashland RPA.

Establishing that at least 50% of the Edgewater/Ashland RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from building cornerstones, architectural characteristics, building configurations, the Cook County Assessor's office, and the historic development patterns within the community, we have established that of the 7 buildings, 5 (71%) within the Edgewater/Ashland RPA are 35 years of age or older.

In addition to establishing that Edgewater/Ashland RPA meets the age requirement, our research has revealed that the following seven factors are present to a major extent:

1. Excessive Vacancies;
2. Obsolescence;

3. Deterioration;
4. Inadequate Utilities;
5. Deleterious Land Use or Layout;
6. Excessive Land Coverage; and
7. Lack of Growth in Equalized Assessed Value;

Based on the presence of these factors, the RPA meets the requirements of a "conservation area" under the Act. The RPA is not yet blighted, but because of a combination of the factors present the RPA may become a blighted area.

As a whole, the area suffers from excessive vacancies stemming from the closure and subsequent underutilization of the former Edgewater Medical Center site. In addition, structures and improvements within the site are functionally and/or economically obsolete for their former use, as evidenced by the fact that the site has not been used for a hospital for over a year. Buildings, infrastructure, and parking areas within the RPA exhibit physical deterioration to a major extent, including cracks in building exteriors, rusting of metal building components, missing or damaged curbs, and cracked paving surfaces. The condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water and sewer facilities that are antiquated or of insufficient capacity and are scheduled for or are overdue for replacement. Incompatibilities in land use relationships and physical configuration of buildings affect improved parcels throughout the RPA. Many of the buildings within the former Edgewater Medical Center site have inadequate provision for loading and service and thus exhibit excessive land coverage. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for three of the last five annual periods (1996-2001) for which information was available.





Maps 4A through 4G illustrate the presence and distribution of these eligibility factors on a parcel-by-parcel basis within the RPA. Lack of growth in equalized assessed value is not shown on a map because this factor was analyzed for the RPA as a whole. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Edgewater/Ashland RPA.

Proposed  
**Edgewater  
Ashland**

Tax  
Increment  
Finance  
District

**Map 4A**  
Eligibility  
Factor Map  
Age

**Legend**

-  TIF Boundary
-  Block Number\*
-  Age
-  Existing Structure within TIF Boundary

Note: Shading indicates that one or more buildings on a parcel meet the criteria for the Age factor.

\* Based on Cook County Permanent Index Numbering (PIN) System

May 2003

S. E. Friedman & Company  
Real Estate Appraisals and Development Consultants

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Proposed **Edgewater, Ashland**

Tax Increment Finance District

Map 4B Eligibility Factor Map Excessive Vacancies

Legend

-  TIF Boundary
-  Block Number\*
-  Excessive Vacancies
-  Existing Structure within TIF Boundary

Note: Shading indicates that a parcel contains one or more buildings meeting the criteria for the Excessive Vacancies factor.

\* Based on Cook County Permanent Index Numbering (PIN) System

May 2003

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Proposed  
**Edgewater/  
Ashland**

Tax  
Increment  
Finance  
District

Map 4C  
Eligibility  
Factor Map  
Obsolescence

Legend

-  TIF Boundary
-  Block Number\*
-  Obsolescence
-  Existing Structure within TIF Boundary

Note: Shading indicates that buildings or minor improvements on a parcel meet the criteria for the Obsolescence factor.

\* Based on Cook County Permanent Index Numbering (PIN) System

May 2003

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**Alvamanu**

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Proposed **Edgewater, Ashland**

Tax Increment Finance District

Map 4D Eligibility Factor Map Deterioration

Legend

-  TIF Boundary
-  Block Number\*
-  Deterioration
-  Existing Structure within TIF Boundary

Note: Shading indicates that a parcel contains one or more buildings meeting the criteria for the Deterioration factor.

\* Based on Cook County Permanent Index Numbering (PIN) System

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Proposed **Edgewater, Ashland**

Tax Increment Finance District

Map 4E Eligibility Factor Map Inadequate Utilities

Legend

-  TIF Boundary
-  Block Number\*
-  Inadequate Utilities

Note: Shading indicates that a parcel meets the criteria for the Inadequate Utilities factor.

\* Based on Cook County Permanent Index Numbering (PIN) System

May 2003

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Altamano

Surveyors - Architects - Engineers  
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NORTH

Proposed **Edgewater/Ashland**

Tax Increment Finance District

Map 4F Eligibility Factor Map Deleterious Land Use or Layout

Legend

-  TIF Boundary
-  Block Number\*
-  Deleterious Land Use or Layout

Note: Shading indicates that a parcel meets the criteria for the Deleterious Land Use or Layout factor.

\* Based on Cook County Permanent Index Numbering (PIN) System

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Proposed  
**Edgewater  
Ashland**  
Tax  
Increment  
Finance  
District

**Map 4G**  
Eligibility  
Factor Map  
Excessive  
Land Coverage

**Legend**

-  TIF Boundary
-  Block Number\*
-  Excessive Land Coverage
-  Existing Structure within TIF Boundary

Note: Shading indicates that a parcel contains one or more buildings meeting the criteria for the Excessive Land Coverage factor.

