

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



City of Chicago • Richard M. Daley, Mayor

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FGA URBAN CONSULTING

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

FORWARD

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

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

TIF Boundaries for the Midway Redevelopment Areas

City of Chicago, Illinois

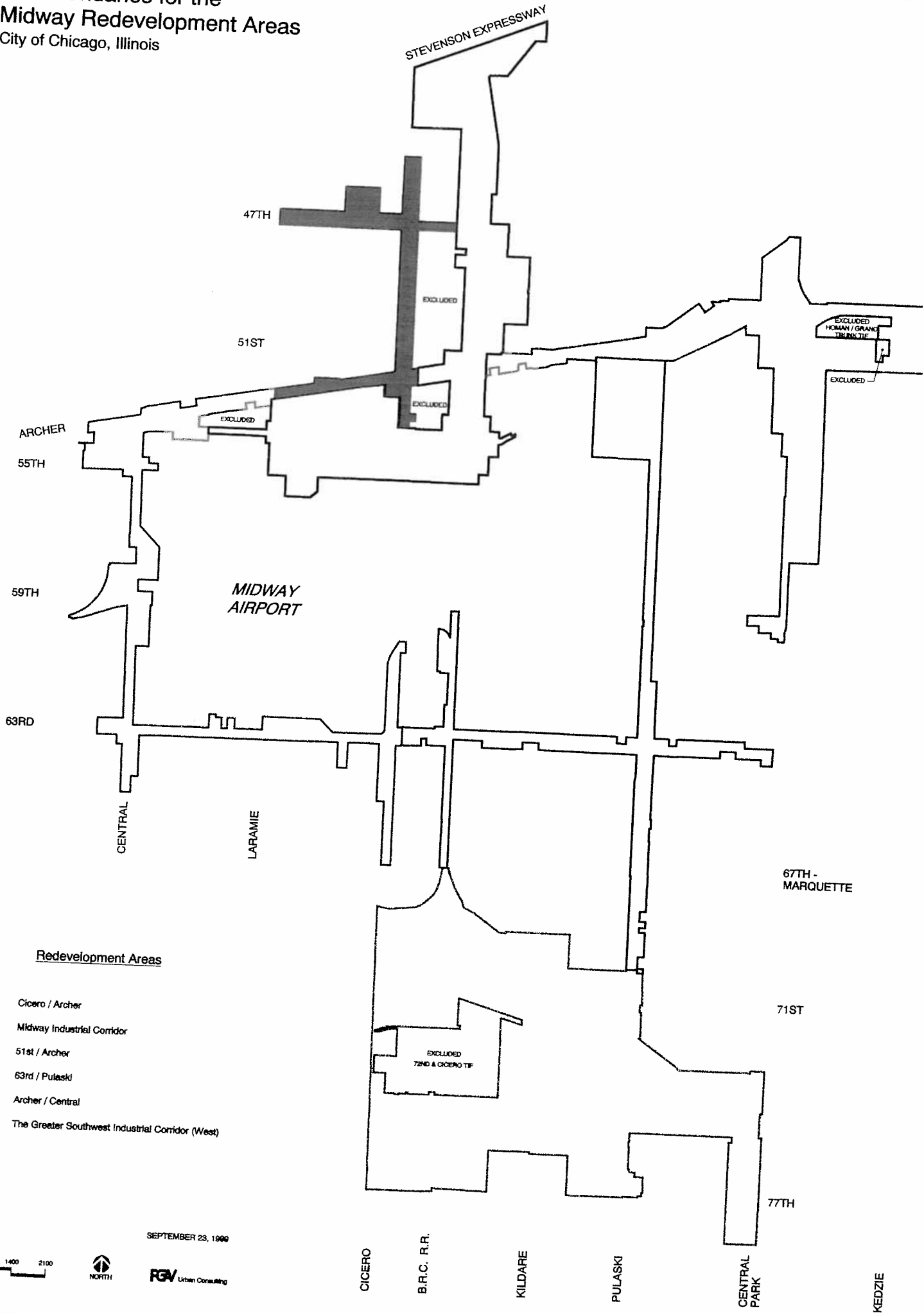


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Attachment Two – Maps and Plan Exhibits

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

Attachment Three – Legal Description

Attachment Four – 1998 Estimated EAV by Tax Parcel

I. INTRODUCTION AND EXECUTIVE SUMMARY

A. Area Location

The Cicero/Archer Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City"). Some segments of the Area contain concentrations of vacant parcels and deleterious land uses. Underutilized properties and obsolete buildings of significant size are located in a number of prominent locations. The northern limits of the Area are approximately eight and one-half miles southwest of the central business district. A location map is provided on the following page indicating the general location of the Area with the City of Chicago.

The Area covers approximately 94 acres and includes 40 (full and partial) city blocks. The Area is irregularly shaped and follows several commercial corridors along major streets. The Area includes properties adjacent to the following roadways:

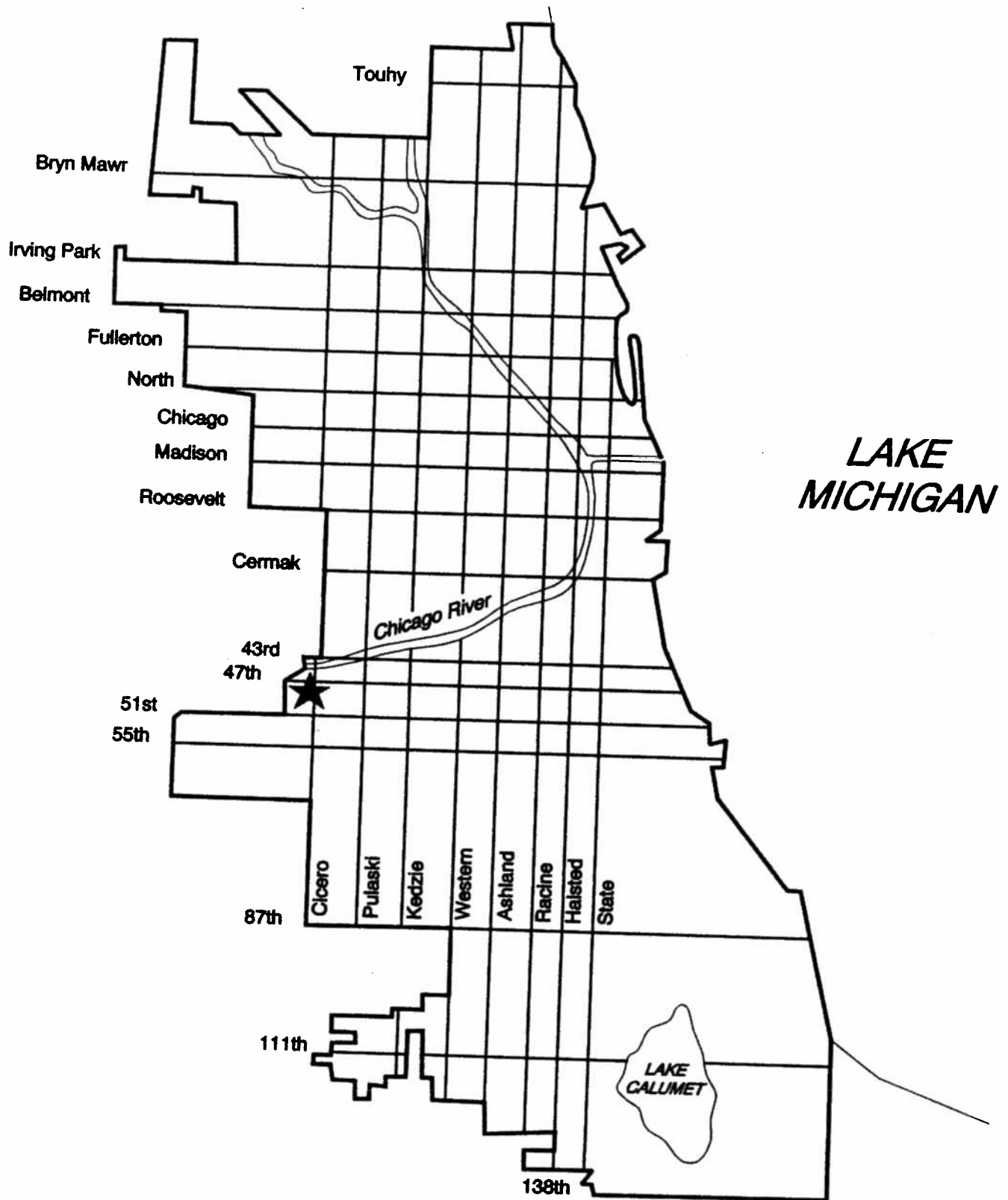
- Cicero Avenue from 45th Street to approximately 53rd Street;
- 47th Street from Laramie Avenue to Knox Avenue; and
- Archer Avenue from Laramie Avenue to Keating Avenue;

The boundary of the Area is identified on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix**.

B. Existing Conditions

The Area is comprised of three connected commercial corridors. The Area consists primarily of older commercial properties located along the commercial corridors formed by the streets noted above. (See **Exhibit B, Existing Land Use Assessment Map** included in **Attachment Two** of the **Appendix**). Many structures in the Area are in need of repair due to depreciation of physical maintenance and other conditions as documented in the **Eligibility Study** included as **Attachment One** of the **Appendix**. Zoning classifications in the Area are predominately commercial and business categories but several pockets of industrial and residential zoning are also present. Existing Zoning is shown on **Exhibit D, Generalized Existing Zoning Map** included in **Attachment Two** of the **Appendix**. Approximately seventy-one percent (71%) of the buildings in the Area are or exceed 35 years of age. Declining conditions are also evidenced by deterioration and depreciation of maintenance of some of the public infrastructure components (principally streets and sidewalks) and deterioration of private prop-

Location Map
Cicero / Archer Redevelopment Area
City of Chicago, Illinois



SEPTEMBER 10, 1999



PGV Urban Consulting

erties as documented in the **Eligibility Study**. Along Cicero Avenue the blighting factors that exist present a negative image to visitors and Chicago residents using Midway Airport.

The Area is characterized by the following conditions:

- the predominance (71%) of structures that are 35 years old or older;
- obsolescence (58% of buildings or parcels);
- excessive land coverage (64% of buildings or site improvements); and
- depreciation of physical maintenance (75% of buildings or site improvements).

Additional blighting factors were also found to be present to a minor extent and are discussed in more detail in the **Eligibility Study** included as **Attachment One** of the **Appendix**. The condition of some streets, sidewalks, curbs, and street lighting requiring repair and maintenance were present.

C. Business & Industry Trends

The age of many of the buildings and the inability of Area properties to provide contemporary commercial building sites and buildings has contributed to a gradual decline in overall conditions of the commercial corridors in the Area. Approximately 14,000 square feet of vacant floor space was observed in the Area. Along Cicero Avenue and 47th Street numerous vacant lots exist that were once occupied by residential or commercial structures. In many instances, these lots are of insufficient size or configuration to accommodate many types of modern commercial uses. In other portions of the Area, buildings exhibit signs of depreciation of maintenance and deterioration. In many instances, the lack of maintenance and deterioration is fostered by obsolescence and excessive land coverage issues that prevent contemporary parking and site development standards to be met.

This inability to provide contemporary development sites and provide for common commercial amenities such as on site parking is common throughout the Area. The possibility exists that the businesses in the Area may look outside the Area to continue or expand their operations. Loss of additional commercial tenants, due to an inability to meet contemporary commercial space needs, would be an adverse impact to the Area's viability as an employment center within the City. Loss of commercial tenants would be detrimental to the surrounding residential neighborhoods and to those who utilize Midway Airport.

Efforts by public entities to check decline in the Area have been limited to on-going maintenance of public streets and infrastructure and a small portion of the Area is included in a State of Illinois Enterprise Zone. The presence of numerous vacant lots and buildings in need of repair and maintenance is evidence that the public efforts to date have not been enough. Additional portions of the Area may become blighted and lose the ability to generate jobs and tax revenue if these conditions are not reversed.

D. Redevelopment Plan Purpose

Tax increment financing ("TIF") is permitted by the *Illinois Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This Cicero/Archer Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes the documentation as to the qualifications of the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as defined in the Act. The purposes of this Plan are to provide an instrument that can be used to guide the correction of Area problems, attract new private development that will produce new employment and tax increment revenues and to stabilize existing development in the Area. This Plan identifies those activities, sources of funds, procedures and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

E. Plan Objectives & Strategies

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

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

- support and retention of the existing tax base of the Area;
- expansion of the tax base through reuse and rehabilitation of existing commercial properties that are presently vacant or underutilized;

- development of new commercial buildings on vacant and/or underutilized properties in the Area;
- capitalize on the public investment currently underway at Midway Airport, along the Stevenson Expressway (I-55) and recently completed by the Chicago Transit Authority ("CTA") outside of the Area;
- establishment of a program of planned public improvements designed to enhance the retention of existing business and to promote the Area as a place to do business;
- improvement of the condition and appearance of properties within the Area;
- eliminate the conditions that may cause the Area to become blighted and that qualify the Area as a conservation area and a blighted area; and
- property assembly as indicated herein to facilitate the development.

This Plan creates the mechanism to revitalize the Area by improvement of the physical environment and infrastructure. The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital.

In implementing this Plan, the City is acting to facilitate the revitalization of the entire Area. The major corridors of the Area should be maintained as a series of commercial corridors that provide services to industries and residential neighborhoods in the vicinity of the Area and users of Midway Airport. In some instances, transformation of underutilized sites from existing uses to more productive commercial operations will be encouraged. The City recognizes that blighting influences will continue to weaken the Area and that the entire Area may become blighted if decline is not reversed. Consequently, the City wishes to encourage private development activity by using TIF as a prime implementation tool to complete various public projects.

This Plan is also intended to build upon the Area's proximity to Midway Airport and the Stevenson Expressway by providing opportunities to attract commercial uses that can benefit from airport proximity. Implementation of the Plan can also provide support and growth and expansion opportunities for existing business. An improved business atmosphere in the Area and removal of the blighting influences will also enhance the stability and value of residential properties adjacent to the Area and provide a more visually pleasing gateway to Midway Airport.

F. Redevelopment Plan and Project Activities and Costs

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

- property assembly;
- street, alley and sidewalk reconstruction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;
- private developer assistance;
- environmental remediation and site preparation;
- marketing and promotion;
- environmental remediation; and
- planning studies.

The anticipated activities and associated costs are shown on **Table Three, Estimated Redevelopment Project Costs**. The total estimated cost for the activities listed in Table Three are \$30,360,000.

G. Summary & Conclusions

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

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

SECTION II – LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include nearly 94 acres of land, the statutory minimum of 1.5 acres is exceeded.

The boundaries represent an area that is a connected series of commercial corridors that serve adjacent residential neighborhoods and users of Midway Airport. These commercial corridors contain common characteristics that influence the viability of the entire Area:

- each corridor represents an older commercial core that has suffered from decline;
- occupancy rates, building age, building conditions and streetscape conditions are relatively similar throughout the entire Area;
- each corridor is in relatively close proximity to the other (i.e. where one corridor ends the other begins and there is no clear demarcation of the boundaries between corridors)

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

SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A. Introduction

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

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

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

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

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

As used herein and in the Act, the term "redevelopment project" ("project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "area" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted area and conservation area. Redevelopment plan "plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax base of the taxing districts which extend into the redevelopment project area.

The increase or "increment" can be used to finance "redevelopment project costs" such as property assembly, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc. as permitted by the Act.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION IV – REDEVELOPMENT GOALS AND OBJECTIVES

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

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

A. General Goals for Cicero/Archer Redevelopment Area

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

1. Improve the quality of life in the City by revitalizing the Area. This can be accomplished through creation of secure, functional, attractive, marketable and competitive business environments.
2. Stabilize the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Area.
3. Retain viable businesses within the Area.
4. Attract new business to the Area.
5. Improve the appearance of the commercial corridors of the Area through: building facade renovation/restoration; removal of signage clutter; restoration of deteriorated signage. In doing so this will have the added benefit of improving the appearance of properties along the main access to Midway Airport.
6. Create new job opportunities within the Area.
7. Employ residents from within the Area as well as adjacent neighborhoods and redevelopment project areas.

