

**LAWRENCE/PULASKI
TAX INCREMENT FINANCING**

REDEVELOPMENT PLAN AND PROJECT

**Prepared for:
The City of Chicago**

**By:
Camiros, Ltd.**

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

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1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the “Plan”) pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the “Act”) for the Lawrence/Pulaski Redevelopment Project Area in the City of Chicago, Illinois (the “City”). The Lawrence/Pulaski Redevelopment Project Area (the “Area”) includes land located along West Foster Avenue, North Pulaski Road, West Lawrence Avenue, North Elston Avenue and West Montrose Avenue. The Area consists of a mix of commercial, residential, industrial, institutional and vacant properties. The Plan responds to problem conditions within the Area and reflects a commitment by the City to revitalize the Area.

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

Tax Increment Financing

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

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

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

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

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

The Act provides that, in order to be adopted, a Plan must meet the following conditions under 5/11-74.4-3(n):

(1) the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the redevelopment plan, (2) the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality, (3) the redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs (which dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in Section 8(b) of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted), (4) in the case of an industrial park conservation area, also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area, and (5) if any incremental revenues are being utilized under Section 8a(1) or 8a(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

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

The City authorized an evaluation to determine whether a portion of the City, to be known as the Lawrence/Pulaski Redevelopment Project Area, qualifies for designation as a "conservation area," pursuant to the provisions contained in the Act. If the Area so qualified, the City requested the preparation of a redevelopment plan for the Area in accordance with the requirements of the Act.

Redevelopment Project Area Overview

The Area is irregularly shaped and centered on the Pulaski Road/Lawrence Avenue intersection. The Area consists primarily of a mix of commercial, residential and institutional properties, is approximately 106 acres in size and includes 435 contiguous parcels and public rights-of-way. The Area contains 260 buildings.

The Area has suffered from a lack of private investment in property improvement as evidenced by deterioration, stagnant or declining equalized assessed valuation (EAV) and by functionally obsolete residential and commercial buildings. This obsolescence is evidenced by buildings and lots that are unsuitable for modern commercial uses, an inadequate supply and configuration of parking, and poor loading access.

The Area, as a whole, has not been subject to growth and development by private enterprise and is not reasonably anticipated to be developed without the adoption of the Plan. The Study, attached hereto as Appendix C, concluded that property in the Area suffers from deterioration, excessive land coverage and

overcrowding of structures and community facilities, obsolescence, lack of community planning, stagnant or declining EAV, structures below minimum code standards and other negative conditions.

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

1. Promote the development of new retail, office, and mixed-use developments and the expansion and rehabilitation of existing commercial facilities on underutilized land along the existing commercial corridors.
2. Promote land use compatibility and synergy with emerging development trends in neighborhoods surrounding the Area.
3. Encourage the provision of adequate parking.
4. Improve the Area's physical environment and infrastructure.

Summary of Findings

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

1. The Area has not been subject to growth and development through private enterprise.
2. A continuing lack of growth and development will exacerbate conditions of obsolescence, causing further disinvestment and, eventually, blight.
3. The Area is not reasonably anticipated to be redeveloped by private enterprise without public intervention and the adoption of this Plan.
4. The Area meets the requirements for designation as a "conservation area" because more than 50% of the buildings in the Area are over 35 years old and three or more of the required eligibility criteria are meaningfully present and reasonably distributed in the Area. The Area contains 204 buildings (78% of all buildings) that are more than 35 years old - well above the 50% threshold for designation of a "conservation area." Five eligibility factors are present to a major extent within the Area. These conditions are:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Deleterious land use and layout
- Stagnant or declining EAV

In addition, the following five factors are present to a minor extent:

- Dilapidation
 - Excessive land coverage and overcrowding of structures and community facilities
 - Excessive vacancies
 - Lack of community planning
 - Environmental contamination
5. The conditions outlined above are meaningfully present and reasonably distributed throughout the Area.

This Plan summarizes the analyses and findings of the consultants' work, which unless otherwise noted, is the responsibility of Camiros, Ltd. and its subconsultants (the "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. The Consultant has prepared this Plan, and the related eligibility study (the "Study") with the understanding that the City would rely on (1) the findings and conclusions of the Plan and the related Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and (2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related Study will comply with the Act.

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

2. PROJECT AREA DESCRIPTION

The Lawrence/Pulaski Redevelopment Project Area is approximately 106 acres in size, including public rights-of-way. The land to be designated as the Area is shown in *Figure 1: Boundary Map* in Appendix A. A legal description of the Area is included as Appendix B of this document. The proposed Area includes only those contiguous parcels which are anticipated to be substantially benefited by the proposed redevelopment project improvements and qualifies for designation as a “conservation area.”

The boundaries of the Area were drawn to include deteriorating commercial and residential property centered on the intersection of North Pulaski Road and West Lawrence Avenue. The Area includes commercial frontage along portions of North Pulaski Road, West Lawrence Avenue, West Montrose Avenue and North Elston Avenue. Property owned by the Bohemian National Cemetery along West Foster Avenue is also included within the Area.

The property included within the Area is primarily located within the Albany Park and Irving Park Community Areas. Albany Park, initially developed as a middle-class Jewish neighborhood with its most rapid period of growth occurring between 1915 and 1922. It has become a port of entry for many immigrants, evidenced by the many languages spoken within its boundaries. Many recent residents live among neighbors who have lived there all their lives. The history of the Irving Park Community Area is similar to that of Albany Park’s with German and Swedish immigrants settling in large numbers between 1900 and 1920. Rapid business development occurred in the 1920s along commercial corridors and the German and Swedish population was replaced by an influx of Poles, Russians and Czechoslovakians.

The portion of the Bohemian National Cemetery property located north of Foster Avenue and the North Branch of the Chicago River is located within the North Park Community Area. However, because this part of the North Park Community Area is dominated by several cemeteries, the development pattern of this community area really does not influence the Area.

Development of the commercial corridors, which define the Area, was largely complete by the 1920s and many of the existing commercial buildings date from the early part of the 20th Century. Some of the residential structures in the Area are of even earlier vintage. While the residential neighborhoods served by the commercial streets (Pulaski, Lawrence, Montrose and Elston) that make up the Area are stable and well-maintained, the commercial streets suffer from obsolete buildings with inadequate parking and deteriorated infrastructure.

Previous Redevelopment Efforts

In 1982, the City adopted the Lawrence/Pulaski Redevelopment Plan, which was intended to revitalize the area as a “major economic force within the neighborhood.” The location of the designated Lawrence/Pulaski Blighted Commercial Area within the Area is shown in *Figure 2: Redevelopment Area Designations* (Appendix A). The land use plan for this redevelopment area called for the redevelopment of the area for commercial uses. The major project to result from this redevelopment plan was

construction of the Dominick's grocery store at the northwest corner of the West Lawrence Avenue and North Pulaski Road intersection.

The Area is also contiguous to the Lawrence/Kedzie Redevelopment Project Area, which was designated as a tax increment financing district in 2000. The relationship of the Lawrence/Kedzie Redevelopment Project Area to the Area is also shown in *Figure 2: Redevelopment Area Designations*.

Current Area Land Use

Existing land use within the Area consists of a mix of commercial, residential, institutional, industrial and vacant property, as shown in *Figure 3: Existing Land Use* (Appendix A) and presented in *Table 1: Existing Land Use Composition*. During the building condition and land use survey of the Area, 593 residential units were identified, 577 of which were occupied.

Current zoning, shown in *Figure 4: Existing Zoning* (Appendix A), is generally consistent with the existing land use pattern. The frontages along Elston Avenue and Pulaski Road south of Montrose Avenue are zoned for commercial use (C1-1 and C1-2). Most of the remainder of the Area is zoned for business use (B2-1, B2-2, B4-1 and B4-2). The nursing home located at the north end of the Area along North Pulaski Road is zoned R4 General Residence District. The cemetery property and a vacant parcel adjacent to the nursing home are zoned R2 Single-Family Residence District.

Table 1
EXISTING LAND USE COMPOSITION

	Acreage	% of Total
Residential	19.03	18%
Mixed-Use (Commercial/Residential)	11.01	10%
Commercial	32.64	31%
Industrial	.37	.35%
Public/Institutional	8.36	8%
Vacant Building	1.48	1%
Vacant Lot	7.86	7%
Subtotal	80.75	76%
Rights-of-Way	25.24	24%
Total	105.99	100.0%

Source: Camiros, Ltd.

The public facilities within the Area are shown in *Figure 5: Public Facilities Map* (Appendix A). There is a Chicago Police Department police station (the Albany Park station) located within the Area. Also, Spiking Farm Park is located on Pulaski Road and contains a small-scale play lot and seating areas. A new police station is scheduled to be built across the street from the current site, which may result in the elimination of the existing park site.

Buildings within the Area that have been identified in the Chicago Historic Resources Survey (CHRS) include the Fairmont Care Center located at 5061 North Pulaski Road, a mixed use building located at 4001-09 West Lawrence Avenue, a utility building located at 4833 North Pulaski Road and a mixed-use building at 4373 North Elston Avenue. The buildings at 4373 North Elston Avenue and 4001-09 West Lawrence Avenue were categorized in the Chicago Historic Resources Survey as being too altered or lacking individual significance to be included in the CHRS database; these buildings were included only because they had been previously identified by the Illinois Historic Structures Survey. The other properties identified by the CHRS were classified as possessing potentially significant architectural or historic features within the context of the surrounding community. The Chicago Historic Resources

Survey also includes a property identified as 4429-47 North Pulaski Road. This building was demolished and a commercial strip center now is located on the site.

Access

The Area, centered along North Pulaski Road, is approximately one mile east of the Edens and Kennedy Expressways. There are three CTA bus routes that serve the Area. These are the #81 Lawrence route, which connects to the Blue Line's Jefferson Park CTA station and the Brown Line's Kimball station, the #78 Montrose route, which connects with the Blue Line's Montrose station, and the #53 Pulaski route, which connects to the Blue Line's Irving Park station.

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

The Area has declined significantly over the past decade and will not regain long-term viability without the adoption of this Plan.

Between April and June 2001, a study was undertaken by Camiros, Ltd. and its subconsultants to determine whether the proposed Area is eligible for designation as a conservation area in accordance with the requirements of the Act. This analysis concluded that the Area so qualifies. The Act first requires that at least 50% of the buildings within the Area be at least 35 years old. *Seventy-eight percent (78%) of the buildings within the Area are more than 35 years old.*

Once the age requirement has been met, the presence of three of the 13 conditions set forth in the Act is required for designation of improved property as a conservation area. These factors must be meaningfully present and reasonably distributed within the Area. *Of the 13 factors cited in the Act for improved property, 10 factors are present within the Area.*

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

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Deleterious land use and layout
- Stagnant or declining EAV

Five additional factors are present to a *minor* extent within the Area. These are:

- Dilapidation
- Excessive land coverage and overcrowding of structures and community facilities
- Excessive vacancies
- Lack of community planning
- Environmental contamination

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

Need for Public Intervention

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

As part of the determination of the eligibility of the Area for designation as a "conservation area," the changes in the equalized assessed value (EAV) of the Area over the last five years were documented. The EAV of the Area has grown at a slower rate than Chicago overall for three of the past five years.

An analysis of EAV data by block shows that 26 of 39 tax blocks have exhibited stagnant or declining EAV for three of the last five years. These tax blocks are located throughout the Area as shown in *Figure 6: Tax Blocks with Stagnant or Declining EAV*.

Redevelopment of property within the Area is not expected to occur without public intervention. The analysis of conditions within the Area includes an evaluation of construction activity between January, 1996 and February, 2001. *Table 2: Building Permit Activity* summarizes construction activity within the Area by year and project type.

Table 2
BUILDING PERMIT ACTIVITY (1996-2001)

	1996	1997	1998	1999	2000	2001	Total
Construction Value							
New Construction	-	\$33,000	-	-	\$40,000	\$225,000	\$298,000
Additions	\$30,000	\$1,100,000	\$93,000	-	\$357,000	-	\$1,580,000
Alterations/Repairs	\$35,600	\$249,300	\$2,083,100	\$71,500	\$80,500	\$25,500	\$2,545,500
Demolition	\$10,000	\$5,500	-	\$8,650	\$63,600	-	\$87,750
Total	\$75,600	\$1,387,800	\$2,176,100	\$80,150	\$541,100	\$250,500	\$4,511,250
# of Permits Issued							
New Construction	2	-	-	-	1	1	4
Additions	1	1	2	-	2	-	6
Alterations/Repairs	5	11	5	7	4	2	34
Demolition	1	1	-	1	4	-	7
Total	9	13	7	8	11	3	51

Source: Chicago Building Department & Camiros, Ltd.

During this 5-year period, a total of 51 building permits were issued for property within the Area. A certain level of building permit activity occurs merely to address basic maintenance needs, which appears to account for most of the construction activity within the Area. Between 1996 and 2001, only five projects were undertaken in the Area that had a construction value of \$100,000 or more. Only four permits were issued for new construction. The remaining building permits were issued for general repairs or the correction of building code violations.

The \$4,511,250 in construction spending that has occurred in the Area over the past five years, affects a relatively small number of buildings. This minimal level of investment illustrates the fundamental problem of economic and functional obsolescence of commercial property within the Area. This problem is not being resolved through private-sector investment, and a continuation of this minimal level of private investment may eventually lead to blight. Addressing the obsolescence of the Area can only be accomplished through a combination of new building construction and significant rehabilitation of existing buildings designed to meet the needs of the Area.

Construction activity in the Area averaged approximately \$900,000 over each of the past five years. This average annual value represents approximately 2% of the total equalized assessed value of property within the Area. This investment in property is very small for commercial or mixed-use development.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The following goals and redevelopment objectives serve as the policy framework for this Plan.

Redevelopment Plan Goals:

- Reduce or eliminate those conditions that qualify the Area as a conservation area.
- Outline a framework for future land use and development that will enhance economic activity in the Area.
- Revitalize the Area to strengthen its role as a commercial activity center.
- Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Plan and contemporary development needs and standards.
- Encourage the retention and enhancement of sound and viable businesses.
- Promote job creation and local employment.
- Strengthen the economic well-being of the Area and the City by increasing the value of property.
- Encourage job training and job readiness programs that provide residents of the City with the skills necessary to secure jobs in the Area.
- Provide opportunities for women- and minority-owned businesses to participate in the redevelopment of the Area.
- Improve public infrastructure within the Area.
- Enhance the visual character of the Area.

Redevelopment Objectives:

- Promote comprehensive, area-wide redevelopment of the Area as a planned, cohesive commercial corridor in accordance with the land use plan and land use strategies.
- Encourage the rehabilitation, conversion or replacement of obsolete facilities.
- Encourage maintenance and expansion of viable commercial uses.
- Encourage public infrastructure improvements that attract quality private development.
- Improve parking to support business activity.
- Provide distinctive design features, including landscaping and signage, at major entryways into the Area.

