

**Devon/Sheridan Redevelopment Project Area**  
**Tax Increment Finance District**  
**Eligibility Study, Redevelopment Plan and Project**

City of Chicago  
Richard M. Daley, Mayor

**October 23, 2003**  
(Revised January 21, 2004)



## Table of Contents

1. Executive Summary.....	1
2. Introduction.....	7
3. Eligibility Analysis.....	16
4. Redevelopment Project & Plan.....	29
5. Financial Plan.....	46
6. Required Findings and Tests.....	55
7. Provisions for Amending Redevelopment Plan and Project.....	62
8. Commitment to Fair Employment Practices and Affirmative Action Plan.....	63

### Appendices

- Appendix 1: Boundary and Legal Description
- Appendix 2: Eligibility Factors by Block Table
- Appendix 3: Sample of Apartment Listings
- Appendix 4: Summary of 2002 EAV (by PIN)

### List of Maps

1. Community Context.....	9
2. Boundary Map.....	10
3. Existing Land Use.....	14
4. Eligibility Factors (3 Total)	
A. Age.....	22
B. Deterioration.....	23
C. Inadequate Utilities.....	24
5. Proposed Land Use.....	36
6. Community Facilities.....	61

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

In December of 2002, *S. B. Friedman & Company* was engaged to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Eligibility Study and Redevelopment Plan") for the proposed Devon/Sheridan Redevelopment Project Area. This report details the eligibility factors found within the proposed Devon/Sheridan Redevelopment Project Area (the "RPA") Tax Increment Financing ("TIF") District in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"), and thus in support of its designation as the Devon/Sheridan RPA. This report also contains the Redevelopment Plan and Project for the Devon/Sheridan RPA.

The RPA consists of 260 tax parcels on 29 blocks and contains approximately 69.7 acres of land located within the Edgewater and Rogers Park Community Areas. Of the 260 tax parcels, approximately 100 are condominiums. The RPA is roughly linear in shape along east-west and north-south arterials. It is, generally the frontage along the east and west sides of North Sheridan Road roughly from West Devon Avenue on the south to West Pratt Boulevard on the north, including the frontage along the west side of North Broadway from West Devon Avenue to West Rosemont Avenue; and the frontage along the north and south sides of West Devon Avenue from North Clark Street on the west to Lake Michigan on the east. The RPA is located wholly within the City of Chicago.

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

This report concludes that the Devon/Sheridan RPA is eligible for Tax Increment Financing ("TIF") designation as a "conservation area" because 84% of the structures in the area are more than 35 years in age, and because the following three (3) eligibility factors have been found to be present to a major extent and reasonably distributed throughout the RPA:

1. Deterioration
2. Inadequate Utilities
3. Lack of Growth in Equalized Assessed Value

In addition to the factors that have been documented as being present to a major extent in the Devon/Sheridan RPA, the following four additional factors were found to be present to a minor extent:

1. Deleterious Land Use or Layout
2. Structures Below Minimum Code Standards
3. Obsolescence
4. Excessive Vacancies

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

**Goal.** The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate the conditions that qualify the Devon/Sheridan RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial and housing conditions; improve the relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Twelve broad objectives support the overall goal of area-wide revitalization of the Devon/Sheridan RPA. These include:

1. Encourage a mix of new commercial, institutional, and residential development through the assembly, preparation, and marketing of vacant and underutilized sites;
2. Facilitate development, redevelopment, and rehabilitation that will enhance architecturally and historically significant buildings and generally improve building conditions that have contributed to the RPA's designation as a conservation area;
3. Support retail growth that contributes to the diversity and vitality of the neighborhood through individual, family, and corporate ownership, the creation of local employment opportunities, and the attraction of destination businesses to the RPA;
4. Maintain the human scale of the district and improve the Sheridan Road streetscapes to enhance the pedestrian friendliness and orientation of the RPA as a whole, encouraging commercial, institutional, and residential uses where appropriate;
5. Improve traffic flow, pedestrian safety, parking and transportation opportunities, facilities within the RPA, such as the redevelopment of the Loyola CTA "L" stop in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style;
6. Preserve and create housing for diverse markets through adaptive rehabilitation or new construction, and use financial incentives such as the Neighborhood Improvement Program (NIP) to rehabilitate existing residential structures;
7. Enhance the physical streetscape and identity of the RPA by designing or building additional "gateways" which not only identify, but link the Rogers Park and Edgewater Communities together;