B. Redevelopment Objectives

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

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

C. Development and Design Objectives

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment throughout the Area in order to achieve the general goals and redevelopment objectives for the Area identified previously in this Plan.

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

1. Land Use

- Promote new commercial development and integrate new development with existing businesses.
- Facilitate rehabilitation and development of commercial, retail and commercial service uses while recognizing the existence of institutional and residential uses, given the Area's current boundaries and existing land use and zoning patterns.
- Protect areas designated for a particular land use through implementation of the generalized land use plan for the Area.
- Encourage expansion of business in the Area where concentrations of sound businesses exist.
- Provide for ancillary uses associated with Midway Airport in locations that do not infringe on surrounding residential neighborhoods.

2. Building and Site Development

- Repair and rehabilitate existing commercial buildings in poor condition.
- Reuse vacant buildings in serviceable condition for new business or commercial uses.
- Ensure that the design of new buildings is compatible with the surrounding building context.
- Promote the use of lighting, signage and landscaping that adds visual interest and promotes a unique identity within the area.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage secure parking, service and support facilities that can be shared by multiple businesses and industrial uses.
- Encourage consistent decorative elements around the perimeter of commercial buildings to provide street level identity.

3. Transportation and Infrastructure

- Provide safe and convenient access to the Area for trucks, autos and public transportation.

- Improve streets, street lighting, curbs, sidewalks and traffic signalization.
- Promote developments that take advantage of access to the City's mass transit network.
- Provide well-defined, safe pedestrian connections.
- Upgrade public utilities and infrastructure throughout the Area.
- Upgrade the Cicero Avenue corridor as a major entrance to the Area.

4. Urban Design

- Establish a streetscape system to guide the design and location of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage within each commercial/industrial district in the Area.
- Promote high-quality architectural design throughout the Area.
- Replace signage that is deteriorated and unattractive.
- Landscape the major street corridors and repave deteriorated sidewalks and curbs.
- Preserve and promote buildings with historic and architectural value, where appropriate.
- Clear, clean and maintain vacant land and use vacant lots for permanent, attractive open space or off-street parking.
- Eliminate graffiti, trash, weeds and other visually offensive conditions.

5. Landscaping and Open Space

- Provide landscaped buffer areas to reduce the impact of commercial activities on adjacent residential neighborhoods.
- Encourage landscaped setbacks.

- Promote the use of landscaping and attractive fencing to screen dumpsters, waste collection areas, loading areas, service areas and the perimeter of parking lots and other vehicular use areas.
- Promote the development of shared open spaces within the commercial corridors, including courtyards, outdoor eating areas, recreational areas, etc.
- Ensure that open spaces are designed, landscaped and lighted to achieve a high level of security.

SECTION V – BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS

A. Introduction

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

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

B. Area Background Information

1. Location and Size of Area

The northern portion of the Area is located eight and one-half miles southwest of downtown Chicago. The Area includes the following commercial corridors:

- Cicero Avenue from 45th Street to approximately 53rd Street;
- 47th Street from Laramie Avenue to Knox Avenue; and
- Archer Avenue from Laramie Avenue to Keating Avenue;

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

2. Description of Current Conditions

The Area consists of 40 (full and partial) city blocks, 114 buildings and 395 parcels covering approximately 94 acres. The gross land use percentage breakdown of the Area’s acreage is provided on the following page:

Land Use	Percentage of Gross Land Area	Percentage of Net Land Area ¹
Residential	3.7%	6.6%
Commercial	32.9%	58.8%
Institutional and Related	9.7%	17.3%
Vacant/Undeveloped	9.7%	17.3%
Public Rights-Of-Way	44.0%	N/A

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

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

Obsolescence

58% of buildings or parcels exhibited evidence of obsolescence. Obsolescence identified in the Area includes: structures containing vacant space, structures with design and space layouts that are no longer suitable for their current use, parcels of limited and narrow size and configuration and obsolete site improvements including limited provisions for on-site parking.

Excessive Land Coverage

64% of buildings or site improvements exhibited evidence of excessive land coverage. Examples of excessive land coverage identified in the Area include: building or site improvements exhibiting nearly 100% lot coverage, lack of required off-street parking and inadequate provision for loading or service areas.

Depreciation of Physical Maintenance

Depreciation of physical maintenance was identified on 75% of buildings and site improvements in the Area. Examples observed in the Area include: unpainted or unfinished surfaces, peeling paint, loose or missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair. Trash and debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

The Area on the whole has not been subject to growth and development through investment by private enterprise on a level consistent with other sections of the City and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contempo-

rary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area.

Along portions of Cicero Avenue and 47th Street, numerous vacant lots exist where once viable commercial or residential structures stood. Some commercial uses along Cicero Avenue and 47th Street are vacant and underutilized. The presence of depreciation of physical maintenance, obsolescence, and excessive land coverage impact negatively on the Area and surrounding residential areas and uses. The Commercial corridor along Archer Avenue exhibits a streetscape in need of improvement.

The City is currently developing this Plan in an attempt to attract new growth and development.

The City and the State of Illinois ("State") have designated a portion of this section of the community as Enterprise Zone 2. (see **Exhibit F, Enterprise Zone Map** included in **Attachment Two** of the **Appendix**). However, this initiative only covers a small portion of the Area to the east of Cicero Avenue and the Cicero Avenue right-of-way. This Enterprise Zone designation is not enough to eliminated further decline in those portions of the Area within the Enterprise Zone. In addition, the Enterprise Zone designation does not cover all sections of the Area. However, in the future, the Enterprise Zone could be expanded and in conjunction with the components of this Plan, could assist in addressing some portions of the Area by providing additional incentives for attracting new businesses and retaining existing ones that can build on these existing mechanisms.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of the City of Chicago, increased from \$28.7 billion to \$33.9 billion according to Cook County records. This represents a gain of \$5.2 billion (annual average of 3.6%) during this six-year period. From 1993 through 1998, the E.A.V. of Lake Township, the township which includes the Cicero/Archer Redevelopment Project Area, increased from \$3.1 billion to \$4.0 billion according to Cook County records. This represents a gain of \$0.9 billion (annual average of 5.8%) during this six-year period. In 1993 the E.A.V. of the Area was \$14.3 million. In 1998, the E.A.V. of the Area was \$19.9 million. This represents a gain of \$5.6 million (annual average of 7.8%) during the six-year period between 1993 and 1998.

While this percentage increase is substantial, the majority of growth occurring in the Area during the past 6 years occurred in the reassessment year of 1997 and occurred on a small number of properties scattered throughout the Area. Between 1996 and 1997 the EAV of the Area grew by 21.1%.

However, eleven properties (2.8% of the 395 properties in the Area) account for 54.2% of the growth between 1996 and 1997. When these eleven properties are removed from calculations the E.A.V. growth rate of the Area between 1996 and 1997 falls to 9.6% (compared to 10.6% for Lake Township). Therefore, during the 1997 reassessment period the Area's growth rate (excluding the 11 properties mentioned above) was 9.4% below that experienced in Lake Township as a whole. The limited number of building permits issued for new construction since 1994 also indicates that E.A.V. growth occurring in the Area is due to reassessment and not due to new construction. Only 3 permits for new buildings and 33 permits for rehabilitation projects have been issued in the Area since July 1, 1994. According to building permit information provided by the City the total construction costs of these improvements was approximately \$1.7 million (approximately \$0.5 million in E.A.V.). Therefore, the majority of the growth occurring in the Area is not coming from new investment but is coming from reassessment. Historic trends also indicate that E.A.V. growth is only occurring during reassessment years. In the 2 years prior to 1997, the E.A.V. of the Area declined. Between 1995 and 1996 the E.A.V. of the Area declined by approximately \$426,000 or -2.5%. Between 1994 and 1995 the E.A.V. of the Area declined by approximately \$186,000 or -1.1%. Therefore, the 1995 and 1996 E.A.V. of the Area was lower than the 1994 E.A.V. and only recovered during the reassessment year of 1997. In addition, between 1997 and 1998 the E.A.V. of the Area declined. This means that in three of the last 4 years the E.A.V. of the Area declined. Furthermore, E.A.V.'s for individual properties also indicate that investment is not occurring. Between 1996 and 1997, 57 (14.5%) of the properties in the Area experienced E.A.V. declines and 9.6% of the properties in the Area are delinquent in the payment of 1995 through 1997 real estate taxes.

Vacant floor space and building code violations indicate that the building stock of the Area is declining. There is approximately 14,000 square feet of vacant commercial floor space in the Area. Much of this vacant floor space is located in buildings that are obsolete in terms of contemporary business requirements such as building design and site layout. Therefore, reuse of much of the vacant floor space in the Area is unlikely. Since July 1, 1994, 66 building code violations have been issued on buildings. Twenty-four violations were issued for properties on Archer Avenue, 4 were issued for properties on 47th Street and 38 were issued for properties on Cicero Avenue. These violations suggest that properties are gradually becoming obsolete and maintenance on these structures is declining as the buildings age. Approximately 71% of the buildings in the Area are or exceed 35 years of age. Only one demolition permit has been issued in the Area since July 1, 1994. Much of the 9.1 acres of vacant land in the Area (primarily along Cicero Avenue and 47th Street) has been vacant for more than 5 years.

The number of code violations, vacant floor space in obsolete buildings, tax delinquencies and vacant lots suggest that a cycle of decline is occurring along Cicero Avenue and 47th Street. As buildings age, they become obsolete and maintenance on those buildings declines. The structures eventually become vacant and are left standing to deteriorate further or are demolished and the lot is left vacant.

As part of the documentation of existing conditions in the Area a separate analysis was performed that looked at development opportunities in the Area. According to information provided by the Goodman Williams Group, a Chicago based real estate research group, development opportunities exist along the major streets of the Area. The property along Cicero Avenue, 47th Street and Archer Avenue is a development opportunity because of it's access to I-55, the proximity to Midway Airport and the large, skilled labor force in the proximity of the Area. However, many of these sites are currently underutilized or in need of revitalization. The limiting development factors on these potential development sites are the presence of marginal commercial structures, the presence of obsolete site layouts and obsolete structures and the necessity to assemble multiple parcels to create developable sites. These conditions are common along Cicero Avenue and 47th Street.

C. Existing Land Use and Zoning Characteristics

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

The existing land uses itemized in Table One are predominantly commercial in nature as 32.9 percent of the gross land area or 58.8 percent of the net Area (exclusive of public right-of-way) is commercial. Vacant/Undeveloped land is also significant in the Area as 9.7 percent of the gross land area or 17.3 percent of the net Area (exclusive of public right-of-way) is vacant. One major institutional use (Hearst School) is located in the Area. No public parks are located in the Area. Several residential pockets are present in the Area. The residential pockets are multi-family uses located along Archer Avenue and along Cicero Avenue near the Archer/Cicero intersection. There are 23 multi-family residential structures containing a total of 212 residential units and 7 mixed-use (buildings with first floor commercial uses and second floor residential uses) structures containing a total of 11 residential units in the Area. There are no single-family residential structures in the Area. One hundred seventy eight of the 212 multi-family residential units are occupied and 10 of the 11 mixed-use residential units are occupied. Approximately 3.7 percent of the gross land area or 6.6 percent of the net land area (exclusive of public right-of-way) is residential.

The land use survey and map are intended to focus on the uses at street level which usually are the predominant use of the property. It should be recognized, however, that some of the multi-story buildings along Archer Avenue are actually mixed-use structures. The upper floors of these buildings are often intended for multi-family use, constructed so that the business owner could live above his shop and maximize the rental income potential of the building. In the overwhelming majority of these instances, these upper floors experience high rates of occupancy even if the first floor commercial space is vacant. The focus on ground floor uses is not intended to minimize the importance of the second floor uses. In fact, maximum use and occupancy of these mixed-use buildings is and should be encouraged.

Table One
Tabulation of Existing Land Use

Land Use	Land Area Gross Acres	% of Gross Land Area	% of Net Land Area ¹
Residential	3.5	3.7%	6.6%
Commercial	31.0	32.9	58.8
Institutional	9.1	9.7	17.3
Vacant/Undeveloped	9.1	9.7	17.3
Sub total – Net Area	52.7	56.0%	100.0%
Public Rights-Of-Way	41.4	44.0	N/A
Total	94.1 Ac.	100.0%	N/A

Note:

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

The majority of property within the Area is zoned in “commercial” or “business” categories. A small portion of the Area is zoned as industrial and residential zoning covers the limited amount of residential uses in the Area as well as Hearst School. (See **Exhibit D, Generalized Existing Zoning Map** included in **Attachment Two** of the **Appendix**). Along the boundaries of the Area, residential uses are in close proximity to businesses. The boundary separating residential and commercial uses is typically an alley.

D. Investigation and Analysis of Conservation Factors and Blighting Factors

In determining whether the proposed Area meets the eligibility requirements of the Act, various methods of research were utilized in addition to

the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable of Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items were utilized.
2. Aerial photographs, Sidwell block sheets, etc. were utilized.
3. Inspection and research as to the condition of local buildings, streets, utilities, etc.
4. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures to determine conditions of local properties, utilities, streets, etc. and determine eligibility of designated areas for tax increment financing.
5. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
6. Adherence to basic findings of need as established by the Illinois General Assembly in establishing the Act. These are:
 - a. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the Act.
 - b. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
 - c. These findings are made on the basis that the presence of blight or conditions, which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

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

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

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

Conservation Area: A combination of 3 or more of the following factors for improved property must exist for an area to qualify as a conservation area under the Act:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Abandonment
7. Excessive vacancies
8. Overcrowding of structures and community facilities
9. Lack of ventilation, light, or sanitary facilities
10. Inadequate utilities
11. Excessive land coverage
12. Deleterious land use or layout
13. Depreciation of physical maintenance
14. Lack of community planning

Table Two, Conservation Area Factors Matrix, provided on the following page, tabulates the condition of all improved properties in the approximately 94-acre, 40 full and partial block Area. **Table Two** documents the conditions of improved portions of the Area. The data contained in **Table Two** indicate that three blighting factors associated with improved land are present to a meaningful extent and generally distributed throughout the Area.

**Table Two
Cicero/Archer Redevelopment Project Area
Conservation Area Factors Matrix**

* Sub Area	**		1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Number of Blighting Factors Present	Area Has 3 or More Factors
	Total Number of Buildings	% Buildings 35 Years of Age and Older	Dilapida- tion	Obsoles- cence	Deterio- ration	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Abandon- ment	Excessive Vacancy	Overcrowding of Structures and Community Facilities	Lack of Ventilation, Light or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage	Deleterious Land Use and Layout	Depreciation of Physical Maintenance	Lack of Community Planning		
Sub Area 1	13	62%	0	8	7	0	7	0	2	0	1	0	8	1	12	1	9	Yes
Sub Area 2	23	74%	0	17	7	1	9	0	3	0	1	0	19	4	19	0	9	Yes
Sub Area 3	20	55%	0	14	5	0	5	0	3	0	2	0	14	2	15	0	8	Yes
Sub Area 4	32	81%	0	11	2	0	3	0	3	0	0	0	14	3	20	0	7	Yes
Sub Area 5	26	73%	0	16	3	0	1	0	0	0	0	0	18	1	20	0	6	Yes
Total Number of Bldgs. or Parcels Exhibiting Blighting Factors	114	71%	0	66	24	1	25	0	11	0	4	0	73	11	86	1	10	Yes
% Total Bldgs. or Parcels Exhibiting Blighting Factors			0%	58%	21%	Less Than 1%	22%	0%	10%	0%	4%	0%	64%	10%	75%	Less Than 1%		

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

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

1. Combination of 2 or more of the following factors:
 - i. Obsolete platting of the vacant land,
 - ii. Diversity of ownership of such land,
 - iii. Tax and special assessment delinquencies on such land,
 - iv. Flooding on all or part of such vacant land,
 - v. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or
2. The area immediately prior to becoming vacant qualified as a blighted improved area, or
3. The area consists of an unused quarry or unused quarries, or
4. The area consists of unused rail yards, rail tracks or railroad rights-of-way, or
5. The area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements within or in proximity to the area which improvements have been in existence for at least 5 years, or
6. The area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or
7. The area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of a redevelopment project area and which area meets at least one of the factors itemized herein, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

The following discussion identifies the relevant eligibility considerations for the vacant portions of the Area. The vacant areas discussed below have been vacant for some time and would be available for development if private sector interest was identified.