5. REDEVELOPMENT PLAN

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

Property Assembly, Site Preparation and Environmental Remediation

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

Figure 7: Land Acquisition Overview Map (Appendix A), indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Area. *Table 3: Land Acquisition by Parcel Identification Number and Address* portrays the acquisition properties in more detail.

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

For properties described in *Figure 7* (the Land Acquisition Overview Map) in Appendix A, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the preceding paragraph.

Table 3
LAND ACQUISITION BY PARCEL IDENTIFICATION NUMBER & ADDRESS

Parcel Identification Number	Address
13-11-102-002	5233 North Pulaski Road
13-11-102-003	5205 North Pulaski Road
13-11-102-004	3800 West Foster Avenue
13-11-102-005	5205-5233 North Pulaski Road
13-11-300-001	5145 North Pulaski Road
13-11-300-008	5061 North Pulaski Road
13-14-300-001	4359 North Pulaski Road
13-14-300-002	4359 North Pulaski Road
13-14-300-003	4359 North Pulaski Road
13-14-300-004	3939 West Montrose Avenue
13-14-300-005	3939 West Montrose Avenue
13-14-300-006	3939 West Montrose Avenue
13-14-300-007	3939 West Montrose Avenue
13-14-300-008	3939 West Montrose Avenue
13-14-300-009	3939 West Montrose Avenue
13-14-310-001	4258 North Elston Avenue

Intergovernmental and Redevelopment Agreements

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

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

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

Job Training

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the Area and to attract additional employers to the Area. Working with employers and local community organizations, job training and job readiness programs may be provided that meet employers’ hiring needs, as allowed under the Act.

Such programs are intended to provide residents with opportunities to develop the skills necessary to secure jobs in the Area.

Relocation

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

Analysis, Professional Services and Administrative Activities

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

Provision of Public Improvements and Facilities

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

Financing Costs Pursuant to the Act

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

Interest Costs Pursuant to the Act

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

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to create a strong, active and diverse business and commercial district. Physical improvements to the Area are seen as a critical component of its overall improvement.

This Plan recognizes that new investment in commercial property is needed to achieve revitalization. In certain cases, attracting new private investment may require the redevelopment of existing properties. Proposals for infrastructure improvements will stress projects that will serve and benefit the surrounding residential, commercial and institutional areas. A comprehensive program of aesthetic enhancements will include streetscape improvements, facade renovations and aesthetically compatible new development. The components will create the quality environment required to sustain the revitalization of the Area.

Based on this assessment, goals of the redevelopment projects to be undertaken in the Area are: 1) to improve the function of the Area in terms of the mix of uses, parking, and traffic flow; and 2) to make the Area more appealing to business by improving its character and ambiance. The major physical improvement elements anticipated as a result of implementing the proposed Plan are outlined below.

Renovation of Existing Commercial Facades and Spaces

Existing commercial space within the commercial corridors requires significant exterior and interior renovation to accommodate new businesses or to upgrade existing businesses. This might include expanding into space in adjacent buildings to create spaces to accommodate larger retailers or commercial uses.

Public Improvements

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

- Expansion of park and open space resources.
- Construction of public facilities that meet the needs of the community.
- Intersection improvements to improve traffic flow.
- Expansion of the parking supply.
- Streetscape enhancement.

Commercial Development

Commercial redevelopment is expected to occur along Pulaski Road, West Lawrence Avenue, North Elston Avenue and West Montrose Avenue. New development is a typical element in any business district revitalization effort and will be needed at key locations in the Area to allow for development of retail focal points. Streetscape improvements will be another aspect of such development. New development will be required to incorporate an adequate supply of parking to serve new uses.

Locations of specific uses or public infrastructure improvements will be established on the basis of more detailed land planning and site design activities. Such adjustments are permitted without amendment of this Plan, as long as they are consistent with the goals and objectives of the Plan and the land uses approved by the Chicago Plan Commission.

7. GENERAL LAND USE PLAN

The land uses proposed in the Area are consistent with current zoning and are subject to the approval of the Chicago Plan Commission. *Figure 8: General Land Use Plan*, in Appendix A, identifies land uses expected to result from implementation of the Plan in the Area. The land use categories planned for the Area are: commercial/residential/institutional mixed-use, residential, and open space. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Area.

A more specific discussion of these proposed uses within the Area is outlined below.

Commercial/Residential/Institutional Mixed-Use

The majority of the Area is designated for mixed-use development, consistent with the Area's existing zoning. New residential development is expected to be generally limited to the upper floors of new mixed-use buildings.

Residential

This land use category is limited to the existing nursing home facility located at the northern end of the Area, north on Pulaski Road.

Open Space

Land included in this land use category is generally located along the North Branch of the Chicago River, an area that is prone to flooding and adjacent to Gompers Park and Eugene Field Park.

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

8. HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, the preparation of a housing impact study is required if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units or the redevelopment project area contains 75 or more inhabited residential units unless the City certifies in the Plan that displacement will not result from implementation of the Plan or the Plan would not result in the displacement of ten or more inhabited residential units.

The Area contained 577 inhabited residential units, as of June 21, 2001, which is a date not less than 45 days prior to the date that the resolution required by Section 11-74.4-5(a) is or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates). An analysis was undertaken to identify the number and location of inhabited dwelling units that may be removed as a result of the implementation of the Plan. As a result of this analysis, the City has determined that the displacement of 10 or more inhabited residential units will not occur, and hereby certifies that residential displacement will not result from the Plan. Consequently, a housing impact study is not a required element of this Plan.

9. REDEVELOPMENT PLAN FINANCING

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means, of financing improvements and providing development incentives in the Area throughout its 23 year life.

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

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

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 4 or otherwise adjust the line items in Table 4 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Redevelopment Project Costs

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

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;

2. The cost of marketing sites within the Area to prospective businesses, developers and investors;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or 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;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the cost of “welfare-to-work” programs implemented by businesses located within the Area, and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Albany Park and Irving Park Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and, which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
8. To the extent the City by written agreement accepts and approves the same, all, or a portion, of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan accepts and approves such costs;
9. Relocation costs, to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see “Relocation” section);
10. Payment in lieu of taxes, as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the

number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 5/10-23.3a;

12. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
13. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided for in the Act.
14. Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low-income 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-income and very low-income households, only the low-income and very low-income households shall be eligible for benefits under the Act; and
15. The cost of day care services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

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

Estimated Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Area are briefly described below and also shown in *Table 4: Estimated Redevelopment Project Costs*.

1. Professional services including planning, legal, surveys, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. *(Estimated cost: \$400,000)*
2. The cost of marketing sites within the Area to prospective businesses, developers and investors. *(Estimated cost: \$400,000)*
3. Property assembly costs, including acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of this Plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$5,000,000)*
4. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very-low-income housing units. *(Estimated cost: \$5,000,000)*
5. Construction of public improvements, infrastructure and facilities, including streets and utilities, parks and open space, and other public facilities. These improvements are intended to improve access within the Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Chicago Public Schools attributable to assisted housing units within the Area in accordance with the requirements of the Act. *(Estimated cost: \$5,000,000)*
6. Costs of job training and retraining projects, advanced vocational education or career education, as provided for in the Act. *(Estimated cost: \$1,000,000)*
7. Relocation costs, as judged by the City to be appropriate or required to further implementation of the Plan. *(Estimated cost: \$400,000)*
8. Interest subsidy and financing costs associated with redevelopment project financing, pursuant to the provisions of the Act. *(Estimated cost: \$2,000,000)*
9. Provision of day care services as provided in the Act. *(Estimated cost: \$400,000)*
10. All or part of a taxing district's capital costs resulting from or incurred in furtherance of the Plan, to the extent that the City, by written agreement accepts and approves such costs. *(Estimated cost: \$400,000)*

The estimated gross eligible project cost over the life of the Area is \$20 million. All project cost estimates are in 2001 dollars. Any bonds issued to finance portions of the redevelopment project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to this Plan.

Table 4
ESTIMATED REDEVELOPMENT PROJECT COSTS

Program Action/Improvement	Budget
Planning, Analysis, Administration, Legal, Studies, Surveys and Related Development Costs	\$400,000
Redevelopment Site Marketing Costs	\$400,000
Property Assembly Including Site Preparation, Demolition and Environmental Remediation	\$5,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$5,000,000
Public Works and Improvements (1)	\$5,000,000
Job Training and Retraining	\$1,000,000
Relocation	\$400,000
Interest Subsidy and Financing Costs	\$2,000,000
Day Care	\$400,000
Taxing District Capital Costs	\$400,000
TOTAL REDEVELOPMENT COSTS (2) (3)	\$20,000,000 (4)

- (1) This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
- (2) The total Estimated Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.
- (3) The amount of the total Redevelopment Project Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental taxes generated in contiguous redevelopment project areas or those separated from the Area only by a public right-of-way.
- (4) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

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

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

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

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in the furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, or other areas described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 4 of this Plan.

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

Nature and Term of Obligations to be Issued

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

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

Council approval of the Area and Plan in 2002), by December 31, 2026. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. The 2000 EAV of all taxable parcels in the Area is approximately \$44,061,761. This total EAV amount by PIN is summarized in Appendix D. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Cook County.

This Plan has utilized EAV values for the 2000 tax year. If the 2001 EAV shall become available prior to the date of the adoption of this Plan by the City Council, the City may update the Plan by replacing the 2000 EAV with the 2001 EAV.

Anticipated Equalized Assessed Valuation

Once the redevelopment project has been completed and the property is fully assessed, the EAV of real property within the Area is estimated at \$66 million. This estimate has been calculated assuming that the Area will be developed in accordance with *Figure 8: General Land Use Plan*, of this Plan.

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

Calculation of the estimated EAV is based on several assumptions, including: 1) redevelopment of the Area will occur in a timely manner; 2) the application of a State Multiplier of 2.1909 to the projected assessed value of property within the Redevelopment Project Area; and 3) an annual inflation factor of 2.0%. The projected State Multiplier was calculated by averaging the State Multipliers for Cook County for the most recent five-year period (1996-2000).

Financial Impact on Taxing Districts

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

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

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

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

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

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

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 children from kindergarten through twelfth grade.

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

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

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

The proposed revitalization of Area is not expected to create significant new residential development that would increase demand for schools, parks and other population-based services. Similarly, commercial and industrial redevelopment is expected to result in the replacement of obsolete buildings rather than an increase in commercial floor area. Thus, no new demand on services provided by the City or the Metropolitan Water Reclamation District is anticipated.

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

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

For the taxing districts levying taxes on property within the Area, increased service demands are expected to be negligible because they are already serving the Area. Upon completion of the Plan, all

taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Plan, certain taxing districts may experience an increased demand for services.

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

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

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

This Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st 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 Plan is adopted (assuming the Plan is approved in 2002, by December 31, 2026).

10. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

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

**11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES,
AFFORDABLE HOUSING AND AFFIRMATIVE ACTION**

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

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to protect all employees.

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




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

APPENDIX A

**LAWRENCE/PULASKI
REDEVELOPMENT PROJECT AREA**

FIGURES 1 - 8

LEGEND

-  LAWRENCE-PULASKI
BLIGHTED COMMERCIAL AREA
(ADOPTED 1982)
-  LAWRENCE/KEDZIE
TAX INCREMENT FINANCING DISTRICT
(ADOPTED 2000)
-  AREA BOUNDARY

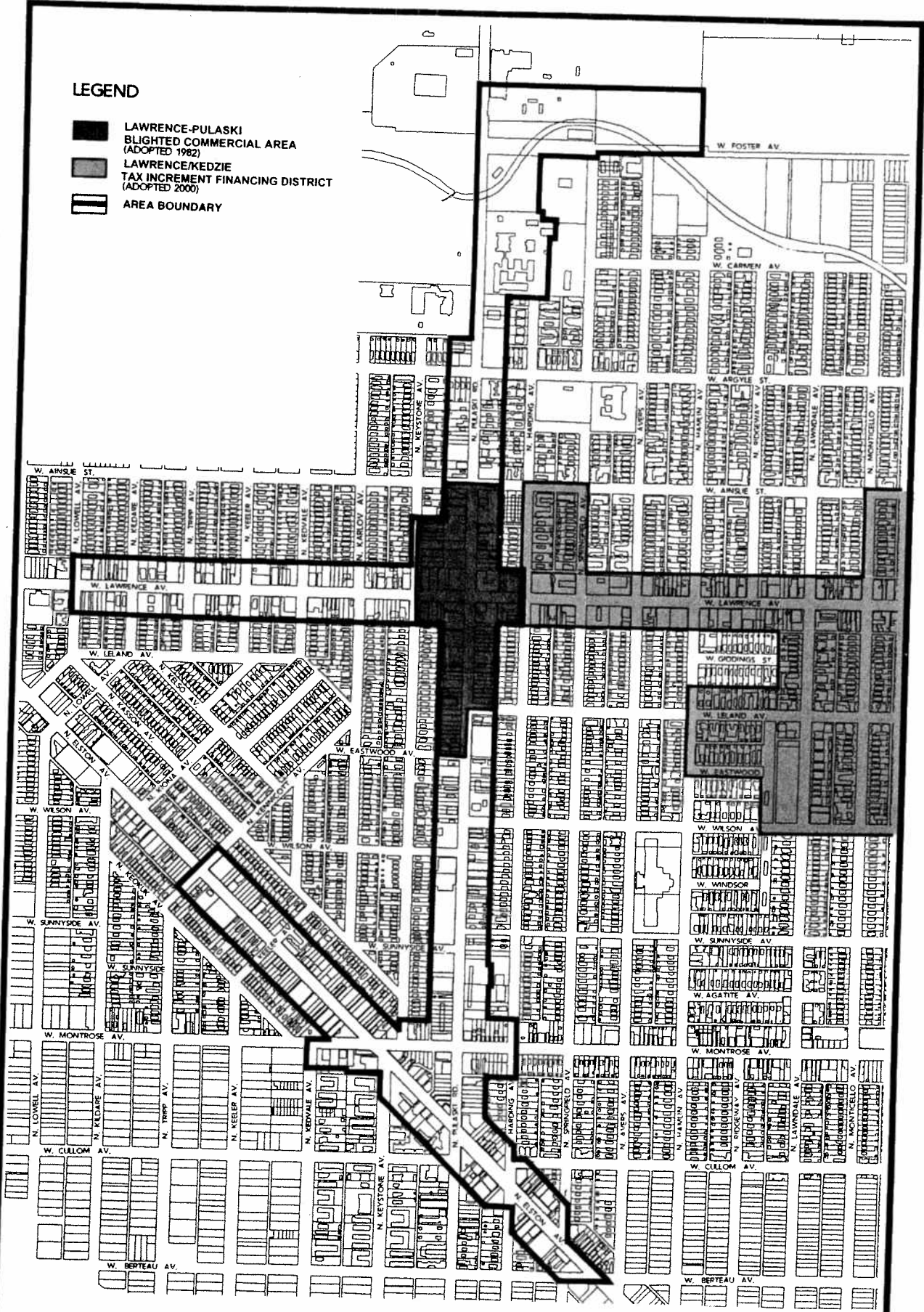


FIGURE 2
REDEVELOPMENT AREA DESIGNATIONS

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001

N. T. S.



CAMIROS

Planning, Design, Research, Construction, Landscape Architecture
111 East Wacker Drive, Chicago, Illinois 60601 Phone: 312.467.0400