8. Capitalize on the potential of underutilized retail/commercial property by spurring growth through financial incentives such as the Small Business Improvement Fund (SBIF) to businesses in the Devon/Sheridan RPA;
9. Cultivate new leisure, entertainment, and cultural opportunities that meet the needs and interests of residents and visitors;
10. Support an “Urbs in Horto” theme for the RPA that highlights the lakefront, Loyola University Chicago campus, parks and greenspace through the use of appropriate landscaping and land for public use;
11. Encourage the use of “green technology” in new construction and rehabilitation;
12. Establish community urban design guidelines that may be used to help define the physical characteristics of proposed development within the Rogers Park and Edgewater Communities.

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

1. **Implement Public Improvements.** A series of public improvements throughout the Devon/Sheridan RPA may be designed and implemented to help define and create an identity for the area, prepare sites for anticipated private investment, and create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.  
  
These improvements may include improvement or development of Sheridan Road streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with the Eligibility Study and Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.
2. **Encourage Private Sector Activities and Support New Development.** Through the creation and support of public-private partnerships, or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Eligibility Study and Redevelopment Plan. TIF funds would be available to public agencies to repair, restore, or construct typical public infrastructure and/or to address unanticipated environmental and geotechnical issues.

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

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

3. **Redevelop Vacant, Underutilized, and Tax-Exempt Sites.** The redevelopment of properties that are currently vacant, underutilized, or tax-exempt is expected to stimulate private investment within the Devon/Sheridan RPA and increase the overall taxable value of properties within the RPA. Development of vacant, underutilized, and/or tax-exempt sites is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Assist Existing Businesses, Institutions, and Residents.** The City may provide assistance to support existing businesses, property owners, institutions, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Devon/Sheridan RPA.
5. **Facilitate Property Assembly, Demolition, and Site Preparation.** Specific sites may be acquired and assembled by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble and prepare sites to undertake projects in support of this Eligibility Study and Redevelopment Plan.

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



construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

### ***Required Findings***

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

First, while some investment by private enterprise has occurred in the Devon/Sheridan RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. For four of the last five years for which data are available, the growth of equalized assessed value ("EAV," which is the value of property from which property taxes are based) in the Devon/Sheridan RPA has lagged behind that of the balance of the City of Chicago, Lakeview Township, and Rogers Park Township. The compound annual growth rate of EAV in the Devon/Sheridan RPA was 4.60% between 1997 and 2002. This is 27% lower than the 6.33% growth experienced by the City of Chicago during this period, 47% lower than the 8.7% growth rate experienced by Lakeview Township, and 23% lower than the 5.97% growth rate experienced by Rogers Park Township.

Second, to further evaluate a lack of growth through private enterprise within the Devon/Sheridan RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1998 through August 2003. Approximately 53 permits for private sector taxable investment were issued within the Devon/Sheridan RPA during this period totaling \$1.4 million. Of the 53 permits, two were for demolition; six permits were issued for new construction; 13 permits were for rehabilitation; and 32 permits were for minor repairs. On average over the 5-year study period, privately initiated permits amounted to approximately \$244,000 per year, or approximately 0.18% of the total market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Twelve additional permits were initiated for public or tax-exempt institutional entities within the Devon/Sheridan RPA during this period, including the CTA station, the CHA senior residence building, and a new Life Sciences building on Loyola University Chicago's Lakefront campus. The financing for the new Life Sciences Building includes approximately 53% State and Federal grants in addition to 47% donations from foundations and alumni. The Life Science building reflects \$30 million in investment by a tax exempt entity, with the public sector permits totaling approximately \$2 million. Because of the public, foundational, and alumni funding of such projects, the permit data associated with such project does not reflect investment by private enterprise in the Devon/Sheridan RPA.