Approximately 9.1 acres or 17.3 percent of the net land area (exclusive of public right-of-way) was identified as vacant. It is evident from historic plats and photos that buildings once existed on some of these sites and demolition of these structures has occurred over time. Since July 1, 1994 only one structure has been demolished according to permit data provided by the City. Therefore, it is evident that demolition of these structures occurred more than 5 years ago and these vacant sites have not generated any development activity for some time. Given the deteriorated condition of existing structures in the vicinity of the vacant land and the presence of other factors necessary to qualify as blighted property under the Act on the vacant land, the vacant portions of the Area qualify as a blighted area.

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

E. Summary of Findings/Area Qualification

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

The loss of businesses from this Area, mirroring the experience of other large urban centers, further documents the trend line and deteriorating conditions of the Area. Closures and abandonment of some vacant commercial storefronts and vacant land are further evidence of declining conditions in the Area.

The City and the State have designated a portion of the Area (approximately 24.8%) as State of Illinois Enterprise Number Zone 2 as a further response to deteriorating conditions in the Area. However, this designation only covers a small portion of the Area east of Cicero Avenue and the right-of-way of Cicero Avenue. This designation recognizes the significant needs of a portion of the Area and reinforces the need for public financial incentives are required to attract private investment (see **Exhibit F, Enterprise Zone Map** included in **Attachment Two** of the **Appendix**).

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

The presence of multiple conservation area and blighted area factors, vacant land and declining E.A.V.'s of some area properties indicates that the Area on the whole has not been subject to growth and development as a result of investment by private enterprise and is not anticipated to be developed without the adoption of this Plan. These have been previously documented. All properties within the Area will benefit from the TIF program.

1. Improved Land Statutory Factors

ELIGIBILITY FACTOR ¹		EXISTING IN AREA
	Age ²	71% of bldgs. are or exceed 35 years of age.
1	Dilapidation	Not Present
2	Obsolescence	Major Extent
3	Deterioration	Minor Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Abandonment	Not Present
7	Excessive vacancies	Minor Extent
8	Overcrowding of structures and community facilities	Not Present
9	Lack of ventilation, light or sanitary facilities	Minor Extent
10	Inadequate utilities	Not Present
11	Excessive land coverage	Major Extent
12	Deleterious land use or layout	Minor Extent
13	Depreciation of physical maintenance	Major Extent
14	Lack of community planning	Minor Extent

Notes:

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

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

2. Vacant/Unimproved Land-Statutory Factors

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

The analysis presented above is based upon field review and data assembled by the Consultant. The conclusions presented in this report are those of the Consultant. The study and survey of the Area indicate that requirements necessary for designation of the improved portion of the Area as a "conservation area" and the vacant portion of the Area as a "blighted area" are present.

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

SECTION VI - REDEVELOPMENT PLAN AND PROJECT

A. Introduction

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

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

B. Generalized Land Use Plan

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

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

The commercial corridors of the Area should be revitalized through improvement of the existing streetscape and infrastructure. Redevelopment of small-scale individual properties with the primary focus being a series of planned commercial retail/service corridors is anticipated.

In addition, provisions for other land uses, including, residential and public/institutional uses are included. The various land uses should be arranged and located to minimize conflicts between neighboring land use activities.

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, and promoting new business development at selected locations. The generalized land use plan highlights areas for use as commercial business that will enhance existing development and promote new development within the Area. The generalized land use plan designates six (6) land use categories within the Area:

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

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

The intent of the Generalized Land Use Plan is for continued commercial use of these corridors by providing opportunities for commercial expansion and revitalization that will serve the residents of the Area as well as individuals traveling to and from Midway Airport. It is not the intent of the generalized land use plan to eliminate non-conforming existing uses in this Area or to eliminate residential uses. The intent is to prohibit the expansion of these uses where appropriate and allow the commercial nature of the Area to remain intact. In some instances, transformation from residential use to commercial may be desirable. It should be clearly noted that existing uses may remain until such time that they are no longer viable for their current use.

C. Redevelopment Projects

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

1. Private Redevelopment Projects:

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

2. Public Redevelopment Projects:

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

3. Property Assembly:

Property assembly in accordance with this plan may be undertaken by the private sector. Additionally, the City may encourage the preservation of buildings that are structurally sound and compatible with the overall redevelopment of the Area.

To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Area. **Exhibit G-1, Land Acquisition Map** located in **Attachment Two** of the **Appendix**, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Project Area. **Exhibit G-2, Land Acquisition List** also included in **Attachment Two** of the **Appendix** portrays the acquisition properties in more detail. Parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate.

To meet the goals, policies or objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be acquired for the purposes of (a) sale, lease, or conveyance to private de-

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

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

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

In connection with the City exercising its power to acquire real property not currently identified on **Exhibit G-1**, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of the Plan.

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

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

The estimated costs associated with the eligible redevelopment projects are presented in **Table Three, Estimated Redevelopment Project Costs** below.

TABLE THREE
Estimated Redevelopment Project Costs

<u>Activity</u>	<u>Cost¹</u>
1. Planning, Legal, Professional Services, Administrative	\$ 1,000,000
2. Property Assembly; Site Clearance & Clean-Up; Site Preparation	\$ 7,000,000
3. Rehabilitation Costs	\$ 8,000,000
4. Public Works or Improvements	\$ 4,000,000
5. Job Training	\$ 3,360,000
6. Taxing Districts' Capital Costs	\$ 2,000,000
7. Relocation Costs	\$ 2,000,000
8. Interest Subsidy	\$ 3,000,000
*Total Redevelopment Project Costs	\$30,360,000

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

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

These are projects that are necessary to carry out the capital improvements covering portions of the Cicero/Archer Redevelopment Area and to address the additional needs identified in preparing this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. Some of the costs listed in **Table Three, Estimated Redevelopment Project Costs** will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Except as permitted by the Act, in no instance shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as Redevelopment Projects). Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Plan and which may include affordable housing requirements.

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

D. Assessment of Financial Impact on Taxing Districts

In 1994, the Act was amended to require an assessment of any financial impact of the redevelopment project area on, or any increased demand for services from, any taxing district affected by the redevelopment plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

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

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

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the

purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Hearst School is located within the Area. This school as well as other Chicago Public Schools near the Area are shown on **Exhibit A, Boundary Map of TIF Area** included as **Attachment Two** of the **Appendix**.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. No parks are located within the Area. Parks located near the Area are identified on **Exhibit A, Boundary Map of TIF Area** included in **Attachment Two** of the **Appendix**.

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

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

City of Chicago Library Fund. The Chicago Library District operates and maintains 79 libraries throughout the City of Chicago. Several other branches located in the Area library services for residents of the Area and adjacent neighborhoods.

The extent of the land use changes discussed previously are not likely to result in significant new service demands from the City and other taxing districts. In addition, in some other locations existing residential uses may

be replaced by new or expanded commercial uses and therefore will have an offsetting effect.

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

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

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

The Area represents a very small portion (approximately 0.06%) of the total tax base of the City. In recent years, E.A.V. has been declining on some Area properties as previously noted. Taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deterioration in the Area and attract new growth and development in the future.

It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values, in adjoining neighborhoods of the community. The potential for the realization of this trend is borne out by data that was compiled by the Illinois Department of Revenue (DOR). In a recent report from December 10, 1997, the DOR notes that E.A.V. has grown at a faster rate (6.7%) in areas outside of TIF boundaries, in communities where TIF's have been created than it does in communities that have not created TIF's where the E.A.V. grew by only 3.5%. Therefore, DOR's research suggests that establishment of the Area and implementation of the Plan are likely to also have this spillover effect. This spillover effect will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

E. Prior Efforts

Prior public improvements and activities initiated by the City and others have been limited to on-going maintenance of public infrastructure. Each of these prior efforts involved area residents, elected officials, businesses and neighborhood groups. In addition, as part of the process of preparing this Plan several community meetings were held and elicited comments and input from those residing in or doing business in the Area with respect to this Plan.

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

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

SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

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

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

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

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

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

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

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

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

A. Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (EAV) of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. The 1998 EAV of all taxable parcels in the Area is approximately \$19.9 million. This total EAV amount, by PIN, is summarized in **1998 E.A.V. by Tax Parcel** included as **Attachment Four** of the **Appendix**. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Cook County. If the 1998 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 1997 EAV with the 1998 EAV without further City Council action.

B. Redevelopment Valuation

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

C. Sources of Funds

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

In order to expedite the implementation of the Plan and construction of the public improvements and projects, the City of Chicago, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

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

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

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, Et Seq., as amended). If the City finds that the goals, objectives and financial success of such contiguous re-

development project areas or those separated only by a public right of way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table Three** of this Plan.

D. Nature and Term of Obligation

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

E. Completion of Redevelopment Project and Plan

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

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

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

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
2. Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements; provided, however, that some or all of these requirements may be waived or reduced for developers who are participating in one of the City's small business improvement programs.
3. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the SMSA median income, and affordable rental units should be affordable to persons earning no more than 80% of the SMSA median income.

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

G. Housing Impact and Related Matters

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

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

The Area contains 23 multi-family buildings containing a total of 212 residential units and 7 mixed-use buildings containing a total of 11 residential units. One hundred seventy eight of the 212 multi-family residential units are occupied and 10 of the mixed-use residential units area occupied. No single-family residential uses are located in the Area.

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

Based on the acquisition map designated in the Plan as **Exhibit G-1, Land Acquisition Map** located in **Attachment Two** of the **Appendix**, there are 3 mixed-use structures (containing a total of 5 residential units) that, if the Plan is implemented in that regard, would result in such buildings being removed. According to data taken from the 1990 U.S. Census, 3 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low-income and 2 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied

by families classified as very low-income. No multi-family or single-family residential units are identified for acquisition. Therefore, 5 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low- and very low-income.

Based on the land use map included herein as **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix**, when compared to **Exhibit B, Existing Land Use Assessment Map**, also included in **Attachment Two** of the **Appendix**, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, would result in such buildings being removed. The property associated with the 23 multi-family buildings (a total of 178 occupied units) and the property associated with the 7 mixed-use buildings (a total of 10 occupied units) located in the area are identified as a land use other than residential on **Exhibit C, Generalized Land Use Plan** included as **Attachment Two** of the **Appendix** and therefore would be removed. Fifty of the 178 inhabited multi-family households and 3 of the 10 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low-income. Thirty-four of the 178 inhabited multi-family households and 2 of the 10 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as very low-income. Therefore, 89 of the 188 inhabited multi-family and mixed-use households that would be removed are estimated to be occupied by families classified as low- and very low-income.

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

H. Amending the Redevelopment Plan

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

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

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

###

Appendix

Attachment One
Eligibility Study

Eligibility Study
Revision #1

**The Cicero/Archer Tax Increment Financing
Redevelopment Plan and Project**

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

October 22, 1999
Revised February 28, 2000

**Prepared By
PGAV Urban Consulting**

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

**Eligibility Study
The Cicero/Archer Tax Increment Financing
Redevelopment Plan and Project
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I. INTRODUCTION

PGAV Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Financing Redevelopment Plan and Project for the proposed redevelopment project area known as the Cicero/Archer Redevelopment Area (the "Area"). Prior to preparation of the Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area, containing all or part of 40 full or partial City blocks and approximately 94 acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 Et Seq., as amended ("the Act"). This report summarizes the analyses and findings of the Consultant's work. This assignment is the responsibility of PGAV Urban Consulting which has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

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

II. BACKGROUND INFORMATION

A. Location and Size of Area

The Area is located eight and one-half miles southwest of downtown Chicago and is comprised of three interconnected and related commercial corridors formed by Cicero Avenue, 47th Street and Archer Avenue. The Area contains approximately 94 acres and consists of 40 (full and partial) blocks.

The Area includes property along the following streets:

- Cicero Avenue from 45th Street to approximately 53rd Street;
- 47th Street from Laramie Avenue to Knox Avenue; and
- Archer Avenue from Laramie Avenue to Keating Avenue;

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

B. Description of Current Conditions

The Area consists of 40 (full and partial) city blocks, 114 buildings and approximately 395 parcels covering approximately 94 acres. Of the approximately 94 acres in the Area, the gross land use breakdown (shown as a percentage of gross land area within the Area) is as follows:

Land Use	Percentage of Gross Land Area	Percentage of Net Land Area ¹
Residential	3.7%	6.6%
Commercial	32.9%	58.8%
Institutional and Related	9.7%	17.3%
Vacant/Undeveloped	9.7%	17.3%
Public Rights-Of-Way	44.0%	N/A

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

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

- the predominance (71%) of structures that are 35 years old or older;

- obsolescence (58% of buildings or parcels);
- excessive land coverage (64% of buildings or site improvements); and
- depreciation of physical maintenance (75% of buildings or site improvements).

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

Along Cicero Avenue and 47th Street vacant lots exist where numerous commercial and residential structures were removed. Also along Cicero Avenue are several underutilized properties (unused parking lots) and vacant storefronts, obsolete commercial uses (motels), and deteriorating structures. All of these conditions have resulted in a declining commercial corridor and a poor visual image along Cicero Avenue, one of the City's major transportation corridors.

Along Archer Avenue there are numerous commercial uses that exhibit excessive land coverage and obsolete layouts that provide little off-street parking. In addition, in this commercial corridor, excessive signage, depreciation of maintenance on building facades and streetscapes in need of upgrade and improvement and scattered vacant storefronts contribute to the declining visual character of the Area.

Efforts by the City to check decline have met with limited success. The City and the State of Illinois ("State") have included a portion of the Area in Enterprise Zone Number 2 (see **Exhibit F, Enterprise Zone Map** located in **Attachment Two** of the **Appendix**). As noted on the map, this designation only covers a portion (approximately 24.8%) of the Area east of Cicero Avenue and the Cicero Avenue right-of-way. However, these initiatives have not reversed decline in the Area. Additional areas along Cicero Avenue, 47th Street and Archer Avenue are still vacant and underutilized or the buildings exhibit depreciation of maintenance. Streetscapes along the major streets of the Area are in need of upgrade and improvement. It is anticipated that in the future, the Enterprise Zone benefits and incentives in conjunction with components of this tax increment finance strategy, will greatly assist in addressing Area-wide problems.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of the City of Chicago, increased from \$28.7 billion to \$33.9 billion according to Cook County records. This represents a gain of \$5.2 billion (annual average of 3.6%) during this six-year period. From 1993 through 1998, the E.A.V. of Lake Township, the township which includes the Cicero/Archer Redevelopment Project Area, increased from \$3.1 billion to \$4.0 billion according to Cook County records. This represents a gain of \$0.9 billion (annual average of 5.8%) during this six-year period. In 1993 the E.A.V. of the Area was \$14.3 million. In 1998, the E.A.V. of the Area was \$19.9 million. This represents a gain of \$5.6 million (annual average of 7.8%) during the six-year period between 1993 and 1998.