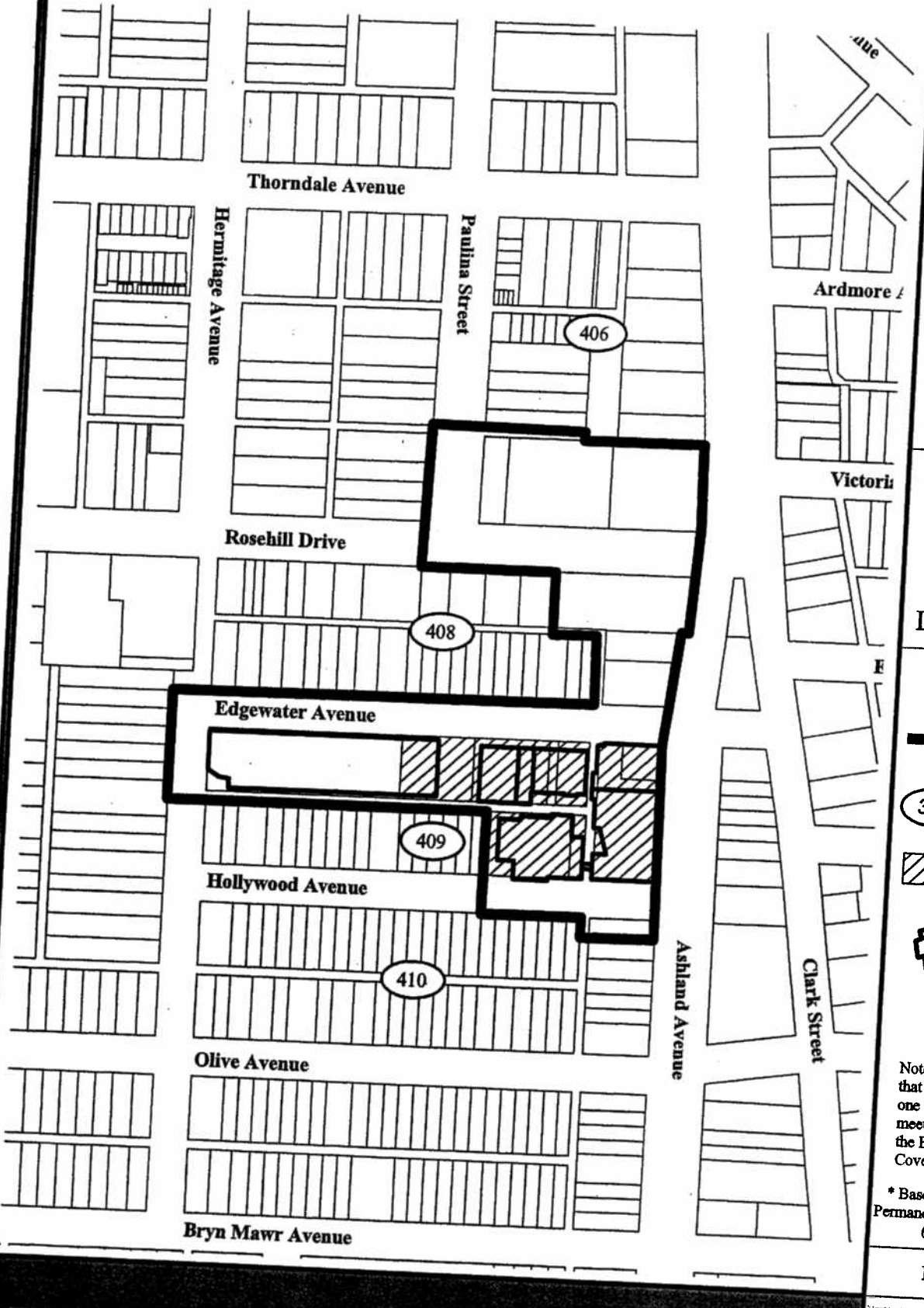
\* Based on Cook County Permanent Index Numbering (PIN) System

May 2003

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**Almanu**

Map scale: 1 inch = 300 feet. © 2003 S. B. Friedman & Company. All rights reserved. Printed in the United States of America.



**1. Excessive Vacancies**

Of the 7 buildings in the Edgewater/Ashland RPA, 7 (100%) exhibited excessive vacancies. All of these buildings are part of the former Edgewater Medical Center complex, which is currently not in use. This factor was present on 10 of the 17 tax parcels (59%) within the RPA.

**2. Obsolescence**

An appreciable amount of functional and/or economic obsolescence exists within the Edgewater/Ashland RPA. One or both of these forms of obsolescence affects a combined total of 13 of the 17 tax parcels (76%) within the RPA. The buildings and improvements associated with the former Edgewater Medical Center were found to be obsolete. The hospital portion of the center closed in 2001 and has remained in disuse, indicating that it cannot compete in the market without intervention and correction of obsolete factors.

**3. Deterioration**

Of the 7 buildings within the Edgewater/Ashland RPA, 5 (71%) exhibited physical deterioration, including cracked or broken windows, cracked exterior walls, evidence of roof leaks, and heavily rusted metal doors and projecting bays. Building deterioration, when combined with deterioration of infrastructure and/or parking areas, including broken or missing curbs and cracked alley and parking area paving, affects 12 of 17 tax parcels (71%) within the RPA.

**4. Inadequate Utilities**

A review of City of Chicago water and sewer atlases found that inadequate underground utilities affect 15 of the 17 tax parcels (88%) within the Edgewater/Ashland RPA. One sewer line is scheduled for replacement due to known defects, while other water and sewer lines within the RPA have already reached their 100-year design life span. At least one parcel within the RPA would need a sewer line extension in order to receive service.

**5. Deleterious Land Use or Layout**

Deleterious land use or layout was found to apply to the parcels associated with the former Edgewater Medical Center due to the incompatibility of their scale with the immediately adjacent single- and small-scale multi-family residential neighborhood. The layout of the hospital is such that traffic from employee, patient, service, and emergency vehicles would negatively impact the surrounding residential areas. Likewise, the surrounding residential structures are not adequately screened to minimize noise impacts from emergency medical service vehicles. This eligibility factor also applies to the parcels in the RPA comprising the parking lot north of Rosehill Drive. This parking lot is currently used by Gethsemane Garden Center, located on the east side of Clark Street. The physical relationship between the two facilities is such that it induces customers, who are frequently carrying heavy or bulky items, to make unsafe mid-block pedestrian crossings of Clark Street/Ashland Avenue—a wide arterial street with fast-moving traffic. A total of 16 of the 17 tax parcels (94%) within the Edgewater/Ashland RPA exhibit deleterious land use or layout.

**6. Excessive Land Coverage**

A variety of conditions found in the eastern portion of the former Edgewater Medical Center site contribute to the applicability of this eligibility factor. These conditions include the existence of multiple buildings on one parcel and insufficient patient pickup/drop-off and emergency vehicle loading areas. Excessive land coverage was found to apply to a total of 6 of the 7 buildings (86%) within the RPA, which impacts 9 of the 17 tax parcels (53%) within the RPA.

**7. Lack of Growth in Equalized Assessed Value**

A lack of growth in EAV has been found for the Edgewater/Ashland RPA in that the rate of growth of EAV for the RPA has been less than that of the balance of the City of Chicago for three out of the last five years for which information is available (1996 through 2001).