LEGEND

 AREA BOUNDARY

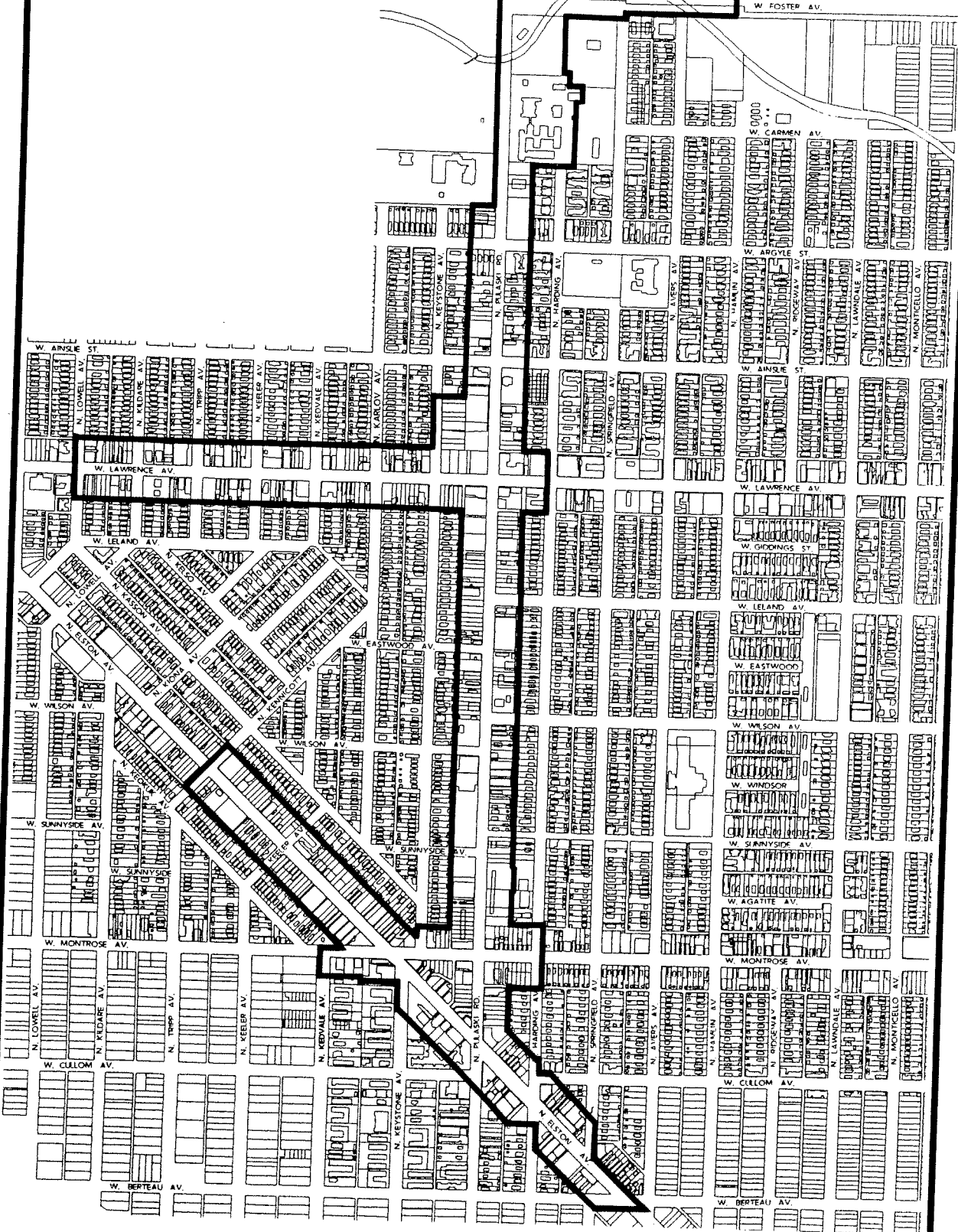








FIGURE 1
BOUNDARY MAP
LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S.


CAMIROS
Planning, Zoning, Economic Development, Livability Authority
411 North Lake Street, Chicago, Illinois 60607 Phone: (312) 929-4211

LEGEND

-  RESIDENTIAL
-  MIXED USE
COMMERCIAL/RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/INSTITUTIONAL
-  INDUSTRIAL
-  VACANT BUILDING
-  VACANT LOT

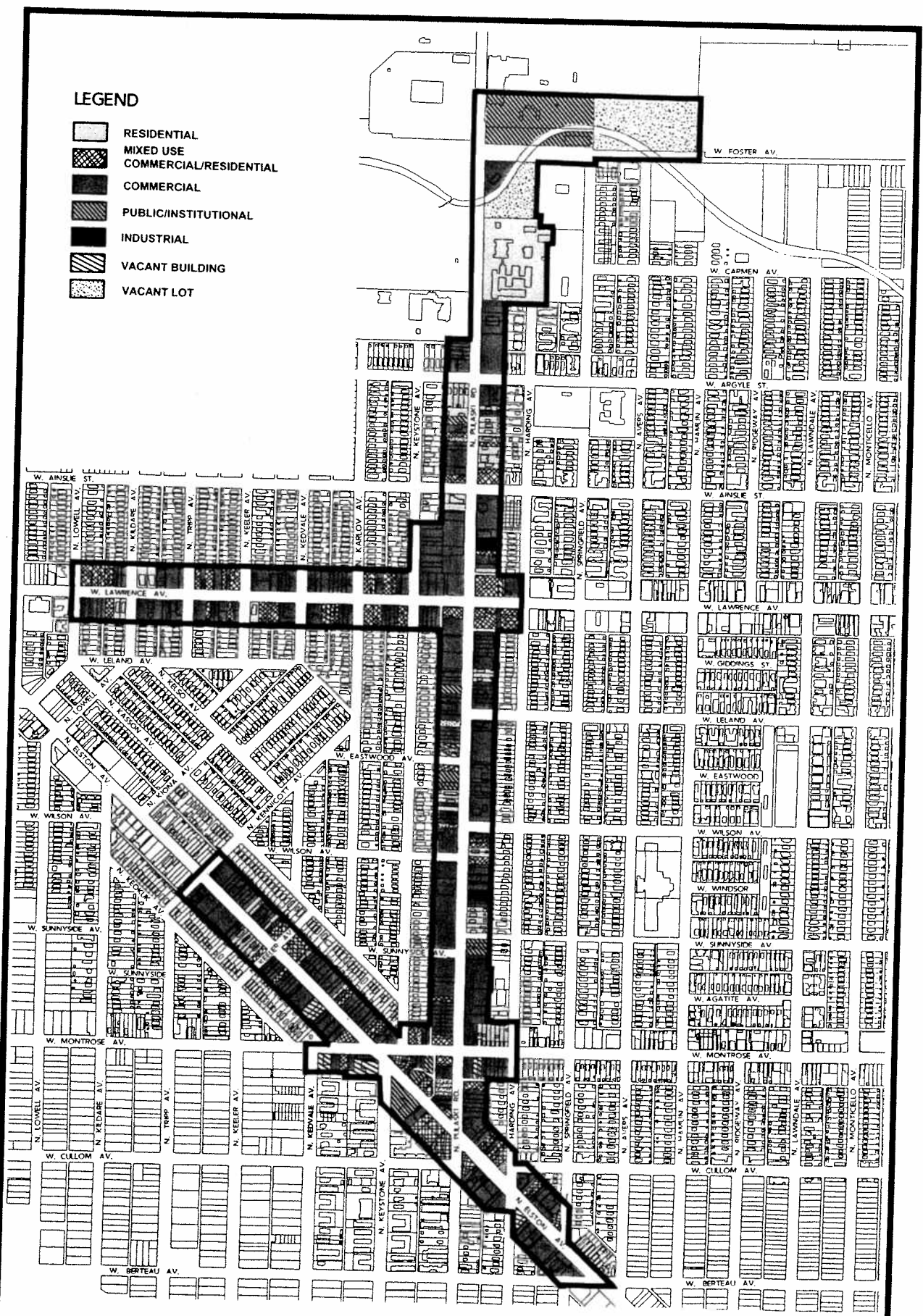





FIGURE 3
EXISTING LAND USE

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

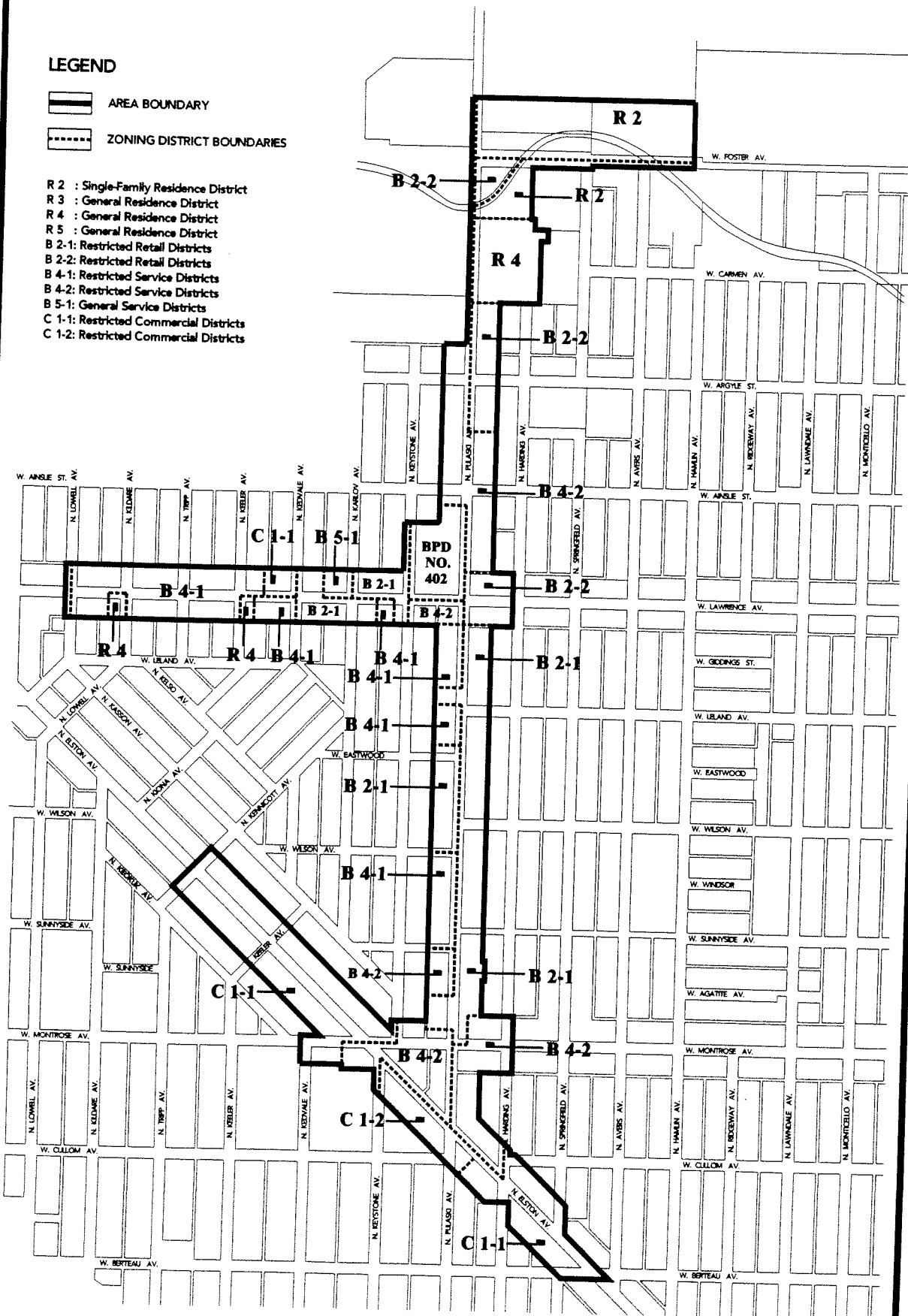
JULY, 2001
N. T. S. 

CAMIROS
Planning, Zoning, Economic Development, Landmarks Administration
111 South West Street, Chicago, Illinois 60607 Phone: 312-929-2611

LEGEND


-  AREA BOUNDARY
-  ZONING DISTRICT BOUNDARIES

- R 2 : Single-Family Residence District
- R 3 : General Residence District
- R 4 : General Residence District
- R 5 : General Residence District
- B 2-1: Restricted Retail Districts
- B 2-2: Restricted Retail Districts
- B 4-1: Restricted Service Districts
- B 4-2: Restricted Service Districts
- B 5-1: General Service Districts
- C 1-1: Restricted Commercial Districts
- C 1-2: Restricted Commercial Districts



**FIGURE 4
EXISTING ZONING**

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S. 