While this percentage increase is substantial, the majority of growth occurring in the Area during the past 6 years occurred in the reassessment year of 1997 and occurred on a small number of properties scattered throughout the Area. Between 1996 and 1997 the EAV of the Area grew by 21.1%. However, eleven properties (2.8% of the 395 properties in the Area) account for 54.2% of the growth between 1996 and 1997. When these eleven properties are removed from calculations the E.A.V. growth rate of the Area between 1996 and 1997 falls to 9.6% (compared to 10.6% for Lake Township). Therefore, during the 1997 reassessment period the Area's growth rate (excluding the 11 properties mentioned above) was 9.4% below that experienced in Lake Township as a whole. The limited number of building permits issued for new construction since 1994 also indicates that E.A.V. growth occurring in the Area is due to reassessment and not due to new construction. Only 3 permits for new buildings and 33 permits for rehabilitation projects have been issued in the Area since July 1, 1994. According to building permit information provided by the City the total construction costs of these improvements was approximately \$1.7 million (approximately \$0.5 million in E.A.V.). Therefore, the majority of the growth occurring in the Area is not coming from new investment but is coming from reassessment. Historic trends also indicate that E.A.V. growth is only occurring during reassessment years. In the 2 years prior to 1997, the E.A.V. of the Area declined. Between 1995 and 1996 the E.A.V. of the Area declined by approximately \$426,000 or -2.5%. Between 1994 and 1995 the E.A.V. of the Area declined by approximately \$186,000 or -1.1%. Therefore, the 1995 and 1996 E.A.V. of the Area was lower than the 1994 E.A.V and only recovered during the reassessment year of 1997. In addition, between 1997 and 1998 the E.A.V. of the Area declined. This means that in three of the last 4 years the E.A.V. of the Area declined. Furthermore, E.A.V.'s for individual properties also indicate that investment is not occurring. Between 1996 and 1997, 57 (14.5%) of the properties in the Area experienced E.A.V. declines and 9.6% of the properties in the Area are delinquent in the payment of 1995 through 1997 real estate taxes.

Vacant floor space and building code violations indicate that the building stock of the Area is declining. There is approximately 14,000 square feet of vacant commercial floor space in the Area. Much of this vacant floor space is located in buildings that are obsolete in terms of contemporary business requirements such as building design and site layout. Therefore, reuse of much of the vacant floor space in the Area is unlikely. Since July 1, 1994, 66 building code violations have been issued on buildings. Twenty-four violations were issued for properties on Archer Avenue, 4 were issued for properties on 47th Street and 38 were issued for properties on Cicero Avenue. These violations suggest that properties are gradually becoming obsolete and maintenance on these structures is declining as the buildings age. Approximately 71% of the buildings in the Area are or exceed 35 years of age. Only one demolition permit has been issued in the Area since July 1, 1994. Much of the 9.1 acres of vacant land in the Area (primarily along Cicero Avenue and 47th Street) has been vacant for more than 5 years.

The number of code violations, vacant floor space in obsolete buildings, tax delinquencies and vacant lots suggest that a cycle of decline is occurring along Cicero Avenue and 47th Street. As buildings age, they become obsolete and maintenance on those buildings declines. The structures eventually become vacant and are left standing to deteriorate further or are demolished and the lot is left vacant.

It is clear from the study of this Area and documentation in this Eligibility Study (long-term vacancies, properties that are tax delinquent, absence of new private development occurring, declining E.A.V.'s of some Area properties, etc.) that private revitalization and redevelopment has not occurred to overcome the blighted conditions that currently exist. The Area is not reasonably expected to be developed without the aggressive efforts and leadership of the City, including the adoption of the Plan.

C. Area Data and Profile

Public Transportation

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

CTA Bus and Transit Routes

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

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- *North-South Routes*
 - Route 54B: Cicero Avenue

- *East-West Routes*
 - Route 62/62H: Archer Avenue
 - Route 47: 47th Street

Route 54B (Cicero Avenue) connects with the CTA Orange Line at the new Midway Station immediately south of the Area and with the Blue Line north of the Area. No Metra commuter stations are located in the Area.

Street System

Region

Access to the regional street system is primarily provided via the Adlai E. Stevenson Expressway (I-55) immediately north of the Area. In addition, Cicero Avenue (State Highway 50) traverses the Area from north to south. Minor improvements (landscape islands in the center of the right-of-way) to upgrade the appearance of Cicero Avenue have recently been completed.

Local

47th Street and Archer Avenue are arterial class streets. Archer Avenue generally has one or two travel lanes in each direction and curbside parking lanes. 47th Street generally has one travel lane in each direction and a curbside-parking lane. Cicero Avenue, Archer Avenue, and 47th Street experience significant volumes of vehicular and truck traffic.

Viaducts and Rail Crossings

There are no rail crossings or viaducts located in the Area.

Internal Traffic Patterns and Parking

The commercial corridors of the Area generate the majority of the internal traffic within the Area. South of the Area, rental car return lots, taxi and limousine staging areas and travelers accessing Midway Airport also generate large volumes of traffic along Cicero and Archer.

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

The commercial sections of the Area located along Cicero Avenue and Archer Avenue are in need of increased parking for patrons and employees. Individual businesses along these streets have narrow street frontage and some buildings that cover 100% of the lot prevents any on-site parking. Along 47th Street the large number of vacant lots prevent any significant demand for parking.

Pedestrian Traffic

Pedestrian traffic is present along the major arterial streets in the Area although heavy concentrations are not common, such as the pedestrian traffic associated with Hearst School during peak periods before and after school hours.

Area Decline

During the past several decades declining conditions along 47th Street, Cicero Avenue and Archer Avenue have begun to appear. Along Cicero Avenue many vacant lots exist that once were occupied by commercial and residential buildings. Over the years piece-meal demolition of structures fronting Cicero Avenue has occurred. There are also several examples of obsolete motel and other commercial structures located along Cicero Avenue. These and other declining conditions have resulted in a highly negative visual image of Cicero Avenue throughout the Area. Along 47th Street west of Cicero Avenue numerous vacant lots or underutilized lots (lots that are paved but not serving a commercial operation or that serve a vacant commercial building) and deleterious land uses (truck lot) exist. These conditions are adjacent to residential and institutional uses (Hearst School) and contribute to the poor visual image and declining conditions along 47th Street. Along the commercial corridor of Archer Avenue excessive land coverage, excessive signage, deleterious land uses in the form of billboards, depreciation of maintenance on building facades create a visual image of a streetscape seriously in need of upgrade and maintenance.

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

- provision of adequate off-street parking for employees and customers;
- strengthening and defining corridor edges that separate commercial and residential areas;
- eliminating blighting factors; and

- promoting businesses along revitalized streetscapes.

Obstacles to efficient business operations for Area businesses include:

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

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

- property assembly;
- street, alley and sidewalk reconstruction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;
- private developer assistance;
- environmental remediation and site preparation;
- marketing and promotion;
- environmental remediation; and
- planning studies.

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

D. Existing Land Use and Zoning Characteristics

A tabulation of land area by land use category is shown below:

**Table One
 Tabulation of Existing Land Use**

Land Use	Land Area Gross Acres	% of Gross Land Area	% of Net Land Area ¹
Residential	3.5	3.7%	6.6%
Commercial	31.0	32.9	58.8
Institutional	9.1	9.7	17.3
Vacant/Undeveloped	9.1	9.7	17.3
Sub total – Net Area	52.7	56.0%	100.0%
Public Rights-Of-Way	41.4	44.0	N/A
Total	94.1 Ac.	100.0%	N/A

Note:

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

The existing land uses itemized in Table One are predominantly commercial in nature as 32.9 percent of the gross land area or 58.8 percent of the net Area (exclusive of public right-of-way) is commercial. Vacant/Undeveloped land is also significant in the Area as 9.7 percent of the gross land area or 17.3 percent of the net Area (exclusive of public right-of-way) is vacant.

Several residential pockets are present in the Area. The residential pockets are multi-family uses located along Archer Avenue and along Cicero Avenue near the Archer/Cicero intersection. There are 23 multi-family residential structures containing a total of 212 residential units and 7 mixed-use (buildings with first floor commercial uses and second floor residential uses) structures containing a total of 11 residential units in the Area. There are no single-family residential structures in the Area. One hundred seventy eight of the 212 multi-family residential units are occupied and 10 of the 11 mixed-use residential units are occupied. Approximately 3.7 percent of the gross land area or 6.6 percent of the net land area (exclusive of public right-of-way)

is residential. Along the boundaries of the Area adjacent residential uses are also in close proximity to commercial uses that front the major streets of the Area. The boundary separating residential and commercial uses is generally an alley. These situations often create conflicts related to traffic generation and incompatible land uses.

There are no public parks located in the Area. Hearst School, located on 47th Street west of Cicero Avenue, is the only major institutional use in the Area. Existing land uses are identified on **Exhibit B, Existing Land Use Assessment Map** included in **Attachment Two** of the **Appendix**

The majority of property within the Area is zoned in "commercial" or "business" categories. A small portion of the Area is zoned as industrial and residential zoning covers the limited amount of residential uses in the Area as well as Hearst School. (see **Exhibit D, Generalized Existing Zoning Map** included as **Attachment Two** of the **Appendix**).

III. QUALIFICATION OF THE AREA

A. *Illinois Tax Increment Allocation Redevelopment Act*

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

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

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

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

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

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

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

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

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

On the basis of these criteria, the Area is considered eligible and is qualified in two (2) ways. Approximately 7.3 acres referred to as vacant in the Area qualifies as a blighted area. The remaining approximately 86.8 acres in the Area is referred to as the improved portion of the Area and qualifies as a conservation area within the requirements of the Act as documented below.

B. Survey, Analysis and Distribution of Eligibility Factors

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

It was determined that the Area qualifies in two ways. The Area qualifies as a conservation area consistent with provisions of the Act that apply to "improved" areas. Vacant or undeveloped land within the Area qualifies as a blighted area. Approximately 9.1 acres of the approximately 94 acres in the Area are currently vacant. Vacant or undeveloped tracts of land comprise 9.7% of the gross land in the Area.

A building-by-building analysis of the 40 blocks in the Area was conducted to identify the eligibility factors present in the Area (see **Conservation Area Factors Matrix, Table Two**, on the following page and narrative regarding vacant areas contained in this section). Each of the factors relevant to making a finding of eligibility is present as stated in the tabulations.

C. Building Evaluation Procedure

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

**Table Two
Cicero/Archer Redevelopment Project Area
Conservation Area Factors Matrix**

* Sub Area	** Total Number of Buildings	Buildings 45 Years of Age and Older	% Buildings 36 Years of Age and Older	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Number of Blighting Factors Present	Area Has 3 or More Factors
				Dilapidation	Obsolescence	Deterioration	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Abandonment	Excessive Vacancy	Over-crowding of Structures and Community Facilities	Lack of Ventilation, Light or Sanitary Facilities	Inadequate Utilities	Excessive Land Coverage	Detritious Land Use and Layout	Depreciation of Physical Maintenance	Lack of Community Planning		
Sub Area 1	13	8	62%	0	8	7	0	7	0	2	0	1	0	8	1	12	1	9	Yes
Sub Area 2	23	17	74%	0	17	7	1	9	0	3	0	1	0	19	4	19	0	9	Yes
Sub Area 3	20	11	55%	0	14	5	0	5	0	3	0	2	0	14	2	15	0	8	Yes
Sub Area 4	32	26	81%	0	11	2	0	3	0	3	0	0	0	14	3	20	0	7	Yes
Sub Area 5	26	19	73%	0	16	3	0	1	0	0	0	0	0	18	1	20	0	6	Yes
Total Number of Bldgs. or Parcels Exhibiting Blighting Factors	114	81	71%	0	66	24	1	25	0	11	0	4	0	73	11	86	1	10	Yes
% Total Bldgs. or Parcels Exhibiting Blighting Factors				0%	58%	21%	Less Than 1%	22%	0%	10%	0%	4%	0%	64%	10%	75%	Less Than 1%		

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

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

D. Investigation and Analysis of Eligibility Factors

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

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

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

E. Analysis of Conditions of Improved Property in the Conservation Area

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

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

Age Of Structures - Definition

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

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

Summary of Findings Regarding Age:

The Area contains a total of 114 main¹ buildings, of which 71%, or 81 buildings are 35 years of age or older as determined by field surveys and local research. Therefore, the Area meets the threshold requirement for a conservation area in that 50% or more of the structures in the Area are or exceed 35 years of age.

1. Dilapidation - Definition

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

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

Summary of Findings Regarding Dilapidation:

The field investigation did not indicate evidence of this factor.

2. Obsolescence - Definition

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

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

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

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

Summary of Findings Regarding Obsolescence:
The field survey of main buildings and parcels in the Area found that certain buildings and parcels exhibit characteristics of obsolescence. Obsolete buildings or site improvements comprised 58% or 66 of the 114 buildings in the Area. Obsolete site improvements are also in evidence due to obsolete construction of streets. Narrow streets or driveways, irregular widths, poor or inadequate turning radii or sight lines and lack

of paved surfaces on driveways and service areas exist in the Area. Therefore, obsolescence is present to a major extent.

3. Deterioration - Definition

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

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

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

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

Summary of Findings Regarding Deterioration:

Throughout the Area, deteriorating conditions were recorded on 21% or 24 of the 114 buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, etc.

Several sections of sidewalks and curbs along 47th Street from Cicero Avenue to Laramie Avenue also exhibit signs of deterioration such as cracks and crumbling surfaces.

In addition, numerous properties in the Area that were formerly used for parking lots associated with Area businesses are cracked and con-

tain potholes. This condition is most prevalent along Cicero Avenue and 47th Street. Site fencing for some area uses was observed to be rusting, damaged and deteriorating. In some instances Area properties also exhibited household debris and garbage. Therefore, deterioration is present to a minor extent.

4. Illegal Use of Individual Structures – Definition

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

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

Summary of Findings Regarding Illegal Use of Individual Structures:

Illegal use of individual structures was observed in less than 1% or 1 of the 114 buildings in the Area. Therefore, illegal use of individual structures is present to a minor extent.

5. Presence of Structures Below Minimum Code Standards – Definition

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

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

Throughout the Area, structures below minimum code were recorded in 22% or 25 of the 114 buildings in the Area. The exterior field survey of

main buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

In addition, in the northern portion of the Area properties along 47th Street exhibited garbage and trash from drive-by dumping. Trash and debris from drive-by dumping is illegal and promotes unsanitary or unhealthy conditions. This open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin. Therefore, presence of structures below minimum code standards is present to a minor extent.

6. Abandonment - Definition

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

Summary of Findings Regarding Abandonment:

The field investigation did not indicate evidence of this factor.

7. Excessive Vacancies - Definition

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

Summary of Findings Regarding Excessive Vacancies:

The field investigation indicates that 11 buildings, 10% of the total 114 buildings, have buildings with excessive vacancy of floor space. There is in excess of 14,000 sq. ft. of vacant industrial and commercial floor space in the Area. In some instances this vacant floor space has not been utilized for extended time periods. Therefore, excessive vacancy is present to a minor extent.

8. Overcrowding of Structures and Community Facilities – Definition

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

Summary of Findings Regarding Overcrowding of Structures and Community Facilities:

The field investigation did not indicate evidence of this factor.

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

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

Typical requirements for ventilation, light and sanitary facilities include:

- a. adequate mechanical ventilation for air circulation in spaces/rooms without windows (i.e., bathrooms, dust, odor or smoke-producing activity areas);
- b. adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- c. adequate sanitary facilities (i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchen); and
- d. adequate ingress and egress to and from all rooms and units.

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

The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area. Structures exhibiting a lack of ventila-

tion, light or sanitary facilities were recorded in 4% or 4 of the 114 main buildings. Therefore, lack of ventilation, light or sanitary facilities is present to a minor extent.

10. Inadequate Utilities - Definition

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

Summary of Findings Regarding Inadequate Utilities:

The field investigation did not indicate evidence of this factor.

11. Excessive Land Coverage - Definition

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

Summary of Findings Regarding Excessive Land Coverage:

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

Numerous commercial and industrial businesses are located in structures that cover 100% (or nearly 100%) of their respective lots. Other businesses are utilizing 100% of their lot for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access.

In the Area, 64% or 73 of the 114 structures revealed some evidence of excessive land coverage. Therefore, excessive land coverage is present to a major extent.