**TABLE 1: Percent Change in Annual Equalized Assessed Valuation (EAV)**

|                                     | Percent Change in EAV 1996/1997 | Percent Change in EAV 1997/1998 | Percent Change in EAV 1998/1999 | Percent Change in EAV 1999/2000 | Percent Change in EAV 2000/2001 |
|-------------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| <b>Edgewater/Ashland RPA</b>        | -30.87%                         | -4.49%                          | 3.24%                           | -52.53%                         | -60.70%                         |
| <b>City of Chicago (balance of)</b> | 3.40%                           | 1.77%                           | 4.17%                           | -14.50%                         | 3.72%                           |

\* The 1996/1997 and 1999/2000 periods are shaded to indicate that they are non-qualifying years. The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for three of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

## **4. Redevelopment Project & Plan**

### ***Redevelopment Needs of the Edgewater/Ashland RPA***

The existing land use pattern and physical conditions in the Edgewater/Ashland RPA suggest four redevelopment needs for the area:

1. Property assembly, and site preparation;
2. Public infrastructure improvements;
3. Street improvements, including intersection upgrades and streetscape;
4. Resources for residential, small-scale commercial, and/or mixed-use development;

The Eligibility Study and Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Edgewater/Ashland RPA, particularly to re-integrate the former Edgewater Medical Center site into the scale and fabric of the surrounding community.

The goals, objectives, and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the Edgewater/Ashland RPA. The proposed public improvements outlined in the Eligibility Study and Redevelopment Plan will help to create an environment conducive to private investment and redevelopment within the Edgewater/Ashland RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly; demolition; site preparation; improve or repair RPA public facilities and/or infrastructure; provide street improvements including intersection upgrades and streetscaping. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

### ***Goals, Objectives, and Strategies***

Goals, objectives, and strategies are designed to address the needs of the community from the overall framework of the Eligibility Study and Redevelopment Plan for the use of anticipated tax increment funds generated within the Edgewater/Ashland RPA.

**Goal.** The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate the conditions that qualify the Edgewater/Ashland RPA as a conservation area and to provide the mechanisms necessary to support public and private development and improvements in the RPA, particularly the re-integration of the former Edgewater Medical Center site into the scale and fabric of the surrounding community. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Eight broad objectives support the overall goal of area-wide revitalization of the Edgewater/Ashland RPA. These include:

1. Facilitate the assembly, preparation (including demolition and/or environmental cleanup, if necessary) and marketing of the former Edgewater Medical Center site for redevelopment;
2. Promote new residential, commercial, and/or mixed-use development that accommodates a diverse economic mix of residents, including the development of new affordable housing where appropriate;
3. Create a physical environment that is conducive to private development through the provision of public infrastructure where needed, including underground water and sanitary systems, sidewalks, alleys, and street improvements;
4. Provide adequate on- and off-street parking within the RPA for residents, visitors, employees, and patrons of the RPA;
5. Promote new park/open space uses as necessary and appropriate to serve residents of the RPA and surrounding neighborhood;
6. Encourage pedestrian-friendly uses and design strategies that include, but are not limited to, the following: facilitate safe pedestrian movement across wide arterial streets with pedestrian amenities; and create visual interest and safer pedestrian environments with streetscaping, landscaping, lighting, and buffering;
7. Provide opportunities for women-owned, minority-owned, and locally owned businesses to share in the job and construction opportunities associated with the redevelopment of the Edgewater/Ashland RPA; and
8. Support job training/welfare to work programs and increase employment opportunities for area residents.

**Strategies.** These objectives will be implemented through four specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble and prepare sites to undertake projects in support of this Eligibility Study and Redevelopment Plan.

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be accomplished by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such

preparatory work as demolition of existing improvements and environmental remediation, where appropriate. 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 powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and 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 Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

2. **Implement Public Improvements.** A series of public improvements throughout the Edgewater/Ashland RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include improvement or development of streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

3. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan. TIF funds would be available to public agencies to repair, restore, or construct typical public infrastructure and/or to address unanticipated environmental and geotechnical issues.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate, or restore private or



public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

The City requires that developers who receive TIF assistance for market-rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means that affordable for-sale housing units should be priced at a level that is affordable to persons earning no more than 100% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income. TIF funds can also be used to pay for up to 50% of the cost of construction or up to 75% of interest costs for new housing units to be occupied by low-income and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act.

- 4. Develop Vacant and Underutilized Sites.** The redevelopment of vacant, underutilized, and currently tax-exempt properties within the Edgewater/Ashland RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites is anticipated to have a positive impact on other properties beyond the individual project sites.

These activities are representative of the types of projects contemplated to be undertaken during the life of the Edgewater/Ashland RPA. Market forces are critical to the completion of these projects. Phasing of projects will depend on the interests and resources of both public and private sector parties. Not all projects will necessarily be undertaken. Further, additional projects may be identified throughout the life of the Edgewater/Ashland RPA. To the extent that these projects meet the goals, objectives, and strategies of this Eligibility Study and Redevelopment Plan and the requirements of the Act and budget outlined in the next section, these projects may be considered for tax increment funding.

### *Proposed Future Land Use*

The proposed future land use of the Edgewater/Ashland RPA reflects the objectives of the Eligibility Study and Redevelopment Plan, which are to support redevelopment with the entire RPA as a mixed-use area to include residential, commercial, institutional, and/or park/open space uses, and to support other improvements that serve the redevelopment interests of the local community and the City. The proposed objectives are compatible with historic land use patterns in the surrounding community and support current development trends in the area.




These proposed future land uses are detailed on Map 5. As noted on Map 5, the uses listed are to be predominant uses for the area indicated, and are not exclusive of any other uses.