CAMIROS
Planning, Zoning, Economic Development, Landmarks Architecture
11 South Wabash Street, Chicago, Illinois 60607 Phone 312.427.8111

LEGEND

-  POLICE STATION
-  PARK

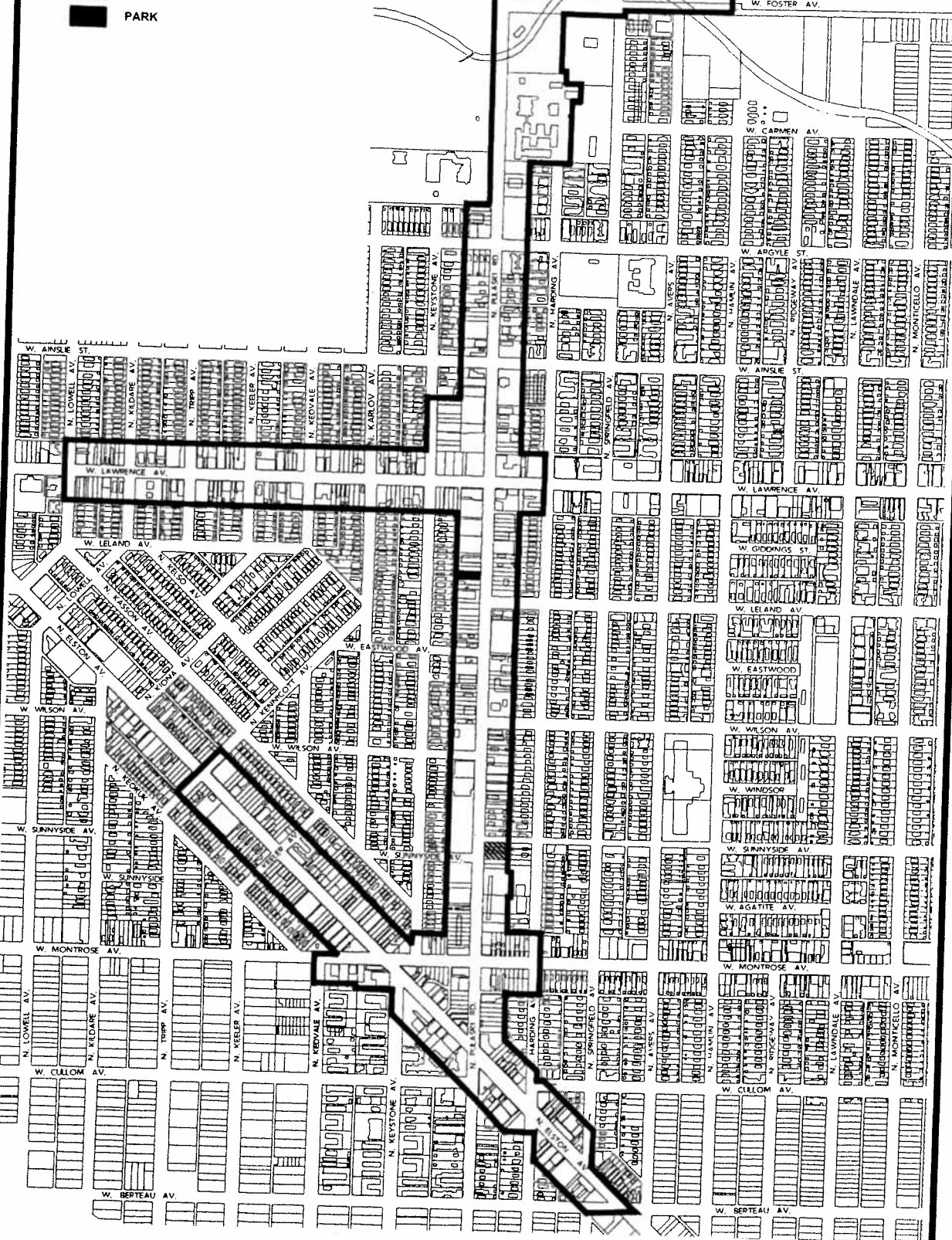


FIGURE 5
PUBLIC FACILITIES

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S.



Planning, zoning, economic development, land-use analysis
411 South Lake Street, Chicago, Illinois 60607 Phone: 312.537.0111

LEGEND

■ STAGNANT OR DECLINING
EAV IN 3 OF PAST 5 TAX YEARS

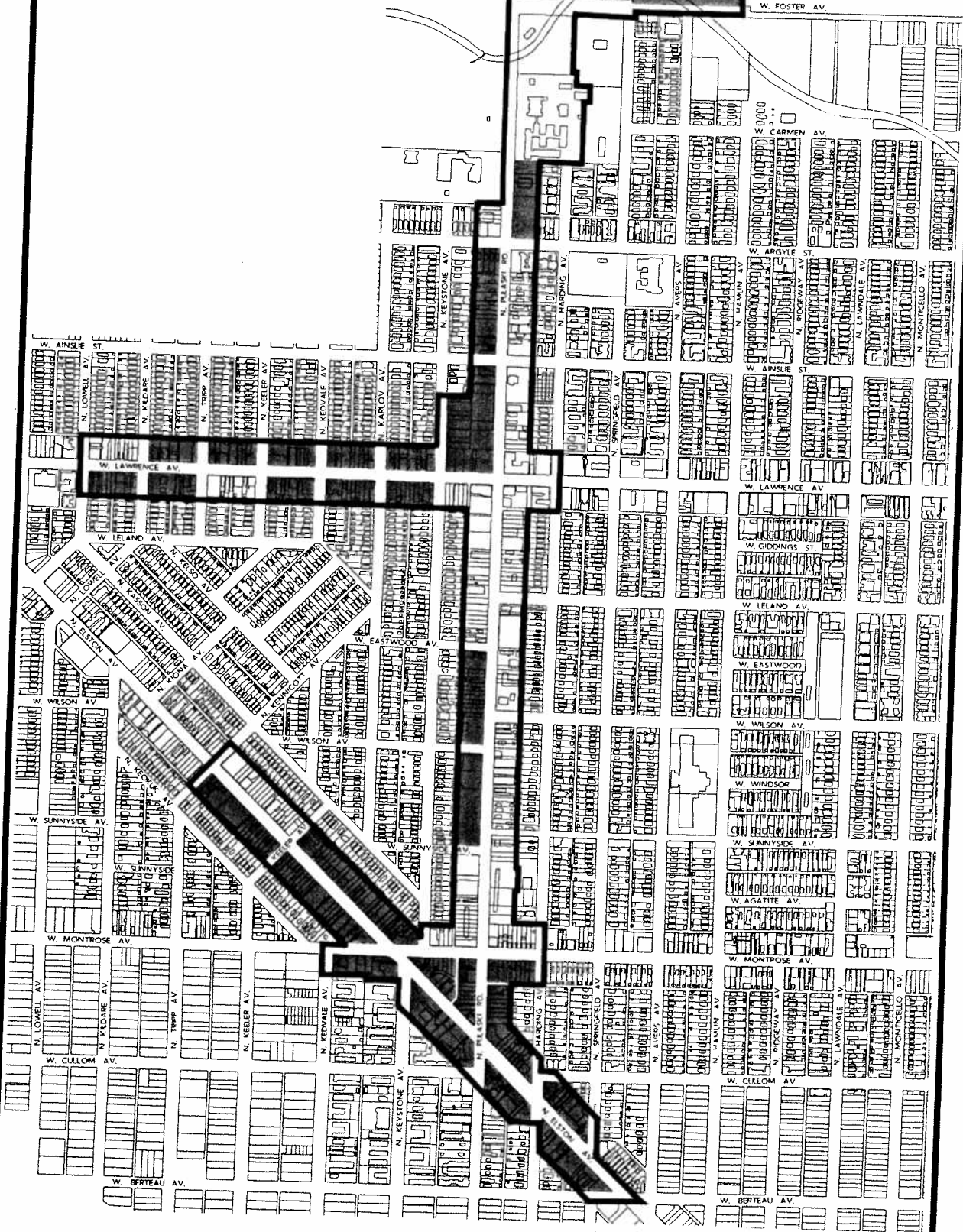


FIGURE 6
TAX BLOCKS WITH STAGNANT OR DECLINING EAV
LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S. NORTH

CAMIROS
Planning, Design, Economic Development, Landmarks, Construction Services
411 South Park Street, Chicago, Illinois 60607 Phone: 312.329.1511

LEGEND

 PARCELS PROPOSED FOR ACQUISITION

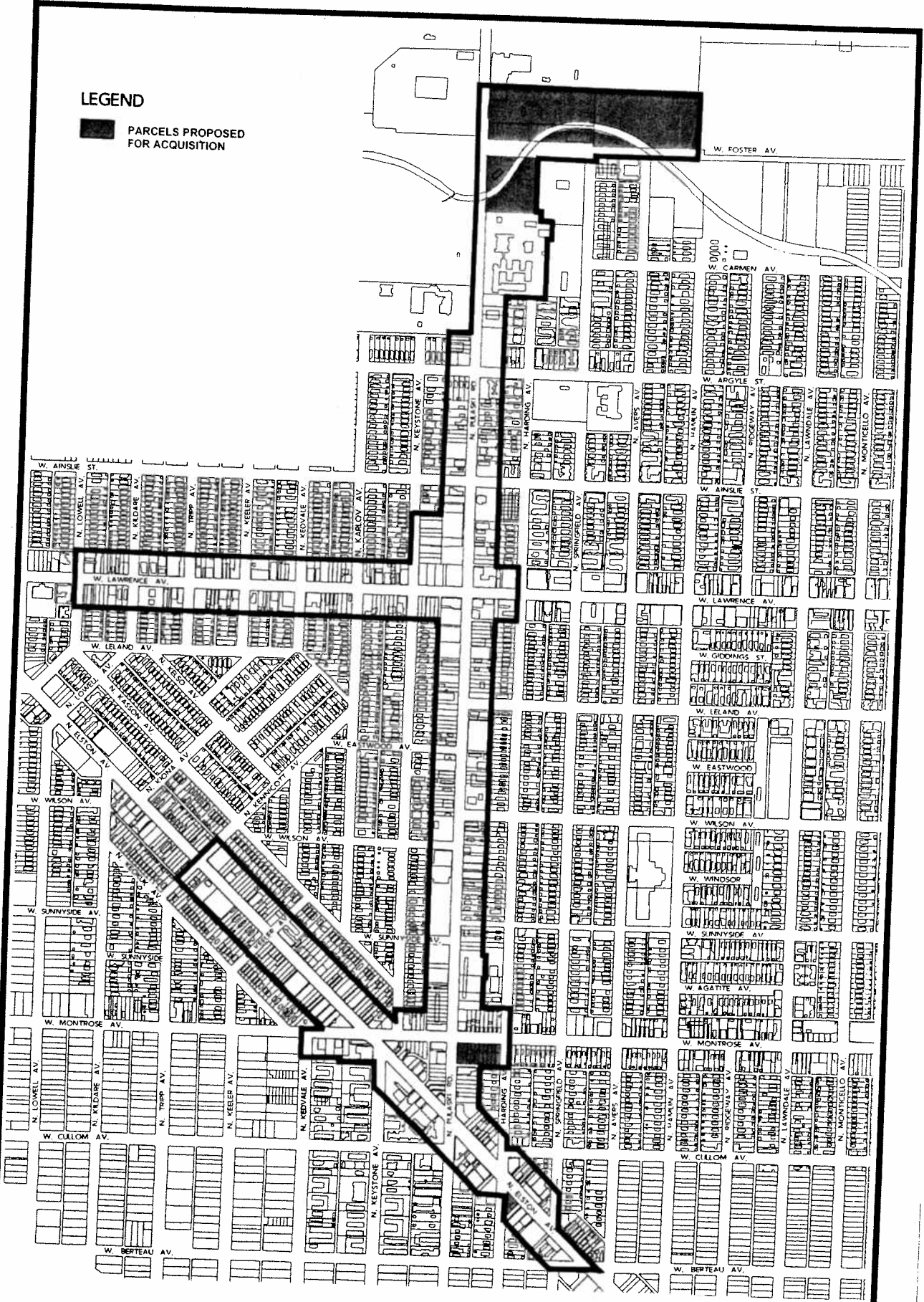



FIGURE 7
LAND ACQUISITION OVERVIEW MAP
LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S. 

CAMIROS
Planning, Survey, Historic Preservation, Landscape Architecture
411 South Park Street, Chicago, Illinois 60607 Phone: 312.733.9111

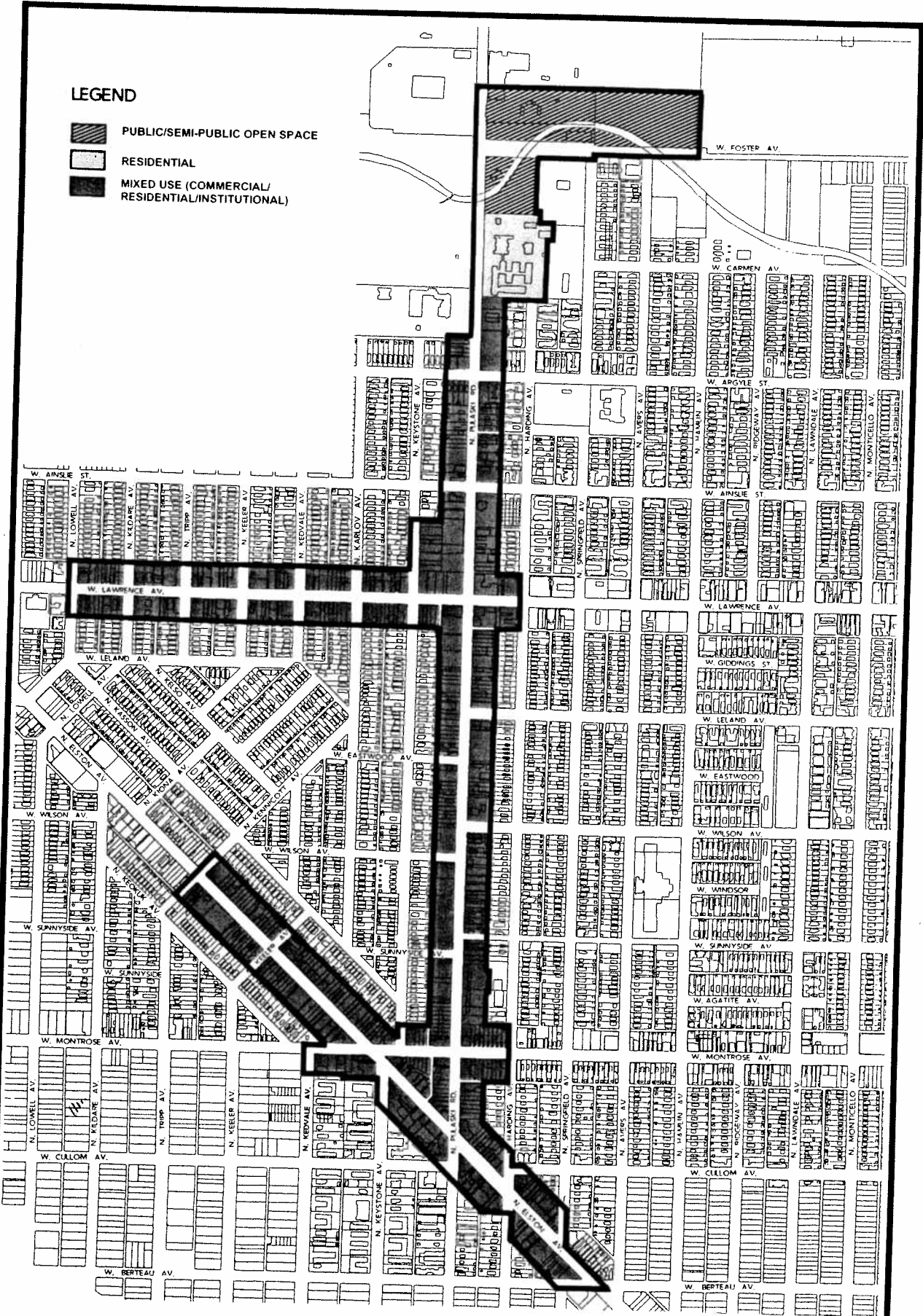


FIGURE 8
GENERAL LAND USE PLAN
LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
 N. T. S.