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

Fourth, the Devon/Sheridan RPA includes only the contiguous real property that is expected to substantially benefit from the proposed redevelopment project improvements.

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

## 2. Introduction

### *The Study Area*

This document serves as the Eligibility Study and Redevelopment Plan and Project for the Devon/Sheridan Redevelopment Project Area. The Devon/Sheridan RPA is located within both the Edgewater and Roger's Park Community Areas ("Community Area") of the City of Chicago (the "City"), in Cook County (the "County"). In December of 2002, *S. B. Friedman & Company* was engaged to conduct a study of certain properties in this neighborhood to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the Devon/Sheridan RPA is detailed on Map 1.

The RPA consists of 260 tax parcels on 29 blocks and contains approximately 69.7 acres of land located within both the Edgewater and Roger's Park Community Areas of the City of Chicago. Of the 260 tax parcels, approximately 100 are condominiums. The RPA is roughly linear in shape along east-west and north-south arterials. It is generally the frontage along the east and west sides of North Sheridan Road roughly from West Devon Avenue on the south to West Pratt Boulevard on the north, including the frontage along the west side of North Broadway from West Devon Avenue to West Rosemont Avenue; and the frontage along the north and south sides of West Devon Avenue from North Clark Street on the west Lake Michigan on the east. The RPA is located wholly within the City of Chicago.

Map 2 details the boundary of the Devon/Sheridan RPA, which includes only those contiguous parcels of real property that are expected to substantially benefit from the Eligibility Study and Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential, residential over commercial, and public/institutional land uses that serve the surrounding neighborhoods.

Appendix 1 contains the legal description of the Devon/Sheridan RPA.

The Eligibility Study and Redevelopment Plan covers events and conditions that exist and that were determined to support the designation of the Devon/Sheridan RPA as a "conservation area" under the Act at the beginning and completion of our research, between February 28, 2003 and July 25, 2003. As a whole, the area suffers from a lack of growth and investment, obsolescence of structures and improvements, inadequate utilities, deterioration of buildings, infrastructure and parking, and the presence of structures below minimum code standards. Without a comprehensive approach to address these issues, the RPA could fall into further disrepair, and will not likely benefit from future development opportunities.

This Eligibility Study, Redevelopment Plan and Project report summarizes the analysis and findings of *S. B. Friedman & Company's* work which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company*. The City is entitled to rely on the findings and

conclusions of the Eligibility Study and Redevelopment Plan in designating the Devon/Sheridan RPA as a redevelopment project area under the Act.