Proposed **Edgewater Ashland**

Tax Increment Finance District

Map 5 Proposed Land Use

Legend

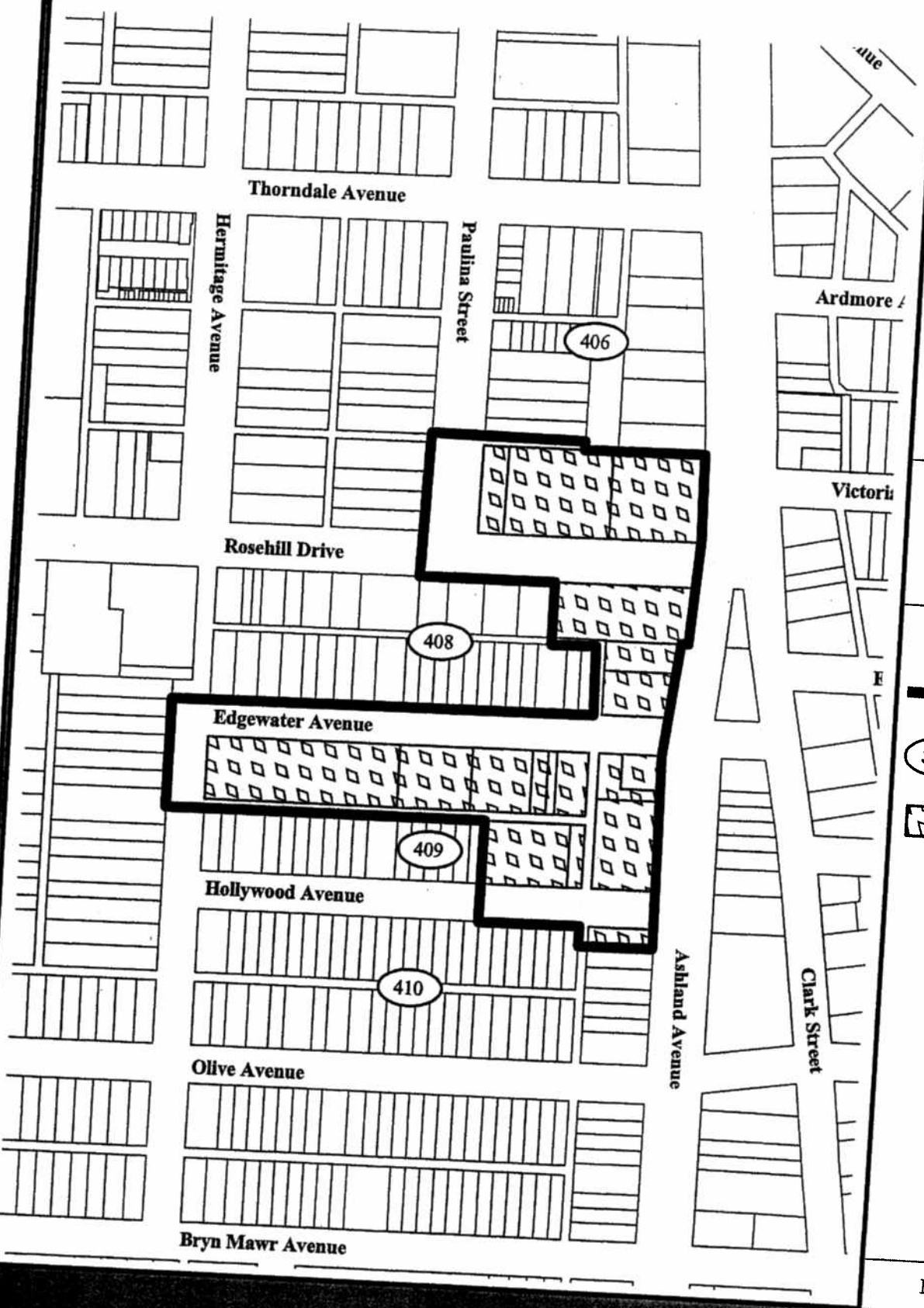
-  TIF Boundary
-  Block Number
-  Mixed Uses:
  - Residential
  - Commercial
  - Public/Institutional
  - Parks/Open Space

May 2003

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Real Estate Appraisers and Development Consultants

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***Assessment of Housing Impact***

As set forth in the Act, if the redevelopment plan for the redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan. The project area does not contain any residential units, inhabited or not. Therefore, the City does not intend to acquire or displace by any other means, any residential units within the RPA. The City of Chicago hereby certifies that no displacement of residents will occur as a result of activities pursuant to this Redevelopment Plan.

## 5. Financial Plan

### *Eligible Costs*

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. The costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Eligibility Study and Redevelopment Plan, including but not limited to, staff and professional service costs for architectural, engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services (excluding lobbying expenses), related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. The costs of marketing sites within the Project Area to prospective businesses, developers and investors;
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Edgewater Community Area with particular attention to the needs of those residents who have previously experienced inadequate

- employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
  8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
  9. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
  10. Relocation costs to the extent that 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 "Relocation" section);
  11. Payment in lieu of taxes as defined in the Act;
  12. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (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 the 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 taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.
  13. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (13) then the amount so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
  - e. Up to seventy-five percent (75%) of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
  - f. Instead of the interest costs described above in paragraphs 12b., 12d., and 12e., a municipality may pay from tax incremental revenues up to 50% of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
14. The cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
15. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

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

### ***Estimated Redevelopment Project Costs***

The estimated eligible costs that are deemed to be necessary to implement this Eligibility Study and Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Eligibility Study and Redevelopment Plan, to the extent permitted by the Act. Additional funding in the form of State, Federal, County, or local grants, private developer contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities which are of benefit to the general community.

**TABLE 2: Estimated Redevelopment Project Costs**

| <b>Project/Improvements</b>  | <b>Estimated Project Costs*</b> |
|--|---------------------------------|
| <b>Professional Services</b>   | \$1,000,000                     |
| <b>Property Assembly: including site preparation, demolition and environmental remediation</b> | \$7,500,000                     |
| <b>Rehabilitation Costs</b>  | \$300,000                       |
| <b>Eligible Construction Costs (Affordable Housing)</b>  | \$250,000                       |
| <b>Relocation</b>  | \$25,000                        |
| <b>Public Works or Improvements (1)</b>  | \$2,000,000                     |
| <b>Job Training, Retraining, Welfare-to-Work</b>   | \$100,000                       |
| <b>Interest Costs</b>  | \$3,475,000                     |
| <b>Day Care</b>  | \$100,000                       |
| <b>TOTAL REDEVELOPMENT COSTS (2), (3), (4), (5)</b>  | <b>\$14,750,000</b>             |

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

(2) All costs are in 2003 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

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

(4) The amount of the Total Redevelopment Project Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA 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 RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA which are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

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



Adjustments to the estimated line item costs in Table 2 are expected and may be made by the City without amendment to the Eligibility Study and Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of the approval of this Eligibility Study and Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Eligibility Study and Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Eligibility Study and Redevelopment Plan, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Eligibility Study and 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 Eligibility Study and Redevelopment Plan.