CAMIROS
Planning, Design, Economic Development, Landscape Architecture
 4110 Rockwell Street, Chicago, Illinois 60654 Phone: (312) 429-4211

APPENDIX B

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

LEGAL DESCRIPTION

ALL THAT PART OF THE EAST HALF OF SECTIONS 10 AND 15, AND THE WEST HALF OF SECTIONS 11 AND 14, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST LAWRENCE AVENUE WITH THE WEST LINE OF NORTH HARDING AVENUE, SAID POINT OF BEGINNING BEING ALSO THE NORTHEAST CORNER OF LOT 31 IN CARTER STAFFORD AND TRANKLE'S SUBDIVISION OF BLOCKS 1 TO 4 OF THE SUBDIVISION OF THE NORTH FIVE ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF NORTH HARDING AVENUE TO THE NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 9 IN BLOCK 4 IN TRYON AND DAVIS 40TH STREET ADDITION TO IRVING PARK, A SUBDIVISION IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST LAWRENCE AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 9 IN BLOCK 4 IN TRYON AND DAVIS 40TH STREET ADDITION TO IRVING PARK TO THE NORTHWESTERLY LINE OF SAID LOT 1;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 9 IN BLOCK 4 IN TRYON AND DAVIS 40TH STREET ADDITION TO IRVING PARK TO THE WEST LINE OF SAID LOT 1, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST SUNNYSIDE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST SUNNYSIDE AVENUE TO THE WEST LINE OF LOT 1 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK AND ALONG THE WEST LINE OF LOTS 4, 5 AND 8 TO

THE NORTH LINE OF THE SOUTH 15.50 FEET OF SAID LOT 8, ALL IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 15.50 FEET OF LOT 8 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK TO THE EAST LINE OF THE WEST 8 FEET OF SAID LOT 8;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 8 FEET OF LOT 8 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK AND ALONG THE EAST LINE OF THE WEST 8 FEET OF LOTS 9 AND 12 IN SAID BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK TO THE SOUTH LINE OF SAID LOT 12;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 12 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK TO THE WEST LINE OF LOT 13 IN SAID BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 13 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK AND ALONG THE WEST LINE OF LOTS 16, 17 AND 20 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK TO THE NORTH LINE OF LOT 23 IN SAID BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK;

THENCE EAST ALONG SAID NORTH LINE OF LOT 23 IN BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK AND ALONG THE NORTH LINE OF LOTS 22 AND 21 IN SAID BLOCK 1 OF PEARSON'S AND KINNE'S ADDITION TO IRVING PARK AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 39 IN BLOCK 1 OF W. B. WALKER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 39 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST MONTROSE AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 39 IN BLOCK 1 OF W. B. WALKER'S ADDITION TO CHICAGO TO THE WEST LINE OF SAID LOT 39, SAID WEST LINE OF LOT 39 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH PULASKI ROAD TO THE SOUTHWESTERLY LINE OF LOT 30 IN SAID BLOCK 1 OF W. B. WALKER'S ADDITION TO CHICAGO, SAID SOUTHWESTERLY LINE OF LOT 30 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF ELSTON AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF ELSTON AVENUE AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH HARDING AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE NORTH LINE OF WEST CULLOM AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST CULLOM AVENUE TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 15 IN BLOCK 15 OF AFORESAID W. B. WALKER'S ADDITION TO CHICAGO, SAID SOUTHWESTERLY LINE OF LOT 15 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF ELSTON AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF ELSTON AVENUE AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH SPRINGFIELD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SPRINGFIELD AVENUE TO THE NORTHEASTERLY LINE OF ELSTON AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 6 AND 7 IN BLOCK 19 OF AFORESAID W. B. WALKER'S ADDITION TO CHICAGO, SAID NORTH LINE OF LOTS 6 AND 7 BEING ALSO THE SOUTH LINE OF WEST BERTEAU AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF WEST BERTEAU AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 23 IN BLOCK 16 OF SAID W. B. WALKER'S ADDITION TO CHICAGO, SAID NORTHEASTERLY LINE OF LOT 23 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE TO THE EAST LINE OF NORTH HARDING AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH HARDING AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 45 IN BLOCK 17 OF AFORESAID W. B. WALKER'S ADDITION TO CHICAGO, SAID NORTH LINE OF LOT 45 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF ELSTON AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF LOT 45 IN BLOCK 17 OF SAID W. B. WALKER'S ADDITION TO CHICAGO TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOTS 13 AND 14 IN SAID BLOCK 17 OF W. B. WALKER'S ADDITION TO CHICAGO, SAID NORTHEASTERLY LINE OF LOTS 13 AND 14 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG THE NORTHEASTERLY LINE OF LOTS 13 AND 14 IN SAID BLOCK 17 OF W. B. WALKER'S ADDITION TO CHICAGO TO THE NORTHWESTERLY CORNER OF SAID LOT 13;

THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 2 IN GLEASON AND HOAR'S SUBDIVISION OF THAT PART LYING SOUTHWEST OF ELSTON AVENUE OF BLOCK 8 IN "IRVING PARK", A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD

PRINCIPAL MERIDIAN, SAID NORTHEAST CORNER OF LOT 2 BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH PULASKI ROAD WITH THE SOUTH LINE OF WEST CULLOM AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST CULLOM AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE ALLEY LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 1 THROUGH 5, BOTH INCLUSIVE IN GLEASON AND HOAR'S SUBDIVISION OF THAT PART LYING SOUTHWEST OF ELSTON AVENUE OF BLOCK 7 IN AFORESAID "IRVING PARK", SAID SOUTHWESTERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH KEYSTONE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KEYSTONE AVENUE TO THE NORTH LINE OF THE SOUTH 36 FEET OF LOT 6 IN BLOCK 6 IN AFORESAID "IRVING PARK";

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 36 FEET OF LOT 6 IN BLOCK 6 IN "IRVING PARK" TO THE EAST LINE OF LOT 5 IN SAID BLOCK 6 OF "IRVING PARK";

THENCE NORTH ALONG SAID EAST LINE OF LOT 5 IN BLOCK 6 OF "IRVING PARK" TO THE NORTH LINE OF SAID LOT 5;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 6 OF "IRVING PARK" AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH KEDVALE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KEDVALE AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST MONTROSE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST MONTROSE AVENUE TO THE NORTHEASTERLY LINE OF LOT 41 IN BLOCK 16 OF JOHN MILLER'S IRVING PARK ADDITION, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEAST LINE OF LOT 41 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF ELSTON AVENUE TO THE NORTHWESTERLY LINE OF KENNICOTT AVENUE;

THENCE NORTHEAST ALONG SAID NORTHWESTERLY LINE OF KENNICOTT AVENUE TO THE SOUTHWESTERLY LINE OF ELSTON AVENUE;

THENCE NORTHWEST ALONG SAID SOUTHWESTERLY LINE OF ELSTON AVENUE TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 34 IN

THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF WEST LAWRENCE AVENUE TO THE WEST LINE OF NORTH KEYSTONE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KEYSTONE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 7 IN BLOCK 4 OF SECRIST SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF THE NORTH 5 FEET OF LOT 7 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF WEST AINSLIE STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 5 FEET OF LOT 7 IN BLOCK 4 OF SECRIST SUBDIVISION TO THE EAST LINE OF SAID LOT 7, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 208 FEET OF THE EAST THREE QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF THE SOUTH 208 FEET OF THE EAST THREE QUARTERS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, TO THE WEST LINE OF NORTH PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF NORTH PULASKI ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-102-002;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-102-002 AND ALONG THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-102-004 TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTH LINE OF WEST FOSTER AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST FOSTER AVENUE TO THE EAST LINE OF NORTH SPRINGFIELD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SPRINGFIELD AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN

BLOCK 4 OF ELSTON AVENUE ADDITION TO IRVING PARK, A SUBDIVISION OF LOT 4 IN COUNTY CLERK'S DIVISION OF LOTS 1 AND 7 TO 15 IN FITCH AND HEACOX'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEASTERLY LINE OF LOT 34 BEING ALSO THE NORTHWESTERLY LINE OF KENNICOTT AVENUE;

THENCE NORTHEAST ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF KENNICOTT AVENUE TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 2 IN BLOCK 17 OF AFORESAID JOHN MILLER'S IRVING PARK ADDITION, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF LOT 2 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF ELSTON AVENUE;

THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF ELSTON AVENUE TO THE WEST LINE OF NORTH KEYSTONE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH KEYSTONE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN MILLER'S IRVING PARK SUBDIVISION OF LOTS 24, 28, 29, 32, 33, 36, 37, 40 AND 41 IN BLOCK 13 OF MILLER'S IRVING PARK ADDITION, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 5 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST MONTROSE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 5 IN MILLER'S IRVING PARK SUBDIVISION TO THE EAST LINE OF SAID LOT 5, SAID EAST LINE OF LOT 5 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH PULASKI ROAD TO THE NORTHEASTERLY LINE OF LOT 22 IN BLOCK 1 OF ELSTON AVENUE ADDITION TO IRVING PARK, A SUBDIVISION OF LOT 5 IN COUNTY CLERK'S DIVISION OF LOTS 7 TO 15 IN FITCH AND HEACOX'S SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF LOT 22 IN BLOCK 1 OF ELSTON AVENUE ADDITION TO IRVING PARK TO THE NORTH LINE OF SAID LOT 22, SAID NORTH LINE OF LOT 22 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST LAWRENCE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST LAWRENCE AVENUE TO THE WEST LINE OF NORTH LOWELL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH LOWELL AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN BLOCK 1 OF SEIVER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE

13-11-300-007, SAID NORTH LINE BEING ALSO THE SOUTH LINE OF WEST FOSTER AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007 TO THE WEST LINE OF SAID PARCEL OF PROPERTY BEARING PIN 13-11-300-007, SAID WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007 BEING ALSO THE EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-008;

THENCE SOUTH ALONG SAID WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007, A DISTANCE OF 325.5 FEET, MORE OR LESS, TO A SOUTH LINE OF SAID PARCEL OF PROPERTY BEARING PIN 13-11-300-007, SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007 BEING ALSO A NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009;

THENCE EAST ALONG SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007, A DISTANCE OF 31 FEET, MORE OR LESS, TO A WEST LINE THEREOF, SAID WEST LINE BEING ALSO AN EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009;

THENCE SOUTH ALONG SAID WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007, A DISTANCE OF 58 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-007 BEING ALSO A NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009;

THENCE EAST ALONG SAID NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009, A DISTANCE OF 85 FEET, MORE OR LESS, TO AN EAST LINE THEREOF, SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009 BEING ALSO A WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-005;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009, A DISTANCE OF 74.50 FEET, MORE OR LESS, TO A NORTH LINE OF SAID PARCEL OF PROPERTY BEARING PIN 13-11-300-005;

THENCE WEST ALONG SAID NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-005, A DISTANCE OF 35 FEET, MORE OR LESS, TO A WEST LINE THEREOF, SAID WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-005 BEING ALSO AN EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009;

THENCE SOUTH ALONG SAID EAST LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009, A DISTANCE OF 349.93 FEET, MORE OR LESS, TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 13-11-300-009 BEING ALSO THE NORTH LINE OF ALBANY PARK GARDENS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, OF BLOCK 2 (EXCEPT LOTS 1 TO 5) IN SPIKING'S SUBDIVISION OF THE WEST 60 ACRES (EXCEPT THE NORTHWEST 13 ACRES) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

APPENDIX C

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

ELIGIBILITY STUDY

The purpose of this analysis is to determine whether a portion of the City identified as the Lawrence/Pulaski Redevelopment Project Area qualifies for designation as a tax increment financing district pursuant to the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blight or rapid deterioration through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Lawrence/Pulaski Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A.

The Study Area is approximately 106 acres in size, with approximately 25 acres in street/alley rights-of-way and 81 acres in net usable property. The Study Area consists of 435 tax parcels located on 39 tax blocks. 80 parcels are improved with parking or other surface improvements, but do not have buildings. Twelve parcels are classified as vacant land. The largest concentration of vacant tax parcels is found along the Chicago River at the north end of the Area. The remaining 344 parcels contain 260 buildings. The Study Area includes only contiguous parcels and street rights-of way.

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of the Consultant. The Consultant has prepared this report with the understanding that the City would rely on (1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and (2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

1. INTRODUCTION

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

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

In adopting the Act, the Illinois General Assembly found:

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

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

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

Conservation Areas

Conservation areas are areas that are rapidly deteriorating and declining. Such areas are not yet blighted, but may soon become blighted areas if their decline is not checked. Establishing an area as a "conservation area" under the Act requires that *50% or more* of the structures in the area must be 35 years of age or older, and the presence of *three or more* of the following 13 factors:

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

- Excessive land coverage and overcrowding of structures and community facilities
- Deleterious land use or layout
- Lack of community planning
- Environmental contamination
- Declining or stagnant equalized assessed value

The Act defines conservation areas and also provide guidance as to when the factors present qualify an area for such designation. Where any of the factors identified above are found to be present in a Study Area, they must be 1) documented to be present to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and 2) reasonably distributed throughout the Study Area.