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

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

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

#### **The Edgewater Community**

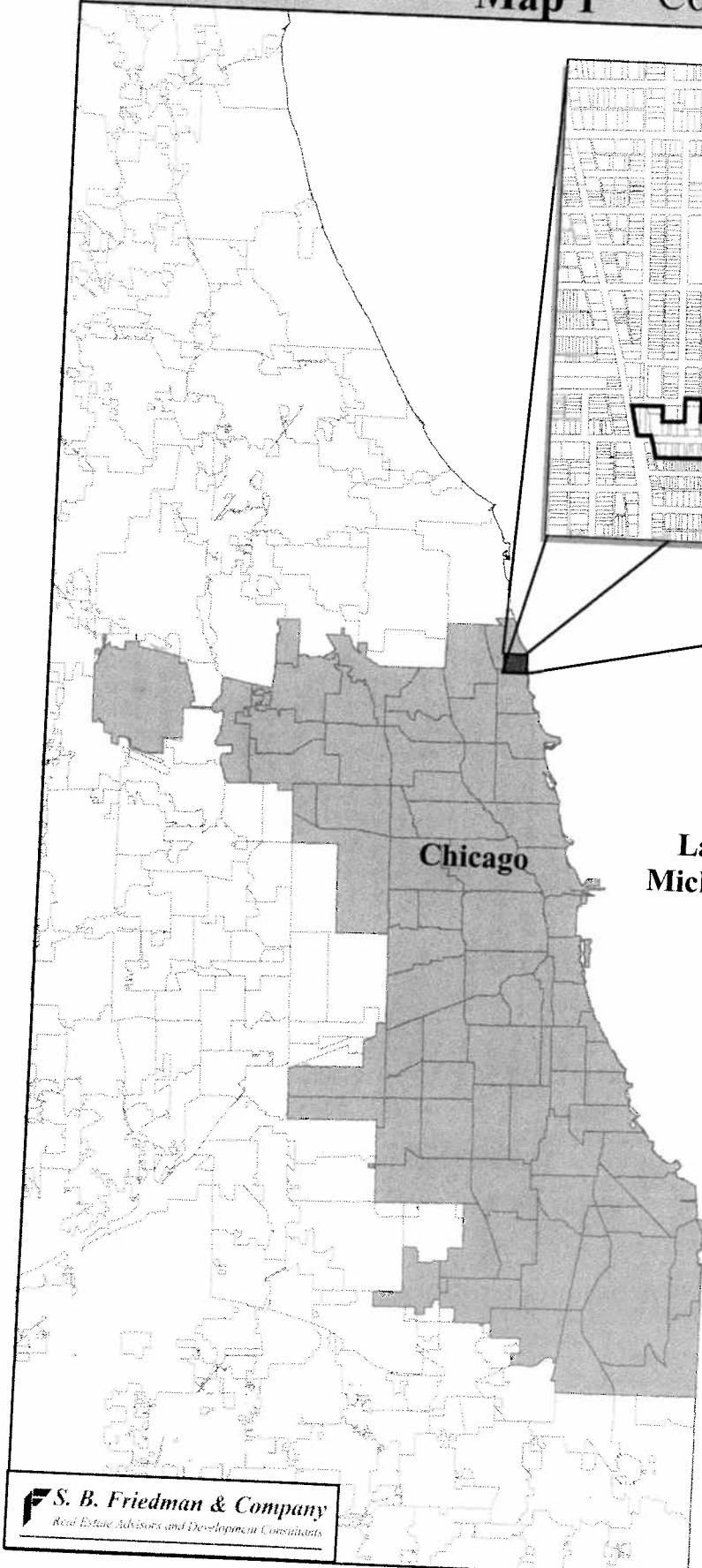
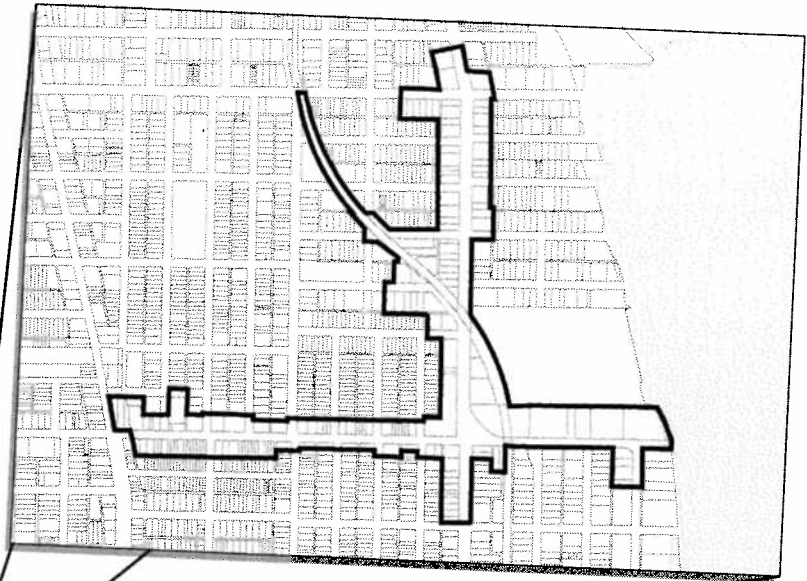
The Edgewater Community Area takes its name from an 1885 subdivision developed by John Lewis Cochran in the area bounded by Broadway, Bryn Mawr, and Foster Avenues and Lake Michigan. The opening of the North Western Elevated Railroad to Wilson Avenue in 1900 and to Howard Avenue in 1907 facilitated rapid population growth in the area, particularly in the denser neighborhoods east of Broadway. In many cases, single-family homes were demolished to make way for hotels and apartment buildings. The areas west of Broadway developed more slowly, predominantly with single-family homes.