12. Deleterious Land Use or Layout-Definition

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

Summary of Findings Regarding Deleterious Land Use or Layout:

As in many communities that have evolved over the years, commercial uses have merged with residential uses in the Area. It is not unusual to find small pockets of isolated residential buildings within a predominantly commercial area. Although these areas may be excepted by virtue of age ("grandfather") clauses as legal non-conforming uses, they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is commercial. As noted previously, 58.8% of the net acreage (exclusive of public right-of-way) of the Area is used for commercial purposes. Some of these commercial uses are poorly organized and lack proper screening for outside storage areas. There are also several billboards scattered throughout the Area that are considered deleterious. The combination of limited on-site parking and unorganized and unscreened yard areas in close proximity to residential development not only contributes to decline but also causes conflicts in traffic, parking and environmental conditions. 10% or 11 of the 114 structures in the Area were considered to be deleterious uses. Therefore, deleterious land use or layout is present to a minor extent.

13. Depreciation of Physical Maintenance - Definition

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

- a. **Buildings:** unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; loose or missing shingles; damaged building areas still in disrepair; etc. This information may be collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration.

- b. **Front yards, side yards, back yards and vacant parcels:** accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, etc.
- c. **Public or private utilities:** utilities that are subject to interruption of service due to on-going maintenance problems such as leaks or breaks, power outages or shut-downs, or inadequate levels of service, etc.
- d. **Streets, alleys and parking areas:** potholes; broken or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, etc.

Summary of Findings Regarding Depreciation of Physical Maintenance:

Depreciation of physical maintenance is widespread throughout the Area. A majority of the parcels in the Area exhibit characteristics that show a depreciation of physical maintenance. Of the 114 main buildings in the Area, 75% or 86 of the buildings are impacted by a depreciation of physical maintenance, based on the field surveys conducted. These are combined characteristics in building and site improvements.

Commercial yard areas in the Area exhibit signs of depreciation of physical maintenance due to a lack of paving and dust control and debris storage. Graffiti was observed on several structures and site improvements in the area. Curbs, off-street parking areas and sidewalks throughout the Area exhibit signs of depreciation of physical maintenance due to broken or cracked surfaces and areas of loose or missing materials. Examples include:

- *Along 47th Street west of Cicero weeds are present on vacant lots and parking areas on numerous properties are in need of repaving due to cracked and crumbling surfaces. In addition, sidewalks along 47th Street west of Cicero Avenue are cracked and pavement surfaces are in need of repair. Therefore, depreciation of physical maintenance is present to a major extent.*

14. Lack of Community Planning – Definition

This may be counted as a factor if the area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ig-

nored during the time of the Area's development. Indications of a lack of community planning include:

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

Summary of Findings Regarding Lack of Community Planning:
The field investigation indicates that less than 1% or 1 of the 114 main buildings in the Area exhibits a lack of community planning. Therefore, lack of community planning is present to a minor extent.

F. Analysis of Undeveloped or Vacant Property

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

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

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

Summary of Findings Regarding Undeveloped or Vacant Property:

Approximately 7.3 acres or 13.9 % of the net land area (exclusive of public rights-of-way) was identified as containing the necessary requirements to qualify as blighted under the act. It is evident from historic plats and photos that buildings once existed on some of these sites and demolition of these structures has occurred over time. Since July 1, 1994 only one structure has been demolished according to permit data provided by the City. Therefore, it is evident that demolition of these structures occurred more than 5 years ago and these vacant sites have not generated any development activity for some time. In addition, seven lots identified as vacant are delinquent in the payment of 1995 through 1997 taxes. Given the deteriorated condition of existing structures in the vicinity of the vacant land and the presence of the factors

necessary to qualify as blighted property under the Act on the vacant land, the approximately 7.3 acres of vacant land qualifies as a blighted area.

The following discussion (paragraphs i-xi below) identifies tracts of land of varied sizes totaling 7.3 acres of land. The majority of these tracts of land have been vacant for more than five years. These tracts are identified on **Plan, Exhibit B, Existing Land Use Assessment Map (Attachment Two - Appendix)**.

The majority of the land identified as vacant is also obsolete in terms of current platting. The majority of vacant and unimproved land along Cicero Avenue and 47th Street are platted into small (25 or 30 foot by 150 foot) lots. These lots were typically utilized for residential or commercial uses that provided little off-street parking. Given that numerous parties own these small lots, it would be difficult to consolidate enough of the vacant and improved land under single ownership to provide for the contemporary requirements of commercial development standards and zoning regulations. In addition, structures and site improvements in the proximity of these vacant lots were classified as deteriorated in the field investigation of the Area.

- i. *An approximately 0.8 acre tract of land exists in the 5100-5148 block of 47th Street (cross streets - Leclair Avenue on the east and Leamington Avenue on the west). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 8 lots. The tract is under multiple ownership (4 owners) and a deteriorated structure and site improvement are located across the street from this tract.*
- ii. *Approximately 0.5 acres is encompassed by two tracts of land in the 5000-5048 block of 47th Street (cross streets - Lavergne Avenue on the east and Lawler Avenue on the west). These tracts have been vacant for more than five years. Both tracts exhibit obsolete platting. The western tract is divided into 6 lots. The western tract is under multiple ownership (4 owners) and a deteriorated structure is located between the two tracts on the same block. Two lots on the western tract are delinquent in the payment of 1995 through 1997 taxes.*
- iii. *An approximately 0.8 acre tract of land exists in the 4850-4898 block of 47th Street (cross streets - Lacrosse Avenue on the east and Lamon Avenue on the west). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 8 lots. The tract is under multiple ownership (3 owners) and deteriorated*

- structure and site improvements are located across the street from this tract.*
- iv. *An approximately 0.7 acre tract of land exists in the 5101-5149 block of 47th Street (cross streets – Leclaire Avenue on the east and Leamington Avenue on the west). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 7 lots. A deteriorated structure is located on the block west of this tract.*
- v. *Approximately 0.5 acres is encompassed by two tracts of land in the 5001-5049 block of 47th Street (cross streets – Lavergne Avenue on the east and Lawler Avenue on the west). These tracts have been vacant for more than five years. The tracts exhibit obsolete platting and are each divided into 2 lots. The tracts are under multiple ownership (2 owners within each tract) and a deteriorated structure is located across the street from this tract. 1995 through 1997 taxes are delinquent on the two lots of the western tract.*
- vi. *An approximately 0.4 acre tract of land exists in the 4900-4949 block of 47th Street (cross streets – Lamson Avenue on the east and Laporte Avenue on the west). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 8 lots. A deteriorated structure and site improvement is located on the same block adjacent to this tract.*
- vii. *An approximately 0.5 acre tract of land exists in the 4851-4899 block of 47th Street (cross streets – Lacrosse Avenue on the east and Laporte Avenue on the west). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 6 lots. The tract is under multiple ownership (2 owners) and a deteriorated structure and site improvement are located on the block west of this tract. Two lots in this tract are delinquent in the payment of 1995 through 1997 taxes.*
- viii. *Approximately 0.6 acres is encompassed by two tracts of land in the 4500-4598 block of Cicero Avenue (cross streets – 45th Street on the north and 46th Street on the south). These tracts have been vacant for more than five years. The tracts exhibit obsolete platting. The northern tract is divided into 7 lots and the southern tract is divided into 5 lots. The northern tract is under multiple ownership (3 owners). One lot on the southern tract is delinquent in the payment of*

1995 through 1997 taxes and a deteriorated structure and site improvement is located across the street.

- ix. An approximately 0.6 acre tract of land exists in the 4700-4798 block of Cicero Avenue (cross streets – 47th Street on the north and 48th Street on the south). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 10 lots. The tract is under multiple ownership (2 owners) and a deteriorated structure and site improvement is located on this block adjacent to this tract.*
- x. Approximately 1.0 acres is encompassed by two tracts of land in the 4801-4899 block of Cicero Avenue (cross streets – 48th Street on the north and 49th Street on the south). These tracts have been vacant for more than five years. The tracts exhibit obsolete platting. The northern tract is divided into 11 lots and is under multiple ownership (5 owners). The southern tract is divided into 3 lots. Deteriorated structures and site improvements are located on this block adjacent to these tracts. One lot in the northern tract is delinquent in the payment of 1995 through 1997 taxes.*
- xi. An Approximately 0.9 acre tract of land exists in the 5001-5099 block of Cicero Avenue (cross streets – 50th Street on the north and 51st Street on the south). This tract has been vacant for more than five years. The tract exhibits obsolete platting and is divided into 10 lots. A vacant deteriorated structure and site improvement is located on this block adjacent to this tract.*

Hence, the vacant portion of the Area exhibits obsolete platting, diversity of ownership, tax and special assessment delinquencies and deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. Therefore, the vacant land qualifies as a blighted area under the Act.

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

The Area is impacted by a number of eligibility factors. This analysis demonstrates that the improved portion of the Area qualifies as a conservation area and the vacant land qualifies as a blighted area as defined in the Act. As documented, this is due to conditions found to exist in the “improved” area and in the “vacant” area. The Plan includes measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the

strategy of the City of Chicago for revitalizing other designated redevelopment project areas and industrial corridors.

The City and the State of Illinois have also designated approximately 24.8% of the Area as State of Illinois Enterprise Zone No. 2. This designation is in further response to the deteriorating conditions in the Area, recognition of the significant needs, and realization that financial incentives are required to attract private investment. However, this designation as well as the major improvements associated with Midway Airport, the Stevenson Expressway and CTA commuter rail lines only benefit a small portion of the Area and do not address Area-wide needs or the conditions that cause the Area to qualify as a redevelopment area.

IV. SUMMARY AND CONCLUSION

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

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

A. Conservation Area Statutory Factors

ELIGIBILITY FACTOR ¹		EXISTING IN AREA
	Age ²	71% of bldgs. are or exceed 35 years of age.
1	Dilapidation	Not Present
2	Obsolescence	Major Extent
3	Deterioration	Minor Extent
4	Illegal use of individual structures	Minor Extent
5	Presence of structures below minimum code standards	Minor Extent
6	Abandonment	Not Present
7	Excessive vacancies	Minor Extent
8	Overcrowding of structures and community facilities	Not Present
9	Lack of ventilation, light or sanitary facilities	Minor Extent
10	Inadequate utilities	Not Present
11	Excessive land coverage	Major Extent
12	Deleterious land use or layout	Minor Extent
13	Depreciation of physical maintenance	Major Extent
14	Lack of community planning	Minor Extent

Notes:

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

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

B. Vacant/Unimproved Land-Statutory Factors

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

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to qualify the Area as a conservation area and a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of conservation area and blighted area eligibility factors throughout the Area must be reasonable so that a basically good area is not

arbitrarily found to be a conservation area or blighted area simply because of proximity to an area that exhibits blighting factors. The improved portion of the Area is not yet blighted, but the presence of the factors described in this Eligibility Study is detrimental to the public safety, health, morals and welfare and the Area may become a blighted area under the Act.

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

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

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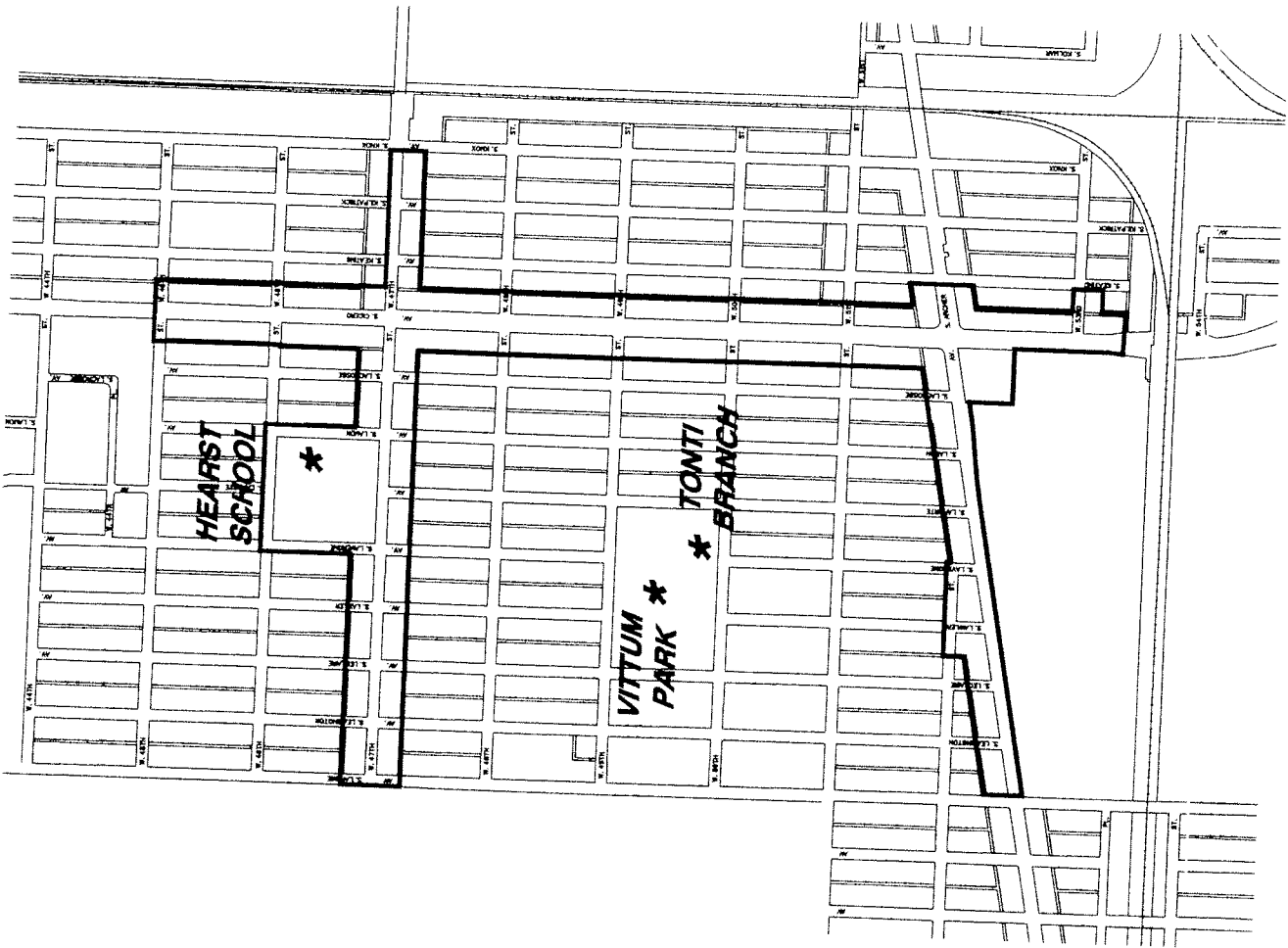
Attachment Two