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

2. ELIGIBILITY STUDIES AND ANALYSIS

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

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

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

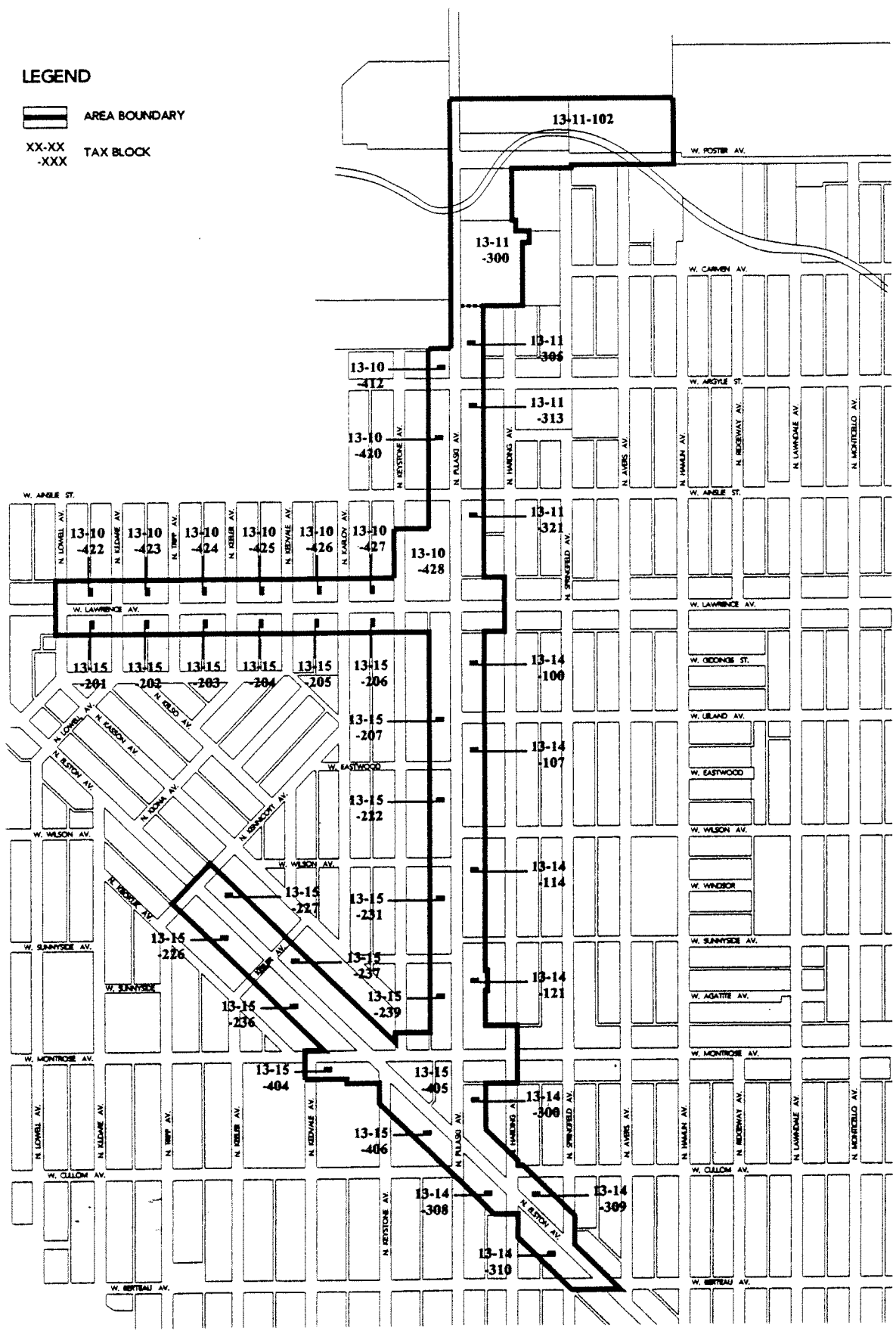
An exterior building conditions survey and a site conditions survey of the area were undertaken between April and June, 2001. The analysis of conditions is organized by tax block. The Study Area contains 39 tax blocks, as shown in Figure B, with the corresponding current land use in Figure C.

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

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

LEGEND

-  AREA BOUNDARY
-  XX-XX TAX BLOCK
-  -XXX



**FIGURE B
TAX BLOCK MAP**









LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S.



CAMIROS
Planning, Survey, Engineering, Construction, Landmark Administration

LEGEND

-  RESIDENTIAL
-  MIXED USE
-  COMMERCIAL/RESIDENTIAL
-  COMMERCIAL
-  PUBLIC/INSTITUTIONAL
-  INDUSTRIAL
-  VACANT BUILDING
-  VACANT LOT

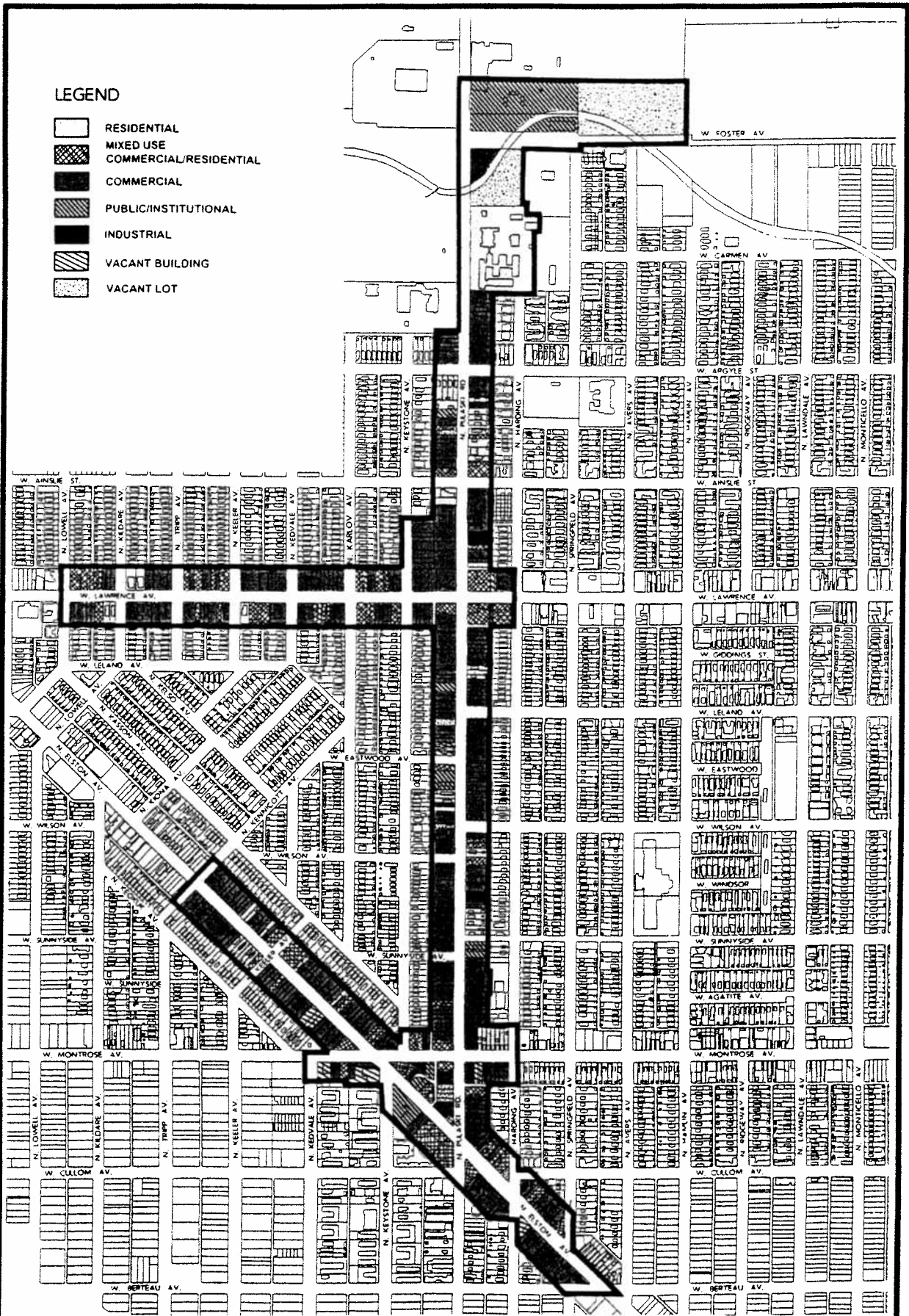


FIGURE C
EXISTING LAND USE

LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

JULY, 2001
N. T. S.



CAMIROS

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Study Area consists primarily of developed property. Consequently, the character of property within the Study Area is predominantly improved. For this reason, the analysis of eligibility was based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are obviously accessory to an adjacent building/primary use.

In order to establish the eligibility of a redevelopment project area under the “conservation area” criteria established in the Act, at least 50% of buildings within the Study Area must be 35 years of age or older. In addition, three of 13 eligibility factors must be meaningfully present and reasonably distributed throughout the Study Area. This eligibility study finds that the Study Area qualifies for designation as a “conservation area.”

Seventy-eight percent (78%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum of 50% required by the Act for designation. Additionally, ten of the conditions cited in the Act are meaningfully present within the Study Area. The five conditions present to a *major* extent are: obsolescence, deterioration, presence of structures below minimum code standards, deleterious land use or layout, and stagnant or declining EAV. The five conditions present to a *minor* extent are: dilapidation, excessive land coverage and overcrowding of structures and community facilities, excessive vacancies, lack of community planning and environmental contamination. All of these factors are well distributed throughout the Study Area.

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

Age

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

In establishing a conservation area under the Act, 35 years is used as an indication of the point at which age becomes a potentially blighting factor with respect to structures within a study area. For buildings intended for long-term occupancy, this is the point at which building systems can be expected to begin to

fail and building types may become obsolete as a result of changing technology or use requirements. For buildings that are designed for a shorter life span, age can become a blighting factor even in relatively new buildings.

Within the Study Area, 204 of 260 buildings, or 78%, are more than 35 years old, substantially more than the 50% required under the Act for designation of a conservation area. Of the 39 tax blocks in the Study Area, older buildings represent a majority of buildings on 33 of the 39 tax blocks.

The following discussion describes the extent to which each of the 13 eligibility factors for designation of a conservation area are present within the Study Area.

Factors Present to a Major Extent

Obsolescence

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

Economic obsolescence may be evidenced by a variety of factors including deterioration of the physical environment, streets of inadequate width, or parcels of inadequate size or irregular shape which prevent reasonable development. This condition is often a result of adverse conditions, which cause some degree of market rejection and, therefore, a depreciation of market values. One of the key indicators of economic obsolescence is stagnant or declining property values, which are reflected in the values established by the Cook County Assessor for assessment purposes.

Obsolescence was found to be present to a major extent within the Study Area, affecting 26 of 39 tax blocks (67%) to a major extent and 13 blocks to a minor extent (33%). Economic obsolescence as reflected by stagnant or declining equalized assessed valuation (EAV) was found throughout the Study Area. This factor was considered to be present to a major extent with respect to tax blocks with stagnant or declining EAV in three of the last five years. This condition was considered to be present to a minor extent on blocks where stagnant or declining EAV had occurred in two of the last five years.

Many of the commercial buildings within the Study Area are quite old and development standards have changed significantly since the buildings in the Study Area were constructed. Within the Study Area, obsolescence was evidenced by buildings falling into disuse and buildings that were no longer well suited to their original use. Most obsolete buildings were outdated residential and commercial buildings in which the size and shape of the building, along with a lack of adequate parking and loading space, have resulted in obsolescence.

Deterioration

This condition is present when there are physical deficiencies in buildings or surface improvements requiring treatment or repair. Any deficiency beyond normal maintenance qualifies as deterioration. Moderate levels of deterioration may be present in basically sound buildings that contain defects that can be corrected. More advanced deterioration that is not easily correctable and cannot be accomplished

during the course of normal maintenance may also be evident. Advanced deterioration is clearly a greater blighting influence. Consequently, the incidence of advanced deterioration need not be widespread to qualify this condition as being present to a major extent. Examples of conditions that indicate deterioration include buildings that are not weather-tight, loose or missing materials, defects in exterior walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls, roofs) or major defects in secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). In terms of surface improvements, including sidewalks, off-street parking and surface storage areas, deterioration may take the form of surface cracking, loose paving material, depressions, streets with pitted pavement/potholes, crumbling curbs, crumbled or heaved sidewalks and pavement, and weeds protruding through paved surfaces.

Deterioration was found to be present within the Study Area to a major extent. In considering whether or not a tax parcel could be considered "deteriorated," both the condition of the building surveyed, as well as the site conditions, were taken into account. *Of the 39 tax blocks in the Study Area, this factor was present to a major extent on 34 blocks (87%) and to a minor extent on 3 blocks (8%).*

Building deterioration is considered to be present to a major extent if deteriorated buildings and site conditions account for at least 20% of the total number of buildings on the block. Because, by definition, conservation areas are areas which are not yet blighted but which may soon become blighted if their decline is not checked, buildings which exhibit relatively minor deterioration were classified as deteriorated for the purposes of this analysis.

In regard to each individual tax parcel surveyed, the results of how many were considered deteriorated are as follows. *With respect to building deterioration, of 435 tax parcels, 231 (53%) were found to contain buildings with minor deterioration and 60 (14%) had major deterioration.* Evidence of deterioration included major cracks in masonry walls, window frames, doors and door frames requiring major repair or replacement, missing mortar requiring tuckpointing, and rusted gutters and downspouts.

With respect to deterioration of surface improvements, 235 tax parcels of 435 (54%) demonstrated minor deterioration in site conditions and 44 (10%) tax parcels demonstrated major deterioration. In terms of surface improvements, which included sidewalks, off-street parking and surface storage areas, deterioration took the form of surface cracking, loose paving material, depressions, crumbling curbs, crumbled or heaved sidewalks and pavement, as well as weeds protruding through paved surfaces.

Presence of Structures Below Minimum Code Standards

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

Presence of structures below minimum code standards was found to be present within the Study Area to a major extent. Between 1996 and 2001 there were 101 code violations issued to property owners within the Study Area. Of the 39 tax blocks in the Study Area, this factor was present to major extent on 25 blocks (64%) and to a minor extent on 9 blocks (23%). This factor was considered present to a major extent if more than 25% of the buildings on the block were below minimum code standards.

Deleterious Land Use or Layout

This factor is characterized by inappropriate or incompatible land use relationships, inappropriate mixed uses within buildings or uses which are considered to be noxious, offensive, or unsuitable for the surrounding area.

Deleterious land use or layout was found to be present within the Study Area to a major extent. This factor was found to be present to a major extent on 10 of the 39 tax blocks (26%) and to a minor extent on 11 of 39 tax blocks (28%). For example, the building located at 4723-25 North Pulaski, has combined the use of auto body repair with that of non-auto related retail. The retail portion of the building – a clothing store – has converted a driveway into the store entrance.

Declining or Stagnant Equalized Assessed Value

This factor is present when one of three conditions is met within the study area: 1) the total equalized assessed value (EAV) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

Declining or stagnant equalized assessed values are indicative of economic and functional obsolescence. This condition relates to the lack of growth and private investment in an area resulting in economic and physical decline. Table A shows that the EAV for the Study Area has grown at a lower rate than Chicago as a whole in three of the last five years.

TABLE A
COMPARATIVE INCREASES IN EAV

	1999	1998	1997	1996	1995
Study Area EAV	\$42,113,294	\$40,650,366	\$40,097,312	\$36,596,518	\$36,527,015
% Change of Study Area EAV from Prior Year	3.60%	1.38%	9.57%	0.19%	6.25%
% Change in EAV for Balance of Chicago	4.17%	1.77%	8.40%	1.27%	0.99%

Source: Cook County Tax Extension Office

Factors Present to a Minor Extent

Dilapidation

Dilapidation exists when buildings are in an advanced state of disrepair and neglect of necessary repairs to the primary structural components of buildings result in the necessity of major repairs or demolition. Due to the blighting nature of dilapidation, this factor was considered present to a major extent if it represents ten percent (10%) or more of the buildings on the block.