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

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<sup>1</sup>Information on the history of the Edgewater and Rogers Park community areas was derived from the Local Community Fact Book Chicago Metropolitan Area 1990, edited by the Chicago Fact Book Consortium, (copyright 1995, Board of Trustees of the University of Illinois) at pages 40 through 41, and pages 214 through 215.

# Map 1 Community Context



Chicago

Lake Michigan

**City of Chicago**  
Proposed  
***Devon/Sheridan***  
Tax Increment Financing  
District  
October 2003

## Legend

— Proposed TIF  
Boundary



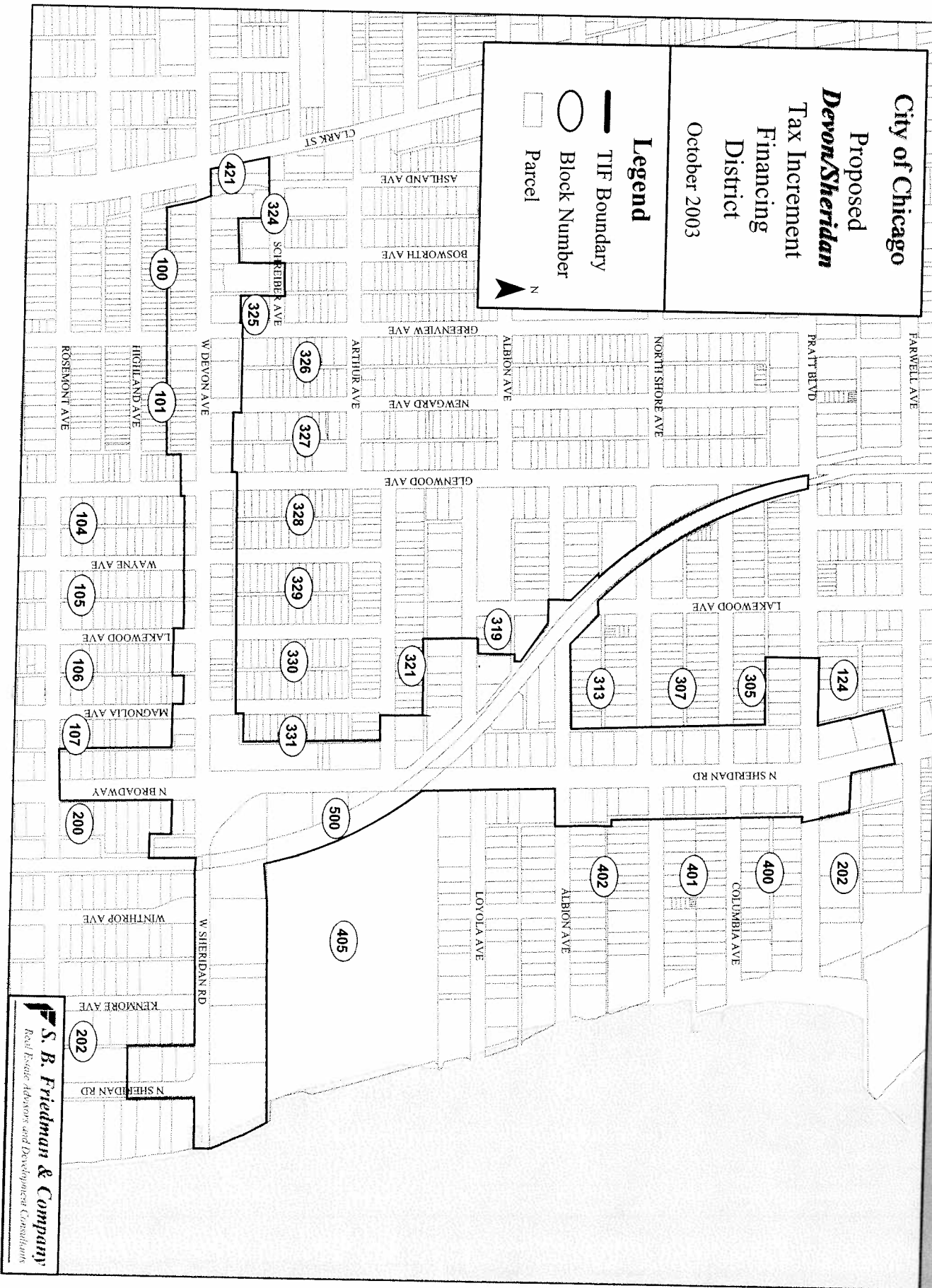
# Map 2 Boundary Map

**City of Chicago**  
**Proposed**  
**Devon/Sheridan**  
**Tax Incremental**  
**Financing**  
**District**  
 October 2003

**Legend**

- TIF Boundary
- Block Number
- Parcel

N



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

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

With the general trend of suburbanization in the 1950s, population declined slightly in Edgewater. However, this was more than offset by increases in the 1960s, as the Sheridan Road corridor between Foster and Devon Avenues became one of the densest areas in Chicago. Problems with urban decay contributed to population losses in the 1970s, particularly in the dense Winthrop-Kenmore corridor in southeast Edgewater. During the 1980s, large-scale apartment construction and community-led efforts to restore housing units in the Winthrop-Kenmore area helped Edgewater to bounce back almost to its 1970 population level by 1990. Growth and development, particularly of condominiums, continued through the 1990s. According to the U.S. Census, the community's population was about 62,200 in the year 2000, the highest total in the area's history.

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