### ***Phasing and Scheduling of the Redevelopment***

Each private project within the Edgewater/Ashland RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31<sup>st</sup> of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2027, if the ordinances establishing the RPA are adopted during 2003).

### ***Sources of Funds to Pay Costs***

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

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

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other legally permissible sources of funds and revenues as the municipality from time to time may deem appropriate.

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

The Edgewater/Ashland RPA is contiguous to the existing Clark/Ridge Redevelopment Project Area and may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the Edgewater/Ashland RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Edgewater/Ashland RPA 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 Edgewater/Ashland RPA, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Eligibility Study and Redevelopment Plan.

The Edgewater/Ashland RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.6-1 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 Edgewater/Ashland RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Edgewater/Ashland RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Edgewater/Ashland RPA to pay eligible redevelopment projects 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 Edgewater/Ashland RPA and such areas. The amount of revenue from the Edgewater/Ashland RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Edgewater/Ashland RPA or other areas as described in the preceding paragraph,

shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Eligibility Study and Redevelopment Plan.

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

### ***Issuance of Obligations***

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

All obligations issued by the City pursuant to this Eligibility Study and Redevelopment Plan and the Act shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Eligibility Study and Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the City shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

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

### ***Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area***

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Edgewater/Ashland RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Edgewater/Ashland RPA. The 17 tax parcels comprising the RPA have a total

estimated EAV of \$1,754,429. This total EAV amount by PIN is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 2002 EAV shall become available prior to the date of adoption of the Eligibility Study and Redevelopment Plan by the City Council, the City may update the Eligibility Study and Redevelopment Plan by replacing the 2001 EAV with the 2002 EAV without further City Council action.

### *Anticipated Equalized Assessed Valuation*

By 2026, the EAV for the Edgewater/Ashland RPA will be approximately \$14,400,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the Edgewater/Ashland RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.3098; and 3) a tax rate of 7.692% for the duration of the Edgewater/Ashland RPA.

## 6. Required Findings and Tests

### *Lack of Growth and Private Investment*

The City is required under the Act to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

To investigate a lack of growth and private investment within the Edgewater/Ashland RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings from January 1997 to February 2003. This data indicated that no building permits had been issued for properties within the Edgewater/Ashland RPA within that period. Thus, the RPA has not been subject to growth and development through investment by private enterprise.

Furthermore, the equalized assessed value ("EAV," which is the value of property from which property taxes are based) in the Edgewater/Ashland RPA is negatively impacted by vacant land, vacant or underused structures and improvements, and tax-exempt institutional property. The overall growth in EAV within the RPA has fallen behind that of the balance of the City of Chicago for three out of the last five years. In addition, EAV within the RPA decreased by 60% between 2000 and 2001, the final tax year for which assessment data is available.

*Finding: The Redevelopment Project Area (Edgewater/Ashland RPA) on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Eligibility Study and Redevelopment Plan.*

### *But for....*

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Edgewater/Ashland RPA.

Without the support of public resources, the redevelopment objectives of the Edgewater/Ashland RPA will most likely not be realized. Since the closure of the Edgewater Medical Center over one year ago, no redevelopment activity of the property has occurred. Several of the properties within the medical complex are currently implicated in bankruptcy proceedings. It is unlikely that the former Edgewater Medical Center will be re-used as a medical facility, and given the specialized nature of many of the buildings in the complex, redevelopment of the property for another use will be difficult and costly. In addition, acquisition and demolition costs associated with the redevelopment of the complex are unlikely to be fully absorbed by the private market. TIF assistance may be used to fund land assembly, site preparation, infrastructure improvements, and improvements and expansions to public facilities. But for creation of the Edgewater/Ashland RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the Edgewater/Ashland RPA as a tax increment financing district.

*Finding: But for the adoption of this Eligibility Study and Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Edgewater/Ashland RPA and the Edgewater/Ashland RPA would not reasonably be anticipated to be developed.*

### ***Conformance to the Plans of the City***

The Edgewater/Ashland RPA and Eligibility Study and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the Chicago Plan Commission.

The proposed land uses described in this Eligibility Study and Redevelopment Plan must be approved by the Chicago Plan Commission prior to its adoption by the City Council.

### ***Dates of Completion***

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5, above.

### ***Financial Impact of the Redevelopment Project***

As explained above, without the adoption of this Eligibility Study and Redevelopment Plan and tax increment financing, the Edgewater/Ashland RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive site for development. The continued decline of the RPA could have a detrimental effect on the growth of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting both public and private development in the Edgewater/Ashland RPA.

This Eligibility Study and Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Edgewater/Ashland RPA. At the time when the Edgewater/Ashland RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Edgewater/Ashland RPA will be distributed to all taxing districts levying taxes against property located in the Edgewater/Ashland RPA. These revenues will then be available for use by the affected taxing districts.

***Demand on Taxing District Services and Program to Address Financial and Service Impact***

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service 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 Edgewater/Ashland RPA and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Edgewater/Ashland RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

**City of Chicago**

**Chicago Board of Education**

- Nicholas Senn High School (5900 N. Glenwood Avenue)
- Peirce School of International Studies (1423 W. Bryn Mawr Avenue)

**Chicago School Finance Authority**

**Chicago Park District**

- Senn Park (1550 W. Thorndale Avenue)
- Mellin Park (5553 N. Ashland Avenue)

**City of Chicago Library Fund**

**Chicago Community College District 508**

**Metropolitan Water Reclamation District of Greater Chicago**

**County of Cook**

**Cook County Forest Preserve District**

Map 6 illustrates the locations of facilities operated by the above listed taxing districts within or in close proximity to the Edgewater/Ashland RPA.








Redevelopment activity may cause increased demand for services from one or more of the above listed taxing districts. The anticipated nature of increased demands for services on these taxing districts, and the proposed activities to address increased demand are described below.