Maps and Plan Exhibits

44TH
45TH
46TH
47TH
48TH
49TH
50TH
51ST
52ND
ARCHER
53RD
54TH

**Boundary Map of TIF Area
Cicero / Archer Redevelopment Area**
City of Chicago, Illinois

Exhibit A



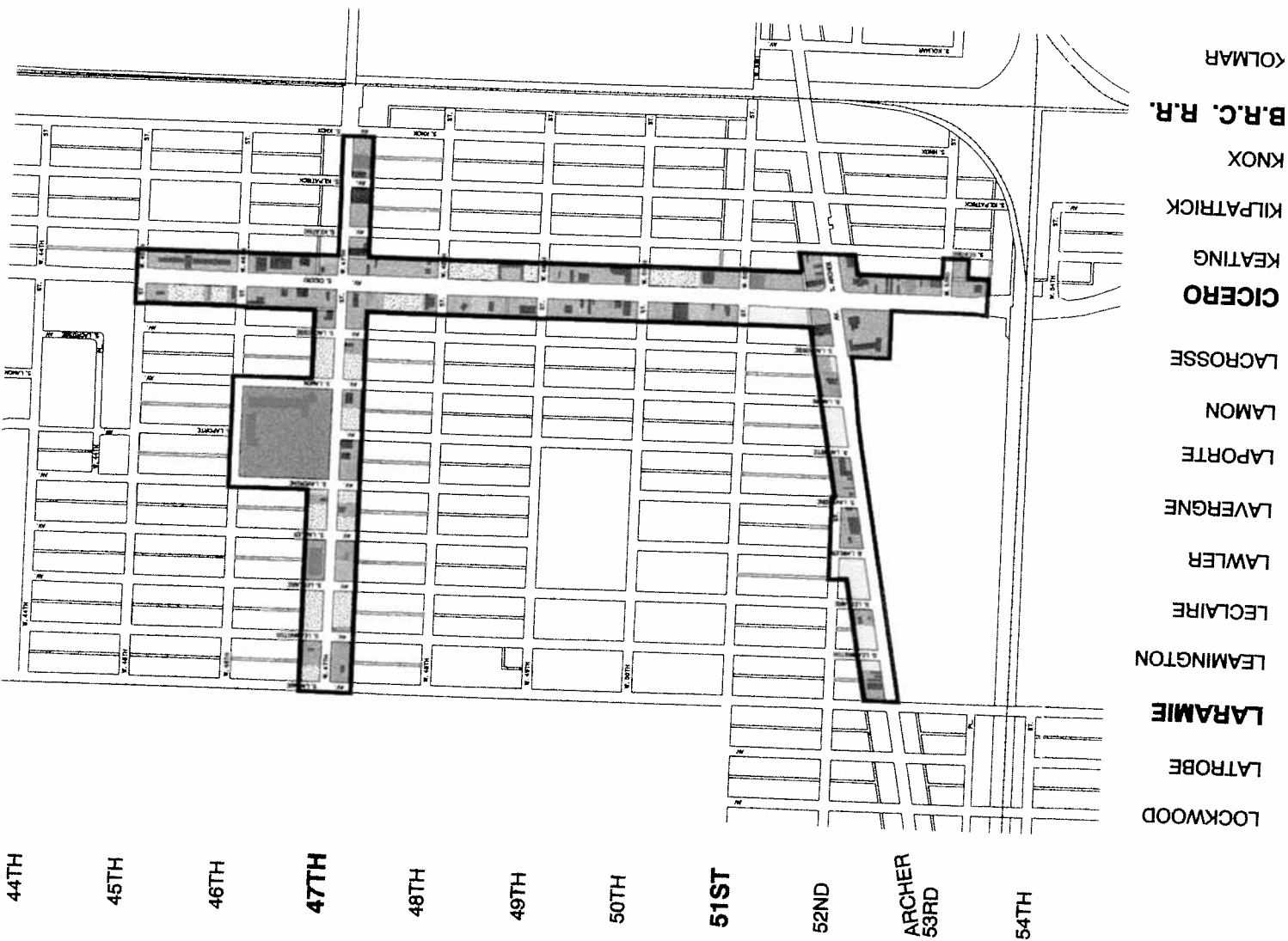
LEGEND

— Boundary of the Cicero / Archer
Tax Increment Redevelopment Project Area

LOCKWOOD
LATROBE
LARAME
LEAMINGTON
LECLAIRE
LAWLER
LAVERGNE
LAPORTE
LAMON
LACROSSE
CICERO
KEATING
KILPATRICK
KNOX
B.R.C. R.R.
KOLMAR

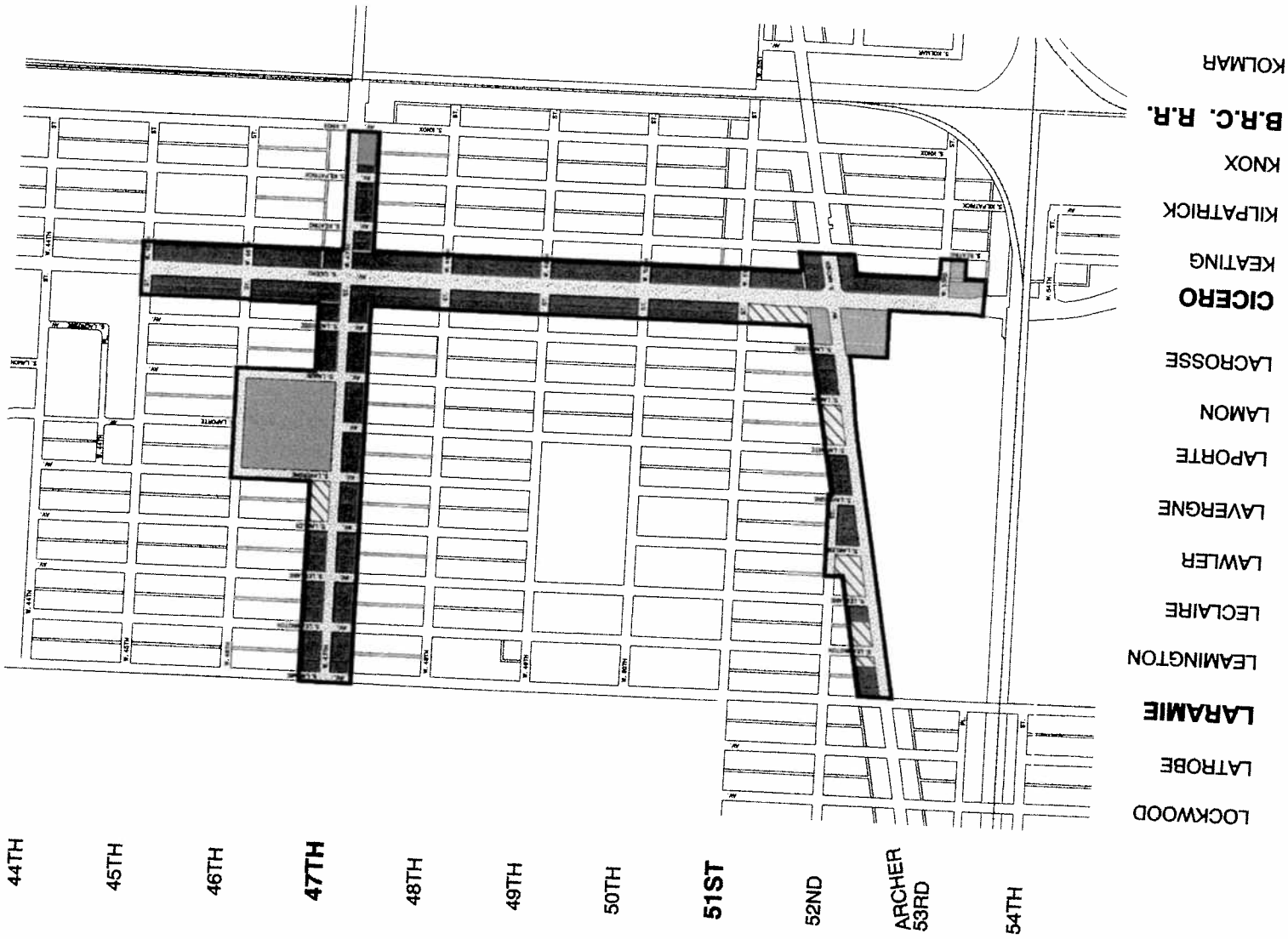


**Existing Land Use Assessment Map
Cicero / Archer Redevelopment Area**
City of Chicago, Illinois

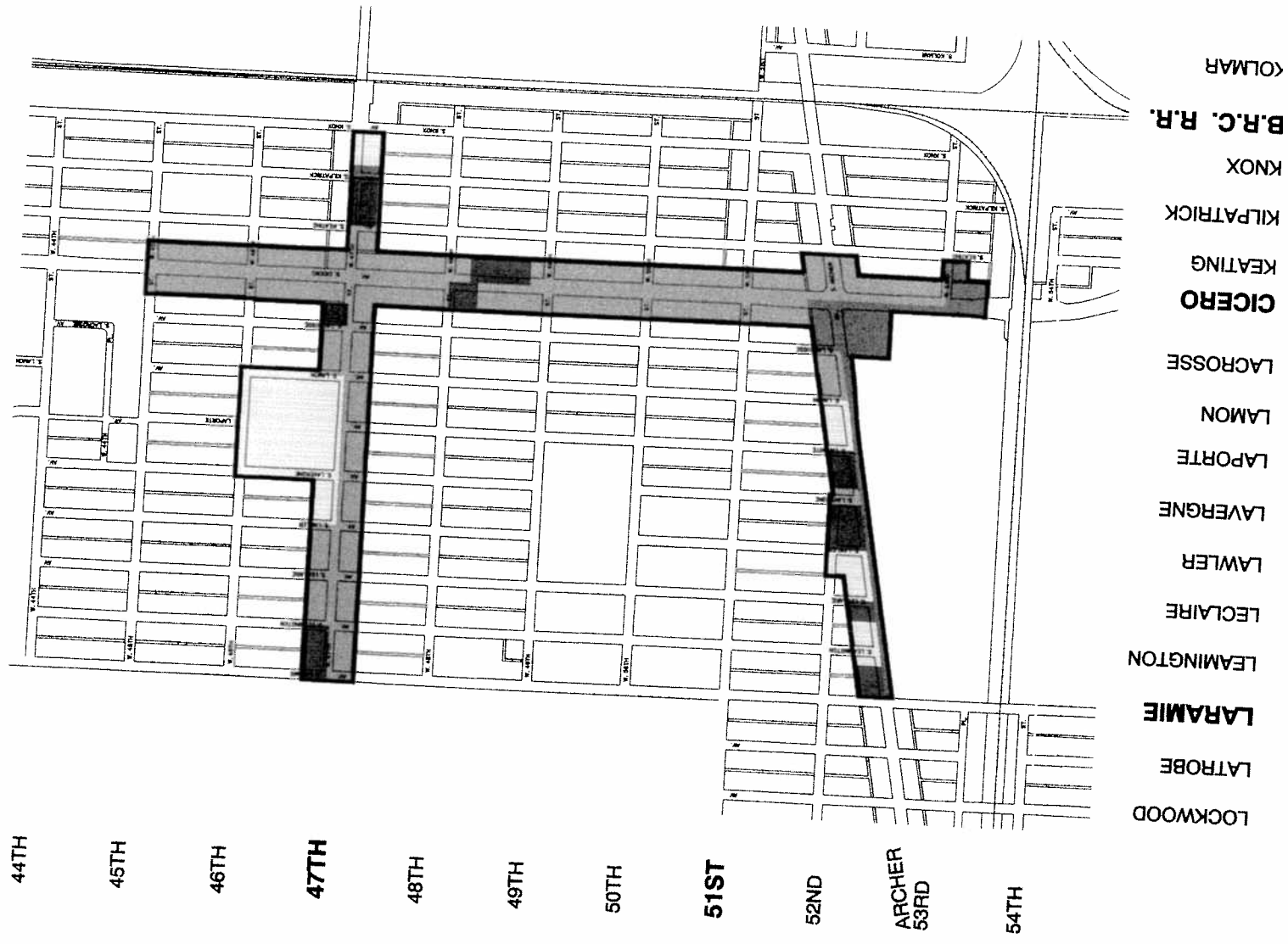


Generalized Land Use Plan Cicero / Archer Redevelopment Area City of Chicago, Illinois

Exhibit C



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



LEGEND

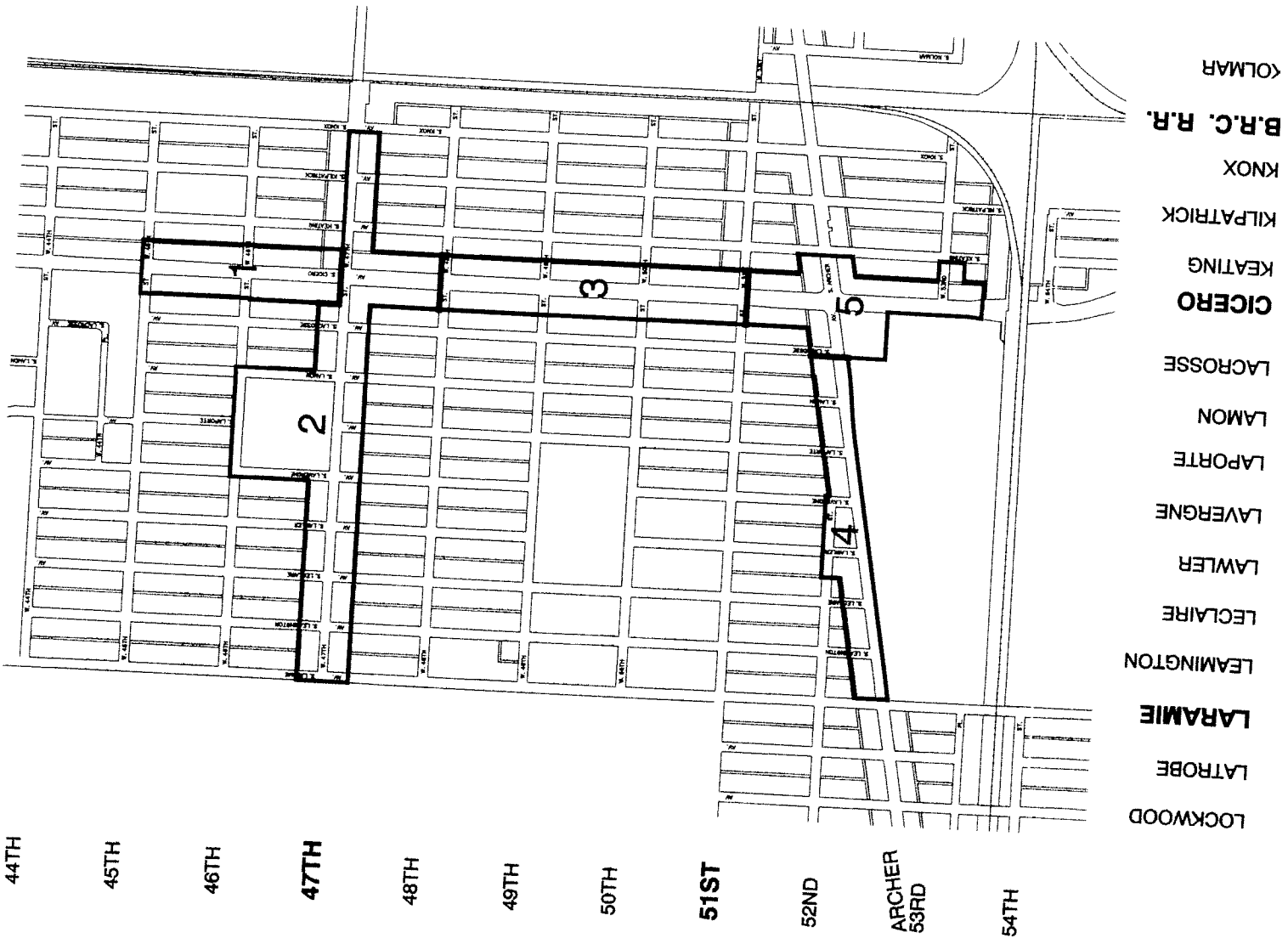
- Residential Districts - Includes R2, R4
- Manufacturing Districts - Includes M1-1, M1-2, M2-1
- Commercial Districts - Includes C1-1, C2-1
- Business Districts - Includes B2-1, B4-1, B4-2, B4-3