### **The Rogers Park Community**

Rogers Park is approximately ten miles north of Chicago's Loop, at the northeast City limits. Around the turn of the century, two-story apartment buildings began to appear in the eastern portion of the community, while the western part remained predominantly single-family dwellings. By 1904, the population had reached 7,500. In 1906, the Jesuits, who had operated a college on the Near West Side, moved to the southeastern section of the community and built Loyola University, chartered in 1909. Many of their older Irish parishioners moved with them from the West Side and settled in Rogers Park. In 1907, the North Western elevated line extended service to Howard Street, which helped to develop the northeastern section of the community. In 1915, the old Key farm north of Rogers Avenue and the section of Evanston south of Calvary Cemetery were annexed to the City.

Rogers Park grew from a population of 6,800 in 1910 to 57,100 in 1930. Larger residential buildings, such as hotels and apartment buildings, were constructed in the eastern section, while smaller units remained in the section west of the railroad tracks.

Most of the buildings in Rogers Park predate 1940. After 1930, there was a sharp drop in construction, which did not resume until after World War II. Much of the postwar construction was in multiple family dwellings. Germans, Irish, and English predominated in the area until about 1930. By that time Russian Jews, who began moving into the community in 1910, were second

only in number to the Germans. Between 1930 and 1950, the Jewish population nearly tripled, and by 1960 they were the largest ethnic group in the area, followed by Poles and Germans. In 1950, the population of Rogers Park exceeded 62,000. The U.S. Census reported a total population of 63,484 in 2000.