Proposed  
**Edgewater,  
Ashland**

Tax  
Increment  
Finance  
District

Map 6  
Community  
Facilities

Legend

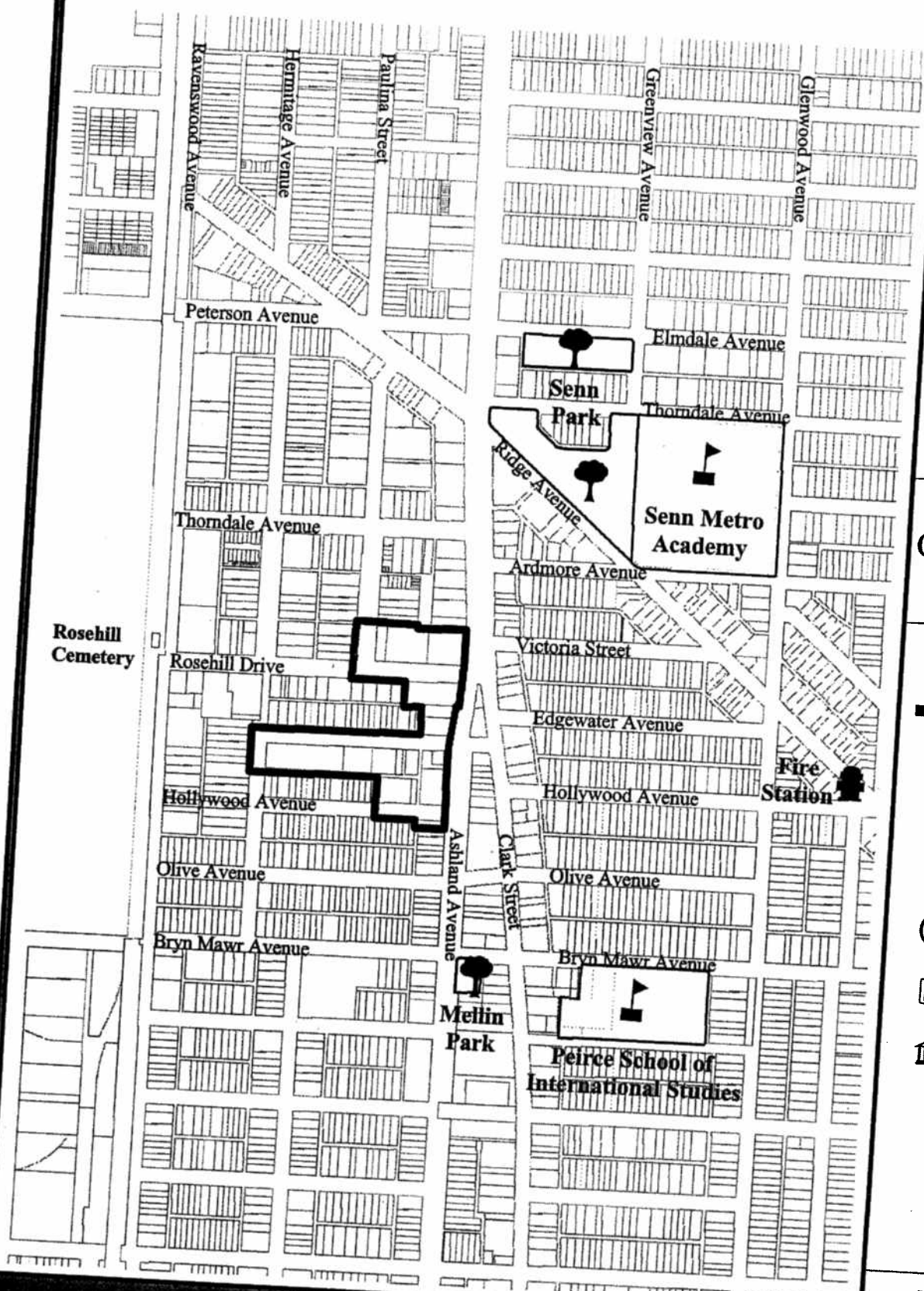
-  TIF Boundary
-  Park/  
Playlot
-  School
-  Fire Station
-  Police Station
-  Public Library
-  Aldermanic Office

May 2003

**S. B. Friedman & Company**  
Real Estate Advisors and Development Consultants

**Almanu**

Reference: 03/03/03 - 03/03/03  
03/03/03 - 03/03/03  
1/17/03-03/03/03 1/17/03-03/03/03





**City of Chicago.** The City is responsible for a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; and building, housing and zoning codes. Replacement of vacant and under-utilized sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Additional costs to the City for police, fire, and recycling and sanitation services arising from residential and non-residential development may occur. However, it is expected that any increase in demand for the City services and programs associated with the Edgewater/Ashland RPA can be handled adequately by City police, fire protection, sanitary collection and recycling services, and programs maintained and operated by the City. The impact of the Edgewater/Ashland RPA will not require expansion of services in this area.

**City of Chicago Library Fund.** The Library Fund, supported primarily by property taxes, provides for the operation and maintenance of City of Chicago public libraries. Additional costs to the City for library services arising from residential development may occur. However, it is expected that any increase in demand for City library services and programs associated with the Edgewater/Ashland RPA can be handled adequately by City library services. The impact of the Edgewater/Ashland RPA will not require expansion of services in this area.

**Chicago Board of Education and Associated Agencies.** General responsibilities of the Board of Education include the provision, maintenance and operation of educational facilities and the provision of education services for kindergarten through twelfth grade.

It is possible that some families who purchase housing or rent new apartments in the Edgewater/Ashland RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Existing capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information provided by CPS, elementary schools reach full capacity at 80% of their design capacity and high schools reach full capacity at 100% of their design capacity. These data reveal that existing enrollment of Peirce Elementary School, which serves the area immediately surrounding and including the Edgewater/Ashland RPA, currently operates at approximately 71% of capacity. Nicholas Senn High School, which serves the area immediately surrounding and including the Edgewater/Ashland RPA, operates at approximately 59% of capacity. Given the small size of the Edgewater/Ashland RPA, it is unlikely that existing capacity will be exceeded as a result of TIF-supported activities. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the Edgewater/Ashland RPA and, with the cooperation of 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 each new residential project.

**Chicago Park District.** The Chicago 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.

It is expected that the households that may be added to the Edgewater/Ashland RPA may generate additional demand for recreational services and programs and may create the need for additional open spaces and recreational facilities operated by the Chicago Park District. The City intends to monitor development in the Edgewater/Ashland RPA and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements that may be provided by the Chicago Park District are addressed in connection with any particular residential development.