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

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

LEGEND

5 Sub-Area Identification Number



**Enterprise Zone Map
Cicero / Archer Redevelopment Area**
City of Chicago, Illinois

Exhibit F



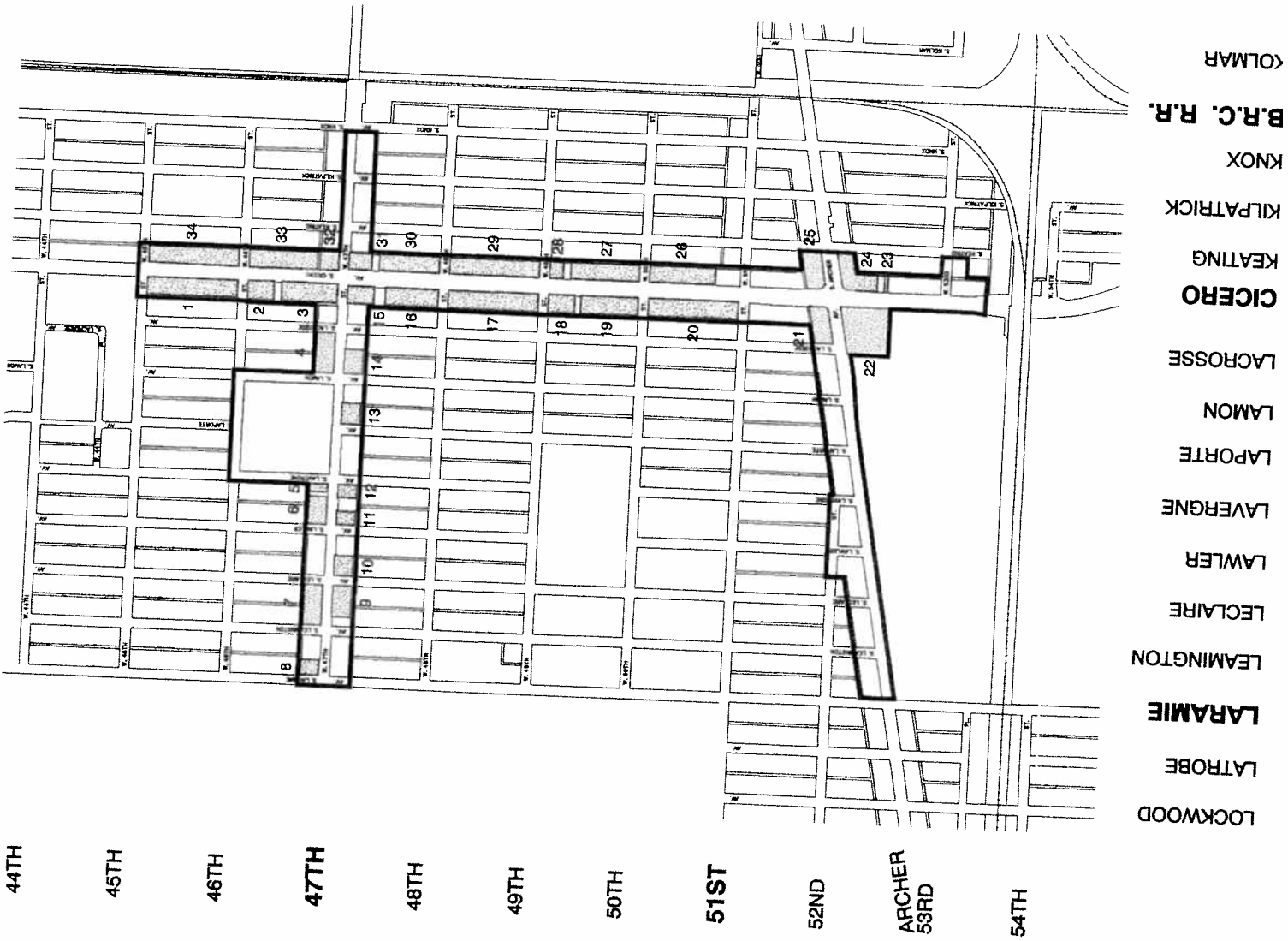
LEGEND




State Enterprise Zone 2

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

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



LEGEND

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

NOTE: Locations are schematic and sizes are approximate.

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

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1	1904423025	6,289		
2	1	1904423026	6,289		
3	1	1904423027	6,289		
4	1	1904423028	6,289		
5	1	1904423029	6,289		
6	1	1904423030	6,289		
7	1	1904423031	Exempt		
8	1	1904423032	Exempt		
9	1	1904423033	Exempt		
10	1	1904423034	Exempt		
11	1	1904423035	6,289	Y	
12	1	1904423036	6,289		
13	1	1904423037	6,289		
14	1	1904423038	12,114		
15	1	1904423039	12,114		
16	1	1904423040	69,083		
17	1	1904423043	86,586		
18	2	1904431019	38,456		
19	2	1904431020	19,334		
20	2	1904431021	30,107		
21	2	1904431022	30,107		
22	2	1904431023	6,289		
23	2	1904431024	6,289		
24	3	1904431027	47,186		
25	3	1904431028	47,186		
26	3	1904431029	32,352		
27	3	1904431030	6,289		
28	3	1904431031	25,058		
29	3	1904431032	25,058		
30	3	1904431033	25,058		
31	3	1904431034	25,058		
32	3	1904431035	6,289		
33	3	1904431041	98,451		
34	4	1904430029	11,261		
35	4	1904430030	4,796		
36	4	1904430031	4,796		
37	4	1904430032	4,796		
38	4	1904430033	4,796		
39	4	1904430034	4,796		
40	4	1904430035	4,796		
41	4	1904430036	11,264		
42	5	1904427036	9,151		
43	6	1904427029	9,149	Y	
44	6	1904427030	3,895	Y	
45	6	1904427031	3,895		
46	6	1904427032	3,895		
47	6	1904427033	3,895		
48	6	1904427034	3,895		
49	7	1904425029	11,259		
50	7	1904425030	4,796	Y	

**Exhibit G-2
Chicago (Cicero / Archer Redevelopment Area) Proposed Acquisition List
PARCELS TO BE ACQUIRED BY CITY**

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
51	7	1904425031	4,796	Y	
52	7	1904425032	4,796		
53	7	1904425033	4,796		
54	7	1904425034	4,796		
55	7	1904425035	4,796		
56	7	1904425036	11,264		
57	8	1904424032	14,387		
58	8	1904424033	4,796		
59	9	1909201002	6,594		
60	9	1909201003	6,594		
61	9	1909201004	6,594		
62	9	1909201005	6,594		
63	9	1909201006	6,594		
64	9	1909201007	6,594		
65	9	1909201008	15,488		
66	10	1909202001	15,484		
67	10	1909202002	6,594		
68	10	1909202047	8,704		
69	11	1909203001	15,484	Y	
70	11	1909203002	6,594	Y	
71	12	1909203007	6,594		
72	12	1909203008	15,488		
73	13	1909205041	179,408		
74	14	1909206001	11,261		
75	14	1909206002	4,796		
76	14	1909206003	4,796		
77	14	1909206004	6,594	Y	
78	14	1909206005	6,594	Y	
79	15	1909207019	328,496		
80	15	1909207020	18,560		
81	15	1909207021	15,639		
82	15	1909207022	25,782		
83	16	1909207035	10,084		
84	16	1909207036	9,149		
85	16	1909207037	72,595		
86	16	1909207038	152,735		
87	16	1909207044	82,352		
88	17	1909215019	42,637		
89	17	1909215020	29,134		
90	17	1909215021	29,134		
91	17	1909215022	29,134		
92	17	1909215026	14,895		
93	17	1909215027	14,895		
94	17	1909215028	72,724		
95	17	1909215029	72,724		
96	17	1909215030	14,895		
97	17	1909215031	14,895		
98	17	1909215032	14,895		
99	17	1909215033	80,502		
100	17	1909215034	80,502		
101	17	1909215035	8,005		

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

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
102	17	1909215036	8,005		
103	17	1909215037	54,040		
104	17	1909215038	54,040		
105	17	1909215039	54,040		
106	17	1909215040	67,542		
107	17	1909215045	24,018		
108	18	1909223024	46,571		
109	18	1909223025	46,571		
110	18	1909223028	129,896		
111	18	1909223044	39,842		
112	19	1909223029	8,005		
113	19	1909223030	100,753		
114	19	1909223031	23,262		
115	19	1909223032	14,453		
116	19	1909223033	14,459		
117	19	1909223034	17,319		
118	19	1909223035	64,638		
119	19	1909223036	57,654		
120	19	1909223037	48,459		
121	19	1909223038	48,459		
122	19	1909223039	97,241		
123	19	1909223040	97,241		
124	19	1909223041	45,867		
125	20	1909231029	8,005		
126	20	1909231030	8,005		
127	20	1909231031	8,005		
128	20	1909231032	8,005		
129	20	1909231033	8,005		
130	20	1909231034	8,005		
131	20	1909231035	39,216		
132	20	1909231036	17,114		Mixed Use
133	20	1909231037	17,114		
134	20	1909231038	54,042		
135	20	1909231039	162,134		
136	20	1909231060	543,238		
137	21	1909411025	25,766		
138	21	1909411026	126,203		
139	21	1909411027	135,258		
140	21	1909411028	6,897		
141	21	1909411029	180,570		
142	22	1909412013	Exempt		
143	22	1909412017	484,923		
144	22	1909412018	295,884		
145	23	1910310012	27,192		
146	24	1910310001	153,934		Mixed Use
147	24	1910310002	15,283		
148	24	1910310006	101,679		
149	24	1910310007	41,634		
150	24	1910310008	15,122		
151	24	1910310009	67,010		
152	24	1910310046	247,940		Mixed Use

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

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
153	24	1910310047	4,977		
154	25	1910300025	189,231		
155	25	1910300026	86,383		
156	25	1910300027	60,627		
157	25	1910300028	19,504	Y	
158	25	1910300029	72,067	Y	
159	25	1910300030	10,791		
160	25	1910300031	138,408		
161	26	1910119001	14,965		
162	26	1910119002	7,660		
163	26	1910119003	7,660		
164	26	1910119004	7,660		
165	26	1910119005	7,660		
166	26	1910119006	7,660		
167	26	1910119007	7,660		
168	26	1910119008	7,660		
169	26	1910119009	7,660		
170	26	1910119010	7,660		
171	26	1910119052	189,296		
172	27	1910113006	72,482		
173	27	1910113007	13,350		
174	27	1910113008	21,217		
175	27	1910113009	19,046		
176	27	1910113010	18,161		
177	27	1910113011	13,350		
178	27	1910113012	13,350		
179	27	1910113013	13,350		
180	27	1910113014	13,291		
181	27	1910113015	18,346		
182	27	1910113016	78,607	Y	
183	27	1910113017	132,333	Y	
184	27	1910113018	132,396	Y	
185	27	1910113051	142,557	Y	
186	28	1910113001	55,895		
187	28	1910113002	118,406		
188	28	1910113003	118,406		
189	29	1910107001	14,965		
190	29	1910107002	7,660		
191	29	1910107003	7,660		
192	29	1910107004	7,660		
193	29	1910107005	7,660		
194	29	1910107006	7,660		
195	29	1910107007	7,660	Y	
196	29	1910107008	7,660		
197	29	1910107009	7,660		
198	29	1910107010	7,660		
199	29	1910107011	7,660		
200	29	1910107012	7,660		
201	29	1910107013	60,645		
202	29	1910107014	57,519		
203	29	1910107015	57,519		

**Exhibit G-2
Chicago (Cicero / Archer Redevelopment Area) Proposed Acquisition List
PARCELS TO BE ACQUIRED BY CITY**

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
204	29	1910107016	57,519		
205	29	1910107017	57,519		
206	29	1910107018	57,519		
207	29	1910107021	7,660		
208	29	1910107022	15,325		
209	29	1910107051	65,938		
210	29	1910107052	4,595		
211	30	1910100007	74,607		
212	30	1910100008	74,607		
213	30	1910100009	9,448	Y	
214	30	1910100010	9,448		
215	30	1910100011	9,823		
216	30	1910100012	17,173		
217	30	1910100013	17,173		
218	30	1910100014	17,173		
219	30	1910100015	17,173		
220	30	1910100016	17,173		
221	30	1910100017	17,173		
222	30	1910100046	258,261		
223	31	1910100004	80,406		
224	31	1910100005	1,750		
225	31	1910100052	41,898		
226	32	1903312016	193,364		
227	32	1903312017	6,130	Y	
228	33	1903312001	11,534		
229	33	1903312002	Exempt		
230	33	1903312003	14,352		
231	33	1903312005	5,979		
232	33	1903312006	7,176		
233	33	1903312007	11,961		
234	33	1903312008	72,896		
235	33	1903312009	72,896		
236	33	1903312010	8,371	Y	
237	33	1903312034	7,176		
238	33	1903312035	7,176		
239	34	1903308037	820,525		
		TOTAL	10,704,524		

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

Attachment Three

Legal Description

Cicero/Archer Redevelopment Area

ALL THAT PART OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF W. 45TH STREET WITH THE EAST LINE OF S. CICERO AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF W. 45TH STREET TO THE NORTHERLY EXTENSION OF WEST LINE OF LOT 138 IN F. H. BARTLETT'S 48TH AVENUE SUBDIVISION OF LOT "A" OF THE CIRCUIT COURT OF THE SOUTH HALF AND THAT PART OF THE NORTHWEST QUARTER SOUTH OF THE ILLINOIS AND MICHIGAN CANAL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 138 IN F. H. BARTLETT'S 48TH AVENUE SUBDIVISION BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. CICERO;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF S. CICERO TO THE NORTH LINE OF LOT 152 IN SAID F. H. BARTLETT'S 48TH AVENUE SUBDIVISION, SAID NORTH LINE OF LOT 152 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. 47TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF W. 47TH STREET TO THE WEST LINE OF SAID LOT 152 IN F. H. BARTLETT'S 48TH AVENUE SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF SAID LOT 152 IN F. H. BARTLETT'S 48TH AVENUE SUBDIVISION TO THE NORTH LINE OF 47TH STREET AS WIDENED;

THENCE EAST ALONG SAID NORTH LINE OF 47TH STREET AS WIDENED AND ALONG THE NORTH LINE OF W. 47TH STREET TO THE WEST LINE OF S. KNOX AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. KNOX AVENUE TO THE NORTH LINE OF LOT 11 IN BLOCK 3 IN F. H. BARTLETTE'S CENTERFIELD SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 11 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. 47TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. 47TH STREET TO THE WEST LINE OF LOT 29 IN BLOCK 1 IN SAID F. H. BARTLETTE'S CENTERFIELD SUBDIVISION, SAID WEST LINE OF LOT 29 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE;

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

THENCE WEST ALONG SAID SOUTH LINE OF W. 51ST STREET TO THE WEST LINE OF LOT 1 IN BLOCK 7 IN W. F. KAISER AND COMPANY SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE TO THE SOUTH LINE OF LOT 10 IN SAID BLOCK 7 IN W. F. KAISER AND COMPANY SUBDIVISION, SAID SOUTH LINE OF LOT 10 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. ARCHER AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. ARCHER AVENUE TO THE WEST LINE OF S. KEATING AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. KEATING AVENUE TO THE NORTH LINE OF LOT 45 IN BLOCK 8 IN SAID W. F. KAISER AND COMPANY SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 45 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. ARCHER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. ARCHER AVENUE TO THE WEST LINE OF SAID LOT 45 IN BLOCK 8 IN SAID W. F. KAISER AND COMPANY SUBDIVISION, SAID WEST LINE OF LOT 45 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE TO THE NORTH LINE OF W. 53RD STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 53RD STREET TO THE WEST LINE OF S. KEATING AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF S. KEATING AVENUE TO THE NORTH LINE OF LOT 4 IN BLOCK 21 IN SAID W. F. KAISER AND COMPANY SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10,

TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 IN BLOCK 21 IN W. F. KAISER AND COMPANY SUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF S. CICERO AVENUE TO THE SOUTH LINE OF LOT 8 IN SAID BLOCK 21 IN W. F. KAISER AND COMPANY SUBDIVISION, SAID SOUTH LINE OF LOT 8 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF W. 53RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF W. 53RD STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF S. CICERO AVENUE, AS WIDENED;

THENCE NORTH ALONG SAID WEST LINE OF S. CICERO AVENUE, AS WIDENED, AND ALONG THE WEST LINE OF S. CICERO AVENUE TO THE SOUTH LINE OF THE PROPERTY BEARING PIN NUMBER 19-09-412-013;

THENCE WEST ALONG SAID SOUTH LINE OF THE PROPERTY BEARING PIN NUMBER 19-09-412-013 AND ALONG THE SOUTH LINE OF THE PROPERTY BEARING PIN NUMBER 19-09-412-017 TO THE WEST LINE OF SAID PROPERTY BEARING PIN NUMBER 19-09-412-017;