Only one building was found to be dilapidated during the exterior building survey, showing an advanced state of disrepair and neglect in both the structure and the site conditions. *This condition is therefore present to a minor extent within the Study Area.*

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. This condition is present when buildings occupy all, or most, of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel, the presence of multiple buildings on a single parcel, or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development for health or safety. For there to be a finding of excessive land coverage, parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

This condition is present to a minor extent throughout the Study Area. Overall, 91 parcels (21%) of the 435 that make up the Study Area proved to meet the conditions of excessive land coverage and overcrowding of structures and community facilities. Of the 39 tax blocks in the Study Area, this factor was present to a major extent on 7 blocks (18%), affecting at least 50% of the buildings on the block, and to a minor extent on 9 blocks (23%). Many commercial buildings on those blocks affected to a major extent occupy all, or most, of their sites, leaving little opportunity to provide on-site parking and/or loading facilities. In a few locations within the Study Area, it was also observed that trucks clogged public streets because area businesses lacked adequate on-site loading facilities to accommodate waiting trucks. Also, some buildings have been built from lot line to lot line and lack necessary separations to minimize the threat of the spread of fire. These characteristics clearly indicate the presence of excessive land coverage.

Excessive Vacancies

This condition is present when buildings are vacant, or partially vacant, such that they are underutilized and represent an adverse influence on the Study Area because of the frequency, extent or duration of the vacancies. Excessive vacancies can also be evidenced by vacant lots. The presence of buildings or sites which are unoccupied or underutilized generally signifies a lack of economic viability of the property and, by extension, of the surrounding area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization. A relatively small amount of vacant/abandoned property can affect the value and perceived viability of the surrounding area. Consequently, the presence of this condition would represent a significant blighting influence.

Excessive vacancies were found to be present within the Study Area to a minor extent. Of the 39 tax blocks in the Study Area, this factor was present to major extent on 7 blocks (18%) and to a minor extent on 7 blocks (18%). Ten vacant buildings (or 4% of all buildings) were identified. For this factor to be present to a major extent on a tax block, evidence of vacant, partially vacant or underutilized buildings needed to be evident on 25% or more of the total parcels on the block.

Lack of Community Planning

This factor is present if the proposed redevelopment project area developed prior to, or without the benefit and guidance of, a community plan. This means that the area was developed prior to the adoption of a comprehensive or other community plan by the municipality or that the plan was not followed at the time of the area's development. The presence of this condition must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet modern development standards, or other evidence demonstrating an absence of effective community planning.

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

This factor is present to a minor extent within the Study Area. This factor affects 4 of 39 (10%) tax blocks to a major extent and 12 tax blocks (31%) to a minor extent. The only adopted plan for the Study Area is the Lawrence/Pulaski Redevelopment Plan, adopted in 1982, which covers a portion of the Study Area located along North Pulaski Road between West Ainsle Street and West Eastwood Avenue, and West Lawrence Avenue between North Keystone Avenue and North Harding Avenue. The zoning for the Study Area is almost exclusively business and commercial and prohibits ground floor residential use. Nevertheless, there are numerous residential uses with retail as well as auto-oriented commercial uses, such as repair shops, interspersed throughout the Study Area. In some cases, these residential buildings were originally built as single-family houses, dating from the 1890s when the area was just beginning to develop. There are also apartment buildings built in the 1920s that reflect development trends at that time. Finally, there are also newer apartment buildings built in the 1950s through the early 1970s that are generally inconsistent with the current zoning.

Environmental Contamination

This factor is considered present when property has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by state or federal law, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for such clean-up. In order for this eligibility factor to apply, the remediation costs must constitute a material impediment to the development, or redevelopment, of the redevelopment project area.

This factor is present to a minor extent within the Study Area. There are several former gas stations, and other commercial sites, which may warrant environmental remediation. For example, one such site on Pulaski Road is considered contaminated with pits on the site that were backfilled with contaminated soil. Other gas station sites no longer in use still have dispenser islands located on their properties and other contaminating factors, such as the site at 4258 North Elston Avenue, which has waste and gas tanks in deteriorated condition.

Factors Found Not To Be Present or Whose Presence Could Not Be Determined

Illegal Use of Individual Structures

This factor is present when structures are used in violation of federal, state or local laws. Exterior building and land use surveys of the Study Area revealed no illegal land uses, with the existing ground floor residential uses generally being nonconforming uses under current zoning.

Lack of Ventilation, Light, or Sanitary Facilities

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

- Adequate mechanical ventilation for air circulation in rooms without windows, such as bathrooms, and dust, odor, or smoke producing activity areas.

- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and amounts by room area to window area ratios.
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

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

Inadequate Utilities

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

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

4. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area qualifies for designation as a “conservation area.” Seventy-eight percent (78%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum of 50% required by the Act for designation.

Once the age requirement has been met, the meaningful presence of three of 13 conditions is required for designation of improved property as a “conservation area.” Of the conditions cited in the Act, ten are present to a meaningful extent, with that presence documented and reasonably distributed within the Study Area.

The conditions present to a *major* extent are:

- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Deleterious land use or layout
- Stagnant or declining EAV

The conditions present to a *minor* extent are:

- Dilapidation
- Excessive vacancies
- Excessive land coverage and overcrowding of structures and community facilities
- Lack of community planning
- Environmental contamination

Based on the conditions present, the area is not likely to be effectively developed without the designation of all or part of the Study Area as a “conservation area” and the adoption of a tax increment redevelopment plan and project. The distribution of factors within the Study Area is presented in Table B on the following page.

Table B
DISTRIBUTION OF BLIGHTING FACTORS

Eligibility Factors														
Tax Block	1	2	3	4	5	6	7	8	9	10	11	12	13	14
13-10-412	•		•	X	X						X		X	X
13-10-420	X		X	X	X					•	•		•	X
13-10-422	X		•	X	X					X	X			X
13-10-423	X		X	X							X			X
13-10-424	X		X	X	•					•				X
13-10-425	•		X	X	X									X
13-10-426	•		X	X	X									X
13-10-427	X		X	X	•		•			X				X
13-10-428	•		X	•	X								•	X
13-11-102	X		X	X	X						X		•	X
13-11-300	X		•	X	X						•	•	•	X
13-11-305	•		X	X										X
13-11-313	X		•	X	X								X	X
13-11-321	X		•	X	X					•			•	X
13-14-100	X		•	X	X		•			•	•		•	X
13-14-107	X		•	X	•					•				X
13-14-114	X		•	X	X		•			•	•		•	X
13-14-121	X		•	X	•								X	X
13-14-300	X		X	X	•		X			•	•	•		X
13-14-308	X		X											X
13-14-309	X		X	X	•					•				X
13-14-310	X		X	X	X		•					•		X
13-15-201	X		X		X						X			X
13-15-202	X		X	X							X			X
13-15-203	X		•	X	X									X
13-15-204	X		X	X	•		•				•		•	X
13-15-205	X		X	•	X						•			X
13-15-206	X		X	X	X									X
13-15-207	X		•	X	X		X			•	•			X
13-15-222	X		X	X	X		•			X	•		•	X
13-15-226	X		X	X	X					X	X		X	X
13-15-227	X	X	•	X	X		X			X	X		•	X
13-15-231	•		X	•										X
13-15-236	X		X	X	•					X	X			X
13-15-237	X		X	X	•		X			X	X		•	X
13-15-239	X		•	X	X		X							X
13-15-404	X		X	X	X		X				•			X
13-15-405	X		X	X	X		•				•			X
13-15-406	X		X	X	X		X						•	X
Total •	6	0	13	3	9		7			9	11		12	0
Total X	33	1	26	34	25		7			7	10		4	39

- Eligibility Factors Legend**
1. Age
 2. Dilapidation
 3. Obsolescence
 4. Deterioration
 5. Presence of structures below code standards
 6. Illegal use of structures
 7. Excessive vacancies
 8. Lack of ventilation, light or sanitary facilities
 9. Inadequate utilities
 10. Excessive land coverage or overcrowding of community facilities
 11. Deleterious land use or layout
 12. Environmental contamination
 13. Lack of community planning
 14. Declining or stagnant EAV
- X -present to a maior extent
• -present to a minor extent

APPENDIX D

INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY WITHIN THE LAWRENCE/PULASKI REDEVELOPMENT PROJECT AREA

No.	Tax Block	Parcel	Unit	2000 EAV
1	13-10-412	005	0000	\$194,979
2	13-10-412	006	0000	\$58,712
3	13-10-412	007	0000	\$58,591
4	13-10-412	008	0000	\$58,591
5	13-10-412	011	0000	\$120,400
6	13-10-420	015	0000	\$16,302
7	13-10-420	016	0000	\$35,321
8	13-10-420	017	0000	\$33,117
9	13-10-420	018	0000	\$36,981
10	13-10-420	019	0000	\$43,963
11	13-10-420	020	0000	\$46,080
12	13-10-420	021	0000	\$62,489
13	13-10-420	022	0000	\$45,655
14	13-10-420	023	0000	\$8,076
15	13-10-420	024	0000	\$21,637
16	13-10-420	025	0000	\$21,386
17	13-10-420	026	0000	\$450,192
18	13-10-420	027	0000	\$113,794
19	13-10-420	028	0000	\$155,999
20	13-10-422	031	0000	\$232,236
21	13-10-422	032	0000	\$9,561
22	13-10-422	033	0000	\$58,283
23	13-10-422	034	0000	\$54,794
24	13-10-422	035	0000	\$93,056
25	13-10-422	036	0000	\$80,744
26	13-10-422	037	0000	\$118,684
27	13-10-422	038	1001	\$17,581
28	13-10-422	038	1002	\$16,236
29	13-10-422	038	1003	\$14,906
30	13-10-422	038	1004	\$15,716
31	13-10-422	038	1005	\$11,736
32	13-10-422	038	1006	\$10,835
33	13-10-422	038	1007	\$10,406
34	13-10-422	038	1008	\$9,074
35	13-10-422	038	1009	\$2,399
36	13-10-422	038	1010	\$2,399
37	13-10-422	038	1011	\$2,399
38	13-10-422	038	1012	\$2,399
39	13-10-422	038	1013	\$2,399
40	13-10-423	035	0000	\$97,096
41	13-10-423	042	0000	\$313,500

No.	Tax Block	Parcel	Unit	2000 EAV
42	13-10-423	043	0000	\$131,064
43	13-10-423	044	0000	\$132,861
44	13-10-424	031	0000	\$103,960
45	13-10-424	032	0000	\$94,161
46	13-10-424	033	0000	\$92,387
47	13-10-424	034	0000	\$141,948
48	13-10-424	035	0000	\$63,610
49	13-10-424	036	0000	\$46,987
50	13-10-424	037	0000	\$198,723
51	13-10-425	028	0000	\$213,218
52	13-10-425	031	0000	\$86,943
53	13-10-425	032	0000	\$86,943
54	13-10-425	033	0000	\$65,736
55	13-10-425	034	0000	\$160,597
56	13-10-426	035	0000	\$24,147
57	13-10-426	036	0000	\$24,147
58	13-10-426	037	0000	\$120,996
59	13-10-426	038	0000	\$95,397
60	13-10-426	039	0000	\$182,147
61	13-10-426	040	0000	\$186,741
62	13-10-426	041	0000	\$226,639
63	13-10-426	042	0000	\$26,293
64	13-10-427	028	0000	\$92,224
65	13-10-427	029	0000	\$101,389
66	13-10-427	030	0000	\$164,437
67	13-10-427	031	0000	\$102,272
68	13-10-427	033	0000	\$42,473
69	13-10-427	037	0000	\$109,885
70	13-10-427	038	0000	\$181,511
71	13-10-428	003	0000	\$272,170
72	13-10-428	004	0000	\$155,187
73	13-10-428	005	0000	\$155,187
74	13-10-428	006	0000	\$49,980
75	13-10-428	007	0000	\$49,980
76	13-10-428	008	0000	\$24,988
77	13-10-428	009	0000	\$26,117
78	13-10-428	010	0000	\$351,015
79	13-10-428	011	0000	\$272,170
80	13-10-428	012	0000	\$272,170
81	13-10-428	013	0000	\$873,827
82	13-10-428	017	0000	\$49,251
83	13-10-428	018	0000	\$47,908
84	13-10-428	019	0000	\$50,291
85	13-10-428	020	0000	\$18,920
86	13-10-428	021	0000	\$98,465
87	13-10-428	030	0000	\$236,605
88	13-10-428	031	0000	\$153,666

No.	Tax Block	Parcel	Unit	2000 EAV
89	13-11-102	002	0000	exempt
90	13-11-102	003	0000	exempt
91	13-11-102	004	0000	exempt
92	13-11-102	005	0000	exempt
93	13-11-300	001	0000	\$107,315
94	13-11-300	008	0000	\$191,892
95	13-11-300	009	0000	\$2,319,820
96	13-11-305	006	0000	\$307,123
97	13-11-305	028	0000	\$181,120
98	13-11-305	029	0000	\$161,697
99	13-11-305	030	0000	\$200,711
100	13-11-313	001	0000	\$270,873
101	13-11-313	002	0000	\$30,807
102	13-11-313	003	0000	\$60,473
103	13-11-313	004	0000	\$34,694
104	13-11-313	005	0000	\$35,307
105	13-11-313	006	0000	\$27,414
106	13-11-313	007	0000	\$34,215
107	13-11-313	008	0000	\$33,226
108	13-11-313	009	0000	\$40,982
109	13-11-313	010	0000	\$161,857
110	13-11-313	011	0000	\$14,487
111	13-11-313	012	0000	\$101,087
112	13-11-321	002	0000	\$122,515
113	13-11-321	005	0000	\$40,597
114	13-11-321	006	0000	\$152,503
115	13-11-321	007	0000	\$11,547
116	13-11-321	008	0000	\$11,547
117	13-11-321	009	0000	\$398,600
118	13-11-321	017	0000	\$44,404
119	13-11-321	018	0000	\$337,972
120	13-11-321	019	0000	\$223,311
121	13-11-321	020	0000	\$386,893
122	13-14-100	001	0000	\$323,248
123	13-14-100	002	0000	\$111,955
124	13-14-100	003	0000	\$635,919
125	13-14-100	004	0000	\$75,610
126	13-14-100	005	0000	\$75,655
127	13-14-100	006	0000	\$95,175
128	13-14-100	007	0000	\$95,175
129	13-14-100	008	0000	\$92,413
130	13-14-100	009	0000	\$92,413
131	13-14-100	010	0000	\$281,637
132	13-14-100	011	0000	\$39,738
133	13-14-100	012	0000	\$7,338
134	13-14-100	013	0000	\$33,557
135	13-14-100	014	0000	\$62,872