**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.

It is expected that any increase in demand for services from Community College District 508 indirectly or directly caused by development within the Edgewater/Ashland RPA can be handled adequately by the district's existing service capacity, programs and facilities. Therefore, at this time no special programs are proposed for this taxing district. Should demand increase, the City will work with the affected district to determine what, if any, program is necessary to provide adequate services.

**Metropolitan Water Reclamation District.** 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.

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

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

It is expected that any increase in demand for Cook County services can be handled adequately by existing services and programs maintained and operated by the County. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

**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. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

Given the preliminary nature of the Eligibility Study and Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot be accurately assessed within the scope of this plan.

## ***7. Provisions for Amending Redevelopment Plan and Project***

This Eligibility Study and Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

## **8. Commitment to Fair Employment Practices and Affirmative Action Plan**

The City is committed to and will require developers to follow and affirmatively implement the following principles with respect to this Eligibility Study and Redevelopment Plan. However, the City may implement programs aimed at assisting small businesses, residential property owners, and developers which may not be subject to these requirements.

- A. The assurance of equal opportunity in all personnel and employment actions with respect to this Eligibility Study and Redevelopment Plan and project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income or housing status.
- B. Meeting City standards for participation of Minority Business Enterprise and Women Business Enterprise businesses as required in redevelopment agreements.
- C. The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D. Meeting City standards for the hiring of City residents to work on redevelopment project construction projects.
- E. Meeting City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

***Appendix 1:  
Boundary and Legal Description***

**EDGEWATER/ASHLAND TIF**

ALL THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, 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 ASHLAND AVENUE, AS WIDENED, WITH THE SOUTH LINE OF WEST EDGEWATER AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH ASHLAND AVENUE, AS WIDENED, TO THE SOUTH LINE OF LOT 1 IN BLOCK 5 OF ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 5 OF ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 61 IN SAID BLOCK 5 OF ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, SAID EAST LINE OF LOT 61 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH ASHLAND AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH ASHLAND AVENUE TO THE SOUTH LINE OF WEST HOLLYWOOD AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST HOLLYWOOD AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 17 IN BLOCK 4 OF SAID ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 17 IN BLOCK 4 OF ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER TO THE NORTH LINE OF SAID LOT 17, SAID NORTH LINE OF LOT 17 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST EDGEWATER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST EDGEWATER AVENUE AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH HERMITAGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH HERMITAGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 31 IN BLOCK 3 OF AFORESAID ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, SAID SOUTH LINE OF LOT 31 BEING ALSO THE NORTH LINE OF WEST EDGEWATER

Chicago Guarantee Survey Co.  
601 S. LaSalle St., Suite 400, Chicago, IL 60605  
Ordered by: *S. B. Friedman & Company*

May 5, 2003  
Order No. 0305005 r0

AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF WEST EDGEWATER AVENUE TO THE EAST LINE OF LOT 6 IN SAID BLOCK 3 OF ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, SAID EAST LINE OF LOT 6 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH ASHLAND AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF LOT 6 IN BLOCK 3 OF ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER TO THE NORTH LINE OF SAID LOT 6, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST EDGEWATER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST EDGEWATER AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE OWNERS DIVISION OF PARTS OF LOTS IN THE TOWN OF CHITTENDEN, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN SAID OWNERS DIVISION TO THE SOUTH LINE OF WEST ROSEHILL DRIVE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ROSEHILL DRIVE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN BARRET AND GALLOWAY'S RESUBDIVISION OF BLOCK 8 AND LOTS 1 TO 7, BOTH INCLUSIVE, IN BLOCK 9, SAID EAST LINE OF LOT 8 BEING ALSO THE WEST LINE OF NORTH PAULINA STREET;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH PAULINA STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 7 OF BARRET AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9, SAID SOUTH LINE OF LOT 16 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST ROSEHILL AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 16 IN BLOCK 7 OF BARRET AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 TO THE EAST LINE OF SAID LOT 16, SAID EAST LINE OF LOT 16 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH CLARK STREET;

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 16 TO THE NORTH LINE OF LOTS 11 AND 12 IN SAID BLOCK 7 OF BARRET AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9, SAID NORTH LINE OF LOTS 11 AND 12 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST ROSEHILL DRIVE;

Chicago Guarantee Survey Co.  
601 S. LaSalle St., Suite 400, Chicago, Il. 60605  
Ordered by: *S. B. Friedman & Company*

May 5, 2003  
Order No. 0305005 r0



THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST ROSEHILL DRIVE AND ALONG THE SOUTH LINE OF LOT 7 IN BLOCK 7 OF BARRET AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 TO THE WEST LINE OF NORTH CLARK STREET, AS WIDENED;

THENCE SOUTH ALONG SAID WEST LINE OF NORTH CLARK STREET, AS WIDENED AND ALONG THE WEST LINE OF NORTH ASHLAND AVENUE, AS WIDENED TO THE SOUTH LINE OF WEST ROSEHILL DRIVE, SAID SOUTH LINE OF ROSEHILL DRIVE BEING ALSO THE NORTH LINE OF LOT 7 IN THE TOWN OF CHITTENDON;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF NORTH ASHLAND AVENUE TO THE SOUTH LINE OF AFORESAID LOT 7 IN THE TOWN OF CHITTENDON;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 7 IN THE TOWN OF CHITTENDON TO THE WEST LINE OF NORTH ASHLAND AVENUE, AS WIDENED;

THENCE SOUTH ALONG SAID WEST LINE OF NORTH ASHLAND AVENUE, AS WIDENED, TO THE POINT OF BEGINNING AT THE SOUTH LINE OF WEST EDGEWATER AVENUE, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