THENCE NORTH ALONG THE WEST LINE OF THE PROPERTY BEARING PIN NUMBER 19-09-412-017 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTHERLY LINE OF W. ARCHER AVENUE;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF W. ARCHER AVENUE TO THE EAST LINE OF S. LARAMIE AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF S. LARAMIE AVENUE TO THE SOUTH LINE OF LOT 12 IN BLOCK 72 IN F. H. BARTLETT'S CENTRAL CHICAGO, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 12 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. ARCHER AVENUE;

THENCE EASTERLY ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. ARCHER AVENUE TO THE EAST LINE OF LOT 10 IN BLOCK 70 IN F. H. BARTLETT'S CENTRAL CHICAGO, A SUBDIVISION IN THE SOUTH EAST QUARTER OF SECTION 4 AND IN THE NORTH EAST QUARTER AND THE

SOUTH EAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 10 IN BLOCK 70 IN F. H. BARTLETT'S CENTRAL CHICAGO BEING ALSO THE WEST LINE OF THE ALLEY EAST OF S. LECLAIRE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF S. LECLAIRE AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF W. 52ND STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 52ND STREET TO THE EAST LINE OF S. LAVERGNE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. LAVERGNE AVENUE TO THE SOUTH LINE OF LOT 26 IN BLOCK 65 IN SAID F. H. BARTLETT'S CENTRAL CHICAGO, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF ARCHER AVENUE;

THENCE EASTERLY ALONG SAID NORTH LINE OF THE ALLEY NORTH OF ARCHER AVENUE TO THE EAST LINE OF LOT 19 IN BLOCK 68 IN SAID F. H. BARTLETT'S CENTRAL CHICAGO, SAID EAST LINE OF LOT 19 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. CICERO AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. CICERO AVENUE TO THE NORTH LINE OF LOT 34 IN BLOCK 36 IN SAID F. H. BARTLETT'S CENTRAL CHICAGO, SAID NORTH LINE OF LOT 34 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF W. 47TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF W. 47TH STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE CENTER LINE OF S. LARAMIE AVENUE;

THENCE NORTH ALONG SAID CENTER LINE OF S. LARAMIE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 28 IN AFORESAID F. H. BARTLETT'S CENTRAL CHICAGO, SAID SOUTH LINE OF LOT 22 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 47TH STREET TO THE WEST LINE OF S. LAVERGNE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF S. LAVERGNE AVENUE TO THE NORTH LINE OF W. 46TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 46TH STREET TO THE EAST LINE OF S. LAMON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF S. LAMON AVENUE TO THE SOUTH LINE OF LOT 23 IN BLOCK 22 IN AFORESAID F. H. BARTLETT'S CENTRAL CHICAGO, SAID SOUTH LINE OF LOT 23 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF W. 47TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF W. 47TH STREET TO THE EAST LINE OF LOT 25 IN BLOCK 21 IN SAID AFORESAID F. H. BARTLETT'S CENTRAL CHICAGO, SAID EAST LINE OF LOT 25 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF S. CICERO AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF S. CICERO AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF W. 45TH STREET;

THENCE EAST ALONG SAID NORTH LINE OF W. 45TH STREET TO THE POINT OF BEGINNING AT THE EAST LINE OF S. CICERO AVENUE.

ALL IN THE CITY OF CHICAGO, COOK COUNTY ILLINOIS.

Attachment Four
1998 Estimated EAV By
Tax Parcel

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1903308037	820,525		
2	1903312001	11,534		
3	1903312002	Exempt		
4	1903312003	14,352		
5	1903312005	5,979		
6	1903312006	7,176		
7	1903312007	11,961		
8	1903312008	72,896		
9	1903312009	72,896		
10	1903312010	8,371	Y	
11	1903312016	193,364		
12	1903312017	6,130	Y	
13	1903312034	7,176		
14	1903312035	7,176		
15	1904423025	6,289		
16	1904423026	6,289		
17	1904423027	6,289		
18	1904423028	6,289		
19	1904423029	6,289		
20	1904423030	6,289		
21	1904423031	Exempt		
22	1904423032	Exempt		
23	1904423033	Exempt		
24	1904423034	Exempt		
25	1904423035	6,289		
26	1904423036	6,289	Y	
27	1904423037	6,289		
28	1904423038	12,114		
29	1904423039	12,114		
30	1904423040	69,083		
31	1904423043	86,586		
32	1904424032	14,387		
33	1904424033	4,796		
34	1904424034	4,796		
35	1904424035	4,796		
36	1904424036	4,796		
37	1904424037	4,796		
38	1904424038	12,933		
39	1904425029	11,259		
40	1904425030	4,796		
41	1904425031	4,796	Y	
42	1904425032	4,796	Y	
43	1904425033	4,796		
44	1904425034	4,796		
45	1904425035	4,796		
46	1904425036	11,264		
47	1904426029	Exempt		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
48	1904426030	Exempt		
49	1904426031	Exempt		
50	1904426032	Exempt		
51	1904426033	Exempt		
52	1904426034	Exempt		
53	1904426035	Exempt		
54	1904426036	Exempt		
55	1904427029	9,149		
56	1904427030	3,895	Y	
57	1904427031	3,895	Y	
58	1904427032	3,895		
59	1904427033	3,895		
60	1904427034	3,895		
61	1904427035	23,617		
62	1904427036	9,151		
63	1904428040	Exempt		
64	1904429037	Exempt		
65	1904430029	11,261		
66	1904430030	4,796		
67	1904430031	4,796		
68	1904430032	4,796		
69	1904430033	4,796		
70	1904430034	4,796		
71	1904430035	4,796		
72	1904430036	11,264		
73	1904431015	11,264		
74	1904431016	33,113		
75	1904431017	32,474		
76	1904431018	32,474		
77	1904431019	38,456		
78	1904431020	19,334		
79	1904431021	30,107		
80	1904431022	30,107		
81	1904431023	6,289		
82	1904431024	6,289		
83	1904431025	Exempt		
84	1904431026	Exempt		
85	1904431027	47,186		
86	1904431028	47,186		
87	1904431029	32,352		
88	1904431030	6,289		
89	1904431031	25,058		
90	1904431032	25,058		
91	1904431033	25,058		
92	1904431034	25,058		
93	1904431035	6,289		
94	1904431041	98,451		
95	1909200001	60,477		

1998 Estimated EAV by Tax Parcel

COUNT	ASSEESSE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
96	1909200002	24,543		
97	1909200003	24,543		
98	1909200004	24,543		
99	1909200005	6,594		
100	1909200006	6,594		
101	1909200007	17,784		
102	1909201001	45,632		
103	1909201002	6,594		
104	1909201003	6,594		
105	1909201004	6,594		
106	1909201005	6,594		
107	1909201006	6,594		
108	1909201007	6,594		
109	1909201008	15,488		
110	1909202001	15,484		
111	1909202002	6,594		
112	1909202047	8,704		
113	1909202049	Exempt		
114	1909203001	15,484	Y	
115	1909203002	6,594	Y	
116	1909203003	6,594		
117	1909203004	36,245		
118	1909203005	49,425		
119	1909203006	6,594		
120	1909203007	6,594		
121	1909203008	15,488		
122	1909204001	15,484		
123	1909204002	58,347		
124	1909204003	6,594		
125	1909204004	6,594		
126	1909204005	65,155		
127	1909204006	65,155		
128	1909204007	6,594		
129	1909204008	144,383		
130	1909205041	179,408		
131	1909206001	11,261		
132	1909206002	4,796		
133	1909206003	4,796		
134	1909206004	6,594	Y	
135	1909206005	6,594	Y	
136	1909206006	6,594		
137	1909206007	48,989		
138	1909206008	81,184		
139	1909207001	31,927		
140	1909207002	18,699		
141	1909207003	18,717		
142	1909207004	18,699		
143	1909207019	328,496		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
144	1909207020	18,560		
145	1909207021	15,639		
146	1909207022	25,782		
147	1909207023	25,782		
148	1909207035	10,084		
149	1909207036	9,149		
150	1909207037	72,595		
151	1909207038	152,735		
152	1909207043	35,092		
153	1909207044	82,352		
154	1909215019	42,637		
155	1909215020	29,134		
156	1909215021	29,134		
157	1909215022	29,134		
158	1909215026	14,895		
159	1909215027	14,895		
160	1909215028	72,724		
161	1909215029	72,724		
162	1909215030	14,895		
163	1909215031	14,895		
164	1909215032	14,895		
165	1909215033	80,502		
166	1909215034	80,502		
167	1909215035	8,005		
168	1909215036	8,005		
169	1909215037	54,040		
170	1909215038	54,040		
171	1909215039	54,040		
172	1909215040	67,542		
173	1909215045	24,018		
174	1909223024	46,571		
175	1909223025	46,571		
176	1909223026	14,461		
177	1909223027	13,855		
178	1909223028	129,896		
179	1909223029	8,005		
180	1909223030	100,753		
181	1909223031	23,262		
182	1909223032	14,453		
183	1909223033	14,459		
184	1909223034	17,319		
185	1909223035	64,638		
186	1909223036	57,654		
187	1909223037	48,459		
188	1909223038	48,459		
189	1909223039	97,241		
190	1909223040	97,241		
191	1909223041	45,867		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
192	1909223044	39,842		
193	1909231029	8,005		
194	1909231030	8,005		
195	1909231031	8,005		
196	1909231032	8,005		
197	1909231033	8,005		
198	1909231034	8,005		
199	1909231035	39,216		
200	1909231036	17,114		Mixed-Use
201	1909231037	17,114		
202	1909231038	54,042		
203	1909231039	162,134		
204	1909231060	543,238		
205	1909404009	42,961		
206	1909404010	109,839		
207	1909404011	109,839		
208	1909404012	45,660		
209	1909404013	40,398		
210	1909404014	74,991		Mixed-Use
211	1909404015	89,836		Mixed-Use
212	1909404016	97,418		
213	1909405017	357,903		Multi-Family
214	1909405018	142,934		Multi-Family
215	1909406011	161,568		
216	1909406012	161,766		Multi-Family
217	1909406013	161,766		Multi-Family
218	1909406014	137,029		Multi-Family
219	1909406015	138,483		Multi-Family
220	1909406016	128,592		Multi-Family
221	1909407004	80,253		Multi-Family
222	1909407005	80,052		
223	1909407006	67,182		
224	1909407007	114,950		
225	1909407008	99,639		
226	1909407009	156,953		
227	1909408036	64,656		
228	1909408037	115,949		
229	1909408038	115,949		
230	1909408039	38,146		
231	1909408040	51,324		
232	1909408041	34,495		
233	1909408042	34,495		
234	1909408043	40,668		
	1909409061			
235	1909409061-1001	23,935		
236	1909409061-1002	17,766		
237	1909409061-1003	17,766		
238	1909409061-1004	17,766		Multi-Family

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
239	1909409061-1005	17,766		
240	1909409061-1006	17,766		
241	1909409061-1007	17,766		
242	1909409061-1008	17,766		
243	1909409062	178,691		
244	1909409063	169,284		Multi-Family
245	1909409064	126,088		Multi-Family
246	1909409065	131,143		Multi-Family
247	1909410027	304,909		Multi-Family
248	1909410063	170,852		
249	1909410064	150,339		
250	1909410066	57,780		
251	1909411015	90,527		Multi-Family (3 Structures)
252	1909411016	90,527		Multi-Family
253	1909411020	21,799		
254	1909411021	20,992		Multi-Family
255	1909411022	92,266		
256	1909411023	92,266		Multi-Family
257	1909411024	134,515		
258	1909411025	25,766		Multi-Family
259	1909411026	126,203		
260	1909411027	135,258		
261	1909411028	6,897		
262	1909411029	180,570		
263	1909411037	18,254		
264	1909411038	45,499		Multi-Family (Part of 1909411040)
265	1909411039	69,576		Multi-Family
266	1909411040	236,785		Multi-Family
267	1909412013	Exempt		Multi-Family (Part of 1909411037)
268	1909412017	484,923		
269	1909412018	295,884		
270	1910100004	80,406		
271	1910100005	1,750		
272	1910100006	Exempt		
273	1910100007	74,607		
274	1910100008	74,607		
275	1910100009	9,448	Y	
276	1910100010	9,448		
277	1910100011	9,823		
278	1910100012	17,173		
279	1910100013	17,173		
280	1910100014	17,173		
281	1910100015	17,173		
282	1910100016	17,173		
283	1910100017	17,173		
284	1910100046	258,261		
285	1910100051	120,808		
286	1910100052	41,898		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
287	1910101052	284,449		
288	1910102001	56,834		
289	1910102002	18,499		
290	1910102051	Exempt		
291	1910102052	Exempt		
292	1910107001	14,965		
293	1910107002	7,660		
294	1910107003	7,660		
295	1910107004	7,660		
296	1910107005	7,660		
297	1910107006	7,660		
298	1910107007	7,660	Y	
299	1910107008	7,660		
300	1910107009	7,660		
301	1910107010	7,660		
302	1910107011	7,660		
303	1910107012	7,660		
304	1910107013	60,645		
305	1910107014	57,519		
306	1910107015	57,519		
307	1910107016	57,519		
308	1910107017	57,519		
309	1910107018	57,519		
310	1910107021	7,660		
311	1910107022	15,325		
312	1910107051	65,938		
313	1910107052	4,595		
314	1910113001	55,895		
315	1910113002	118,406		
316	1910113003	118,406		
317	1910113004	Exempt		
318	1910113005	14,154		
319	1910113006	72,482		
320	1910113007	13,350		
321	1910113008	21,217		
322	1910113009	19,046		
323	1910113010	18,161		
324	1910113011	13,350		
325	1910113012	13,350		
326	1910113013	13,350		
327	1910113014	13,291		
328	1910113015	18,346		
329	1910113016	78,607	Y	
330	1910113017	132,333	Y	
331	1910113018	132,396	Y	
332	1910113051	142,557	Y	
333	1910119001	14,965	Y	
334	1910119002	7,660		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
335	1910119003	7,660		
336	1910119004	7,660		
337	1910119005	7,660		
338	1910119006	7,660		
339	1910119007	7,660		
340	1910119008	7,660		
341	1910119009	7,660		
342	1910119010	7,660		
343	1910119021	Exempt		
344	1910119052	189,296		
345	1910119053	Exempt		
346	1910300001	82,965		
347	1910300002	72,861		
348	1910300003	72,861		
349	1910300004	72,861		
350	1910300005	16,914		
351	1910300006	17,481		
352	1910300007	15,501		
353	1910300008	15,501		
354	1910300009	15,501		
355	1910300010	15,501		
356	1910300011	15,501		
357	1910300012	15,501		
358	1910300013	15,501		
359	1910300014	19,059		
360	1910300025	189,231		
361	1910300026	86,383		
362	1910300027	60,627		
363	1910300028	19,504	Y	
364	1910300029	72,067	Y	
365	1910300030	10,791		
366	1910300031	138,408		
367	1910310001	153,934		
368	1910310002	15,283		
369	1910310006	101,679		
370	1910310007	41,634		
371	1910310008	15,122		
372	1910310009	67,010		
373	1910310010	Exempt		Mixed-Use
374	1910310011	Exempt		
375	1910310012	27,192		
376	1910310013	40,067		Mixed-Use
377	1910310014	7,610		Mixed-Use
378	1910310015	60,390		
379	1910310016	99,632		Mixed-Use
380	1910310017	99,632		
381	1910310018	99,632		
382	1910310019	42,905		

1998 Estimated EAV by Tax Parcel

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
383	1910310020	14,390		
384	1910310021	52,782		
385	1910310022	52,782		
386	1910310023	52,782		
387	1910310024	52,782		
388	1910310025	52,782		
389	1910310026	64,294		
390	1910310046	247,940		
391	1910310047	4,977		
392	1910317016	17,332		
393	1910317017	17,332		
394	1910317018	17,332		
395	1910317090	812,475		
	TOTAL	19,922,725		

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