No.	Tax Block	Parcel	Unit	2000 EAV
136	13-14-100	015	0000	\$63,110
137	13-14-100	016	0000	\$63,110
138	13-14-100	017	0000	\$64,377
139	13-14-100	018	0000	\$63,110
140	13-14-100	019	0000	\$79,690
141	13-14-107	001	0000	\$201,738
142	13-14-107	002	0000	\$492,930
143	13-14-107	003	0000	\$164,121
144	13-14-107	004	0000	\$31,614
145	13-14-107	005	0000	\$55,819
146	13-14-107	006	0000	\$55,819
147	13-14-107	007	0000	\$55,819
148	13-14-107	036	0000	\$312,987
149	13-14-114	001	0000	\$188,771
150	13-14-114	002	0000	\$77,184
151	13-14-114	003	0000	\$13,648
152	13-14-114	004	0000	\$37,435
153	13-14-114	005	0000	\$8,805
154	13-14-114	006	0000	\$295,914
155	13-14-114	007	0000	\$201,629
156	13-14-114	008	0000	\$200,115
157	13-14-114	009	0000	\$78,783
158	13-14-114	010	0000	\$78,632
159	13-14-114	011	0000	\$291,968
160	13-14-114	012	0000	\$291,968
161	13-14-114	013	0000	\$40,470
162	13-14-114	014	0000	\$26,509
163	13-14-114	015	0000	\$37,300
164	13-14-114	016	0000	\$26,647
165	13-14-114	017	0000	\$19,956
166	13-14-121	001	0000	exempt
167	13-14-121	005	0000	exempt
168	13-14-121	007	0000	\$97,652
169	13-14-121	008	0000	\$59,029
170	13-14-121	010	0000	\$237,245
171	13-14-121	013	0000	\$118,068
172	13-14-121	015	0000	\$233,661
173	13-14-121	017	0000	\$155,643
174	13-14-121	018	0000	\$25,755
175	13-14-121	019	0000	\$25,681
176	13-14-121	020	0000	\$30,266
177	13-14-121	021	0000	\$21,181
178	13-14-121	022	0000	\$22,613
179	13-14-121	023	0000	\$25,681
180	13-14-121	024	0000	\$29,671
181	13-14-121	025	0000	\$28,047
182	13-14-121	030	0000	\$356,018

No.	Tax Block	Parcel	Unit	2000 EAV
183	13-14-300	001	0000	\$87,446
184	13-14-300	002	0000	\$89,727
185	13-14-300	003	0000	\$32,272
186	13-14-300	004	0000	\$50,616
187	13-14-300	005	0000	\$50,616
188	13-14-300	006	0000	\$50,616
189	13-14-300	007	0000	\$50,616
190	13-14-300	008	0000	\$50,616
191	13-14-300	009	0000	\$76,931
192	13-14-300	010	0000	\$319,437
193	13-14-300	011	0000	\$24,970
194	13-14-300	012	0000	\$23,976
195	13-14-300	013	0000	\$23,184
196	13-14-300	014	0000	\$49,195
197	13-14-300	015	0000	\$22,264
198	13-14-300	016	0000	\$39,160
199	13-14-300	027	0000	\$21,668
200	13-14-300	028	0000	\$21,668
201	13-14-300	029	0000	\$66,407
202	13-14-300	030	0000	\$49,320
203	13-14-300	031	0000	\$80,815
204	13-14-300	032	0000	\$131,914
205	13-14-300	033	0000	\$18,055
206	13-14-300	035	0000	\$104,758
207	13-14-300	036	0000	\$11,398
208	13-14-300	037	0000	\$273,871
209	13-14-308	001	0000	\$115,560
210	13-14-308	002	0000	\$37,855
211	13-14-308	003	0000	\$102,568
212	13-14-308	004	0000	\$45,593
213	13-14-308	005	0000	\$255,207
214	13-14-308	006	0000	\$26,048
215	13-14-308	007	0000	\$35,076
216	13-14-309	001	0000	\$139,147
217	13-14-309	002	0000	\$46,963
218	13-14-309	003	0000	\$52,090
219	13-14-309	004	0000	\$45,762
220	13-14-309	005	0000	\$62,736
221	13-14-309	006	0000	\$367,602
222	13-14-309	007	0000	\$101,985
223	13-14-310	001	0000	\$77,011
224	13-14-310	002	0000	\$81,647
225	13-14-310	003	0000	\$82,845
226	13-14-310	004	0000	\$82,845
227	13-14-310	010	0000	\$234,908
228	13-14-310	011	0000	\$46,304
229	13-14-310	017	0000	\$396,099

No.	Tax Block	Parcel	Unit	2000 EAV
230	13-15-201	001	0000	\$36,388
231	13-15-201	002	0000	\$37,410
232	13-15-201	003	0000	\$15,540
233	13-15-201	004	0000	\$9,790
234	13-15-201	005	0000	\$9,790
235	13-15-201	006	0000	\$9,790
236	13-15-201	007	0000	\$68,359
237	13-15-201	025	0000	\$77,403
238	13-15-201	026	0000	\$84,795
239	13-15-202	007	0000	\$95,397
240	13-15-202	008	0000	\$23,558
241	13-15-202	009	0000	\$128,565
242	13-15-202	024	0000	\$253,804
243	13-15-203	001	0000	\$67,439
244	13-15-203	002	0000	\$130,797
245	13-15-203	003	0000	\$76,233
246	13-15-203	004	0000	\$88,513
247	13-15-203	005	0000	\$108,874
248	13-15-203	006	0000	\$55,532
249	13-15-203	021	0000	\$127,333
250	13-15-204	003	0000	\$130,175
251	13-15-204	004	0000	\$32,131
252	13-15-204	005	0000	\$61,447
253	13-15-204	024	0000	\$243,613
254	13-15-204	025	0000	\$316,902
255	13-15-205	001	0000	\$82,392
256	13-15-205	002	0000	\$72,195
257	13-15-205	003	0000	\$39,054
258	13-15-205	004	0000	\$60,935
259	13-15-205	005	0000	\$69,231
260	13-15-205	006	0000	\$23,520
261	13-15-205	007	0000	\$29,915
262	13-15-205	008	0000	\$30,153
263	13-15-206	001	0000	\$99,897
264	13-15-206	002	0000	\$46,184
265	13-15-206	003	0000	\$22,902
266	13-15-206	004	0000	\$24,141
267	13-15-206	005	0000	\$49,753
268	13-15-206	006	0000	\$95,897
269	13-15-206	007	0000	\$82,716
270	13-15-206	008	0000	\$159,961
271	13-15-207	001	0000	\$24,865
272	13-15-207	002	0000	\$48,928
273	13-15-207	003	0000	\$132,307
274	13-15-207	004	0000	\$132,307
275	13-15-207	005	0000	\$132,256
276	13-15-207	030	0000	\$259,382

No.	Tax Block	Parcel	Unit	2000 EAV
277	13-15-207	043	0000	\$88,124
278	13-15-207	044	0000	\$50,707
279	13-15-207	045	0000	\$23,731
280	13-15-207	046	0000	\$24,209
281	13-15-207	047	0000	exempt
282	13-15-207	048	0000	\$31,680
283	13-15-207	049	0000	\$27,002
284	13-15-207	050	0000	\$166,120
285	13-15-207	051	0000	\$31,956
286	13-15-207	052	0000	\$31,956
287	13-15-207	053	0000	\$25,706
288	13-15-207	054	0000	\$24,049
289	13-15-207	055	0000	\$22,491
290	13-15-207	056	0000	\$22,491
291	13-15-207	059	0000	\$87,715
292	13-15-207	063	0000	\$23,454
293	13-15-207	064	0000	\$86,154
294	13-15-207	065	0000	\$202,781
295	13-15-207	066	0000	\$429,894
296	13-15-222	018	0000	\$63,603
297	13-15-222	019	0000	exempt
298	13-15-222	020	0000	\$100,331
299	13-15-222	021	0000	\$73,838
300	13-15-222	022	0000	\$21,014
301	13-15-222	023	0000	\$11,922
302	13-15-222	024	0000	\$23,469
303	13-15-222	025	0000	\$12,369
304	13-15-222	026	0000	\$34,976
305	13-15-222	027	0000	\$68,853
306	13-15-222	028	0000	\$68,010
307	13-15-222	029	0000	\$25,008
308	13-15-222	030	0000	\$35,865
309	13-15-222	042	0000	\$205,127
310	13-15-226	022	0000	\$20,663
311	13-15-226	023	0000	\$59,201
312	13-15-226	024	0000	\$59,201
313	13-15-226	030	0000	\$95,270
314	13-15-226	031	0000	\$95,270
315	13-15-226	032	0000	\$37,301
316	13-15-226	033	0000	\$7,595
317	13-15-226	034	0000	\$30,442
318	13-15-226	035	0000	\$7,553
319	13-15-226	036	0000	\$36,343
320	13-15-226	037	0000	\$23,552
321	13-15-226	038	0000	\$118,904
322	13-15-226	039	0000	\$323,795
323	13-15-227	005	0000	\$62,927

No.	Tax Block	Parcel	Unit	2000 EAV
324	13-15-227	006	0000	\$62,927
325	13-15-227	009	0000	\$20,701
326	13-15-227	010	0000	\$20,701
327	13-15-227	011	0000	\$20,701
328	13-15-227	012	0000	\$20,701
329	13-15-227	013	0000	\$11,922
330	13-15-227	014	0000	\$78,894
331	13-15-227	017	0000	\$11,547
332	13-15-227	018	0000	\$19,632
333	13-15-227	019	0000	\$29,392
334	13-15-227	020	0000	\$98,368
335	13-15-227	021	0000	\$30,195
336	13-15-227	022	0000	\$61,535
337	13-15-227	042	0000	\$243,131
338	13-15-227	043	0000	\$126,308
339	13-15-227	044	0000	\$86,336
340	13-15-231	020	0000	\$357,039
341	13-15-231	045	0000	\$632,417
342	13-15-236	020	0000	\$66,707
343	13-15-236	021	0000	\$66,707
344	13-15-236	022	0000	\$59,570
345	13-15-236	023	0000	\$59,570
346	13-15-236	024	0000	\$40,517
347	13-15-236	025	0000	\$91,152
348	13-15-236	026	0000	\$94,548
349	13-15-236	027	0000	\$94,548
350	13-15-236	028	0000	\$68,708
351	13-15-236	029	0000	\$68,708
352	13-15-236	030	0000	\$224,053
353	13-15-236	031	0000	\$120,974
354	13-15-236	032	0000	\$51,576
355	13-15-236	033	0000	\$51,576
356	13-15-236	034	0000	\$42,765
357	13-15-236	035	0000	\$163,705
358	13-15-236	036	0000	\$190,992
359	13-15-236	038	0000	\$171,630
360	13-15-236	039	0000	\$59,218
361	13-15-237	001	0000	\$703,913
362	13-15-237	002	0000	\$43,819
363	13-15-237	003	0000	\$77,865
364	13-15-237	004	0000	\$86,696
365	13-15-237	005	0000	\$95,933
366	13-15-237	006	0000	\$83,328
367	13-15-237	007	0000	\$135,180
368	13-15-237	008	0000	\$79,192
369	13-15-237	009	0000	\$97,810
370	13-15-237	010	0000	\$22,493

No.	Tax Block	Parcel	Unit	2000 EAV
371	13-15-237	011	0000	\$22,493
372	13-15-237	012	0000	\$50,740
373	13-15-237	013	0000	\$40,023
374	13-15-237	014	0000	\$86,174
375	13-15-237	017	0000	\$65,318
376	13-15-237	018	0000	\$110,008
377	13-15-237	021	0000	\$20,490
378	13-15-237	022	0000	\$20,490
379	13-15-237	023	0000	\$36,014
380	13-15-237	024	0000	\$46,340
381	13-15-237	025	0000	\$39,192
382	13-15-237	026	0000	\$306,011
383	13-15-237	027	0000	\$79,555
384	13-15-237	056	0000	\$181,106
385	13-15-237	057	0000	\$139,514
386	13-15-239	015	0000	\$210,079
387	13-15-239	016	0000	\$8,983
388	13-15-239	017	0000	\$65,733
389	13-15-239	018	0000	\$65,733
390	13-15-239	026	0000	\$52,795
391	13-15-239	027	0000	\$35,803
392	13-15-239	028	0000	\$62,002
393	13-15-239	029	0000	\$62,002
394	13-15-239	030	0000	\$62,002
395	13-15-239	031	0000	\$62,002
396	13-15-239	032	0000	\$62,002
397	13-15-239	033	0000	\$62,002
398	13-15-239	034	0000	\$35,803
399	13-15-239	035	0000	\$148,018
400	13-15-239	038	0000	\$507,194
401	13-15-239	039	0000	\$118,897
402	13-15-404	001	0000	exempt
403	13-15-404	002	0000	\$41,733
404	13-15-404	003	0000	\$57,140
405	13-15-404	014	0000	\$15,155
406	13-15-404	015	0000	\$89,663
407	13-15-404	016	0000	\$166,549
408	13-15-405	001	0000	\$154,120
409	13-15-405	002	0000	\$48,246
410	13-15-405	003	0000	\$22,168
411	13-15-405	004	0000	\$15,102
412	13-15-405	005	0000	exempt
413	13-15-405	006	0000	exempt
414	13-15-405	007	0000	exempt
415	13-15-405	008	0000	exempt
416	13-15-405	009	0000	\$37,408
417	13-15-405	010	0000	exempt

No.	Tax Block	Parcel	Unit	2000 EAV
418	13-15-405	011	0000	exempt
419	13-15-405	012	0000	\$64,766
420	13-15-405	013	0000	\$49,664
421	13-15-405	014	0000	\$208,918
422	13-15-405	015	0000	\$100,215
423	13-15-405	016	0000	\$9,637
424	13-15-405	017	0000	\$9,637
425	13-15-405	018	0000	\$9,637
426	13-15-405	019	0000	\$9,637
427	13-15-405	020	0000	\$61,291
428	13-15-405	021	0000	\$71,866
429	13-15-405	023	0000	\$71,803
430	13-15-405	024	0000	\$129,370
431	13-15-406	001	0000	\$87,875
432	13-15-406	004	0000	\$103,399
433	13-15-406	005	0000	\$65,157
434	13-15-406	006	0000	\$207,190
435	13-15-406	007	0000	\$385,219
Total				\$44,061,761