***Appendix 2:  
Summary of EAV (by PIN)***

Summary of 2001 Equalized Assessed Value By Permanent Index Number (PIN)

| No. | PIN                        | Assessed Value<br>2001 (AV) | Equalized Assessed<br>Value 2001 (EAV) |
|-----|----------------------------|-----------------------------|--|
| 1   | 14 - 06 - 406 - 011 - 0000 |                             |  |
| 2   | 14 - 06 - 406 - 029 - 0000 | \$20,521                    | \$47,399                               |
| 3   | 14 - 06 - 406 - 043 - 0000 | \$84,719                    | \$195,684                              |
| 4   | 14 - 06 - 408 - 011 - 0000 | \$94,451                    | \$218,163                              |
| 5   | 14 - 06 - 408 - 033 - 0000 | \$66,013                    | \$152,477                              |
| 6   | 14 - 06 - 408 - 034 - 0000 | \$28,926                    | \$66,813                               |
| 7   | 14 - 06 - 409 - 048 - 0000 | \$42,590                    | \$98,374                               |
| 8   | 14 - 06 - 409 - 060 - 0000 | EX                          | \$0                                    |
| 9   | 14 - 06 - 409 - 064 - 0000 | EX                          | \$0                                    |
| 10  | 14 - 06 - 409 - 065 - 0000 | EX                          | \$0                                    |
| 11  | 14 - 06 - 409 - 066 - 0000 | \$116,99                    | \$270,226                              |
| 12  | 14 - 06 - 409 - 067 - 0000 | \$72,790                    | \$168,130                              |
| 13  | 14 - 06 - 409 - 068 - 0000 | \$7,193                     | \$16,614                               |
| 14  | 14 - 06 - 409 - 069 - 0000 | \$44,307                    | \$102,340                              |
| 15  | 14 - 06 - 409 - 070 - 0000 | \$175,021                   | \$404,264                              |
| 16  | 14 - 06 - 409 - 071 - 0000 | EX                          | \$0                                    |
| 17  | 14 - 06 - 410 - 048 - 0000 | EX                          | \$0                                    |
|     | <b>Total:</b>              | \$6,037                     | \$13,944                               |
|     |                            | <b>\$759,559</b>            | <b>\$1,754,429</b>                     |

EX = Tax Exempt Parcels  
2001 Equalization Factor

2.3098

Note: Numbers may not add perfectly due to rounding  
Source: Cook County Assessor and S. B. Friedman & Company

**EDGEWATER/ASHLAND TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT**

**“Notice of Change of the Redevelopment Plan and Project”**

Notice is hereby given by the City of Chicago of changes to the Edgewater/Ashland Redevelopment Project Area Redevelopment Plan and Project (the “Plan”). The Plan was approved pursuant to an ordinance enacted by the City Council on October 1, 2003, pursuant to Section 5/11-74.4-4 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1 et seq. (the “Act”) and the Plan contemplates that if the 2002 EAV should become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2001 EAV with the 2002 EAV without further City Council action. The Plan is hereby changed as follows:

1. Added at the bottom of the cover and cover page under the date reference May 29, 2003 is the following language:

First Revision: June 18, 2003

Second Revision: September 18, 2003

2. Redevelopment Plan, Page 18, second to last paragraph, the last sentence is hereby deleted and replaced with the following language:

Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for three of the last five annual periods (1997-2002) for which information was available.

3. Redevelopment Plan, Page 27, the section entitled “7. Lack of Growth in Equalized Assessed Value” is hereby amended by deleting the first paragraph and replacing it with the following language:

A lack of growth in EAV has been found for the Edgewater/Ashland RPA in that the rate of growth of EAV for the RPA has been less than that of the balance of the City of Chicago for three out of the last five years for which information is available (1997-2002).

4. Redevelopment Plan, Page 27, the table entitled “TABLE 1: Percent Change in Annual Equalized Assessed Valuation (EAV)” is hereby deleted and replaced with the following table:

|                              | Percent Change in EAV 1997/1998 | Percent Change in EAV 1998/1999 | Percent Change in EAV 1999/2000 | Percent Change in EAV 2000/2001 | Percent Change in EAV 2001/2002 |
|------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Edgewater/Ashland RPA        | -4.49%                          | 3.24%                           | 52.53%                          | -60.70%                         | 6.89%                           |
| City of Chicago (balance of) | 1.77%                           | 4.17%                           | 14.49%                          | 3.72%                           | 7.98%                           |

\*The 1999/2000 period is shaded to indicate that it is a non-qualifying year. The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for four of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

5. Redevelopment Plan, Page 41, the section entitled "Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area" is hereby amended by deleting the first paragraph and replacing it with the following language:

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Edgewater/Ashland RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Edgewater/Ashland RPA. The 17 tax parcels comprising the RPA have a total estimated EAV of \$1,875,283. This total EAV amount by PIN is summarized in Appendix 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

6. Redevelopment Plan, Page 42, the section entitled "Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area" is hereby amended by deleting the second paragraph.

7. Redevelopment Plan, Page 42, the section entitled "Anticipated Equalized Assessed Valuation" is hereby amended by deleting the first paragraph and replacing it with the following language:

By 2026, the EAV for the Edgewater/Ashland RPA will be approximately \$15,900,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the Edgewater/Ashland RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.4689%; and 3) a tax rate of 7.277% for the duration of the Edgewater/Ashland RPA.

8. Redevelopment Plan, Page 43, the section entitled "Lack of Growth of Private Investment" is hereby amended by deleting the third paragraph and replacing it with the following language:

Furthermore, the equalized assessed value ("EAV," which is the value of property from which property taxes are based) in the Edgewater/Ashland RPA is negatively impacted by vacant land, vacant or underused structures and improvements, and tax-exempt institutional property. The overall growth in EAV within the RPA has fallen behind that of the balance of the City of Chicago for four out of the last five years. In addition, the compound annual growth rate in EAV of the RPA has lagged behind that of the balance of the City of Chicago, Lake View Township, and the Consumer Price Index for the Chicago Metropolitan Area over the same five year period.

9. Appendix 2, Summary of EAV (by PIN) is hereby amended by deleting the 2001 EAV data and replacing it with the 2002 EAV data.

The changed Plan will be available for public inspection and review on or before October 10, 2003 at the Office of the City Clerk, Room 107, 121 North LaSalle Street, Chicago, Illinois or the Department of Planning and Development, Room 1101, 121 North LaSalle Street, Chicago, Illinois. If you wish to review the Plan, or obtain further information concerning the Plan or the changes to the Plan, please contact Kathy Feingold at the Department of Planning and Development, Room 1101, 121 North LaSalle Street, Chicago, Illinois, (312) 744-0416 during the hours of 9:00 a.m. until 4:00 p.m., Monday through Friday.

**Alicia Mazur Berg, Commissioner**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
**City of Chicago**