Reductions in government funding for programs and housing led to the establishment of strong community organizations. The focus of citizen input shifted from government-sponsored problem solving to resident-based activism. Not-for-profit groups as well as numerous block clubs, became a significant force in the community's development.

Educational and commercial activities dominate the major thoroughfares of Rogers Park today. Many shops catering to the college population line the southern part of Sheridan Road, site of Loyola University. About 2,835 students live in university dormitories, and many students and faculty live nearby. North of the university on Sheridan is a row of nursing homes. About 1,300 residents live there. A large shopping area is located along Howard Street. Clark Street running south from Howard to Devon is the longest continuous strip of business and commercial activity in Rogers Park. In addition, Devon Avenue is a major area of commercial and business activity and is the dividing line between the Rogers Park and Edgewater communities.

Loyola University Chicago's Lakefront Campus is located within the Devon Sheridan RPA, along West Sheridan Road and North Sheridan Road. The campus currently has an enrollment of over 11,000 students; 6,100 students live on or near the campus; and 4,900 students commute to the campus. Loyola is a major employer in the Rogers Park and Edgewater Communities. Loyola's Lakefront Campus employs approximately 554 staff and 876 faculty. The median salary for staff is \$43,000.

Several trends in Rogers Park over the last 20 years have changed the area. Because 82% of the housing stock is rental, Rogers Park is sensitive to city-wide demographic trends. In 1970, while Russian Jews, Poles, and Germans still dominated, African-Americans and Hispanics began to move in. In previous decades, most of the demographic changes occurred among European immigrant groups. Overall, Rogers Park's ethnic diversity more closely resembles the profile of the entire City of Chicago than any other neighborhood. The population is very mobile; two-thirds of the current residents have moved in the last five years.

Today, Rogers Park is one of the most diverse communities in Chicago. The median age is 29 years old, and average household sizes are relatively small. The community is predominantly made up of renters at 82%, although owner-occupancy increased from 12% to 15% between 1990 and 2000. According to the 2000 U.S. Census, the median family income in Rogers Park was about \$34,728, lower than the City as a whole.

### ***Existing Land Use***

Based upon *S. B. Friedman & Company's* research, the following land uses have been identified within the Devon/Sheridan RPA:



- Residential
- Commercial
- Mixed-Use: Including Residential/Commercial and/or Institutional uses
- Institutional
- Vacant
- Parking
- Railroad/Right-of-Way

The existing land use pattern in the Devon/Sheridan RPA is shown in Map 3. This map represents the predominant land use in the area on a parcel-by-parcel basis. Overall, the predominant land uses within the area are residential, commercial, mixed-use including residential/commercial and residential/commercial/institutional, and institutional. There are several under-utilized parcels located along the West Devon Avenue, North Broadway Avenue, and North Sheridan Road retail corridors.

Residential neighborhoods are the predominant land use to the south, west, and north of the RPA. Commercial uses, particularly along North Broadway Avenue and West Devon Avenue exist primarily on the main corridors within the RPA, as well as along major corridors to the south and to the west of the RPA.

**Residential.** Residential uses are interspersed throughout the RPA and consist of multi-family rental, condominium developments, and a small number of detached single-family homes. Within the RPA, there is one CHA senior housing residence and one privately owned long-term care facility.

**Commercial.** Commercial and retail development is located primarily along West Devon Avenue, North Sheridan Road, and North Broadway Avenue corridors.

**Mixed-Use.** There are a number of residential units located above retail along West Devon Avenue, North Sheridan Road, and North Broadway Avenue. There is one mixed use building located along North Sheridan Road that contains residential/commercial/institutional uses.

**Public/Institutional.** There are a number of public/institutional uses located throughout the RPA. Institutional land uses include the Congregation Beth Shalom Temple and the Loyola University Chicago campus.

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

S. B. Friedman & Company obtained data from the Chicago Historic Resources Survey (the "CHRS") to identify architecturally and/or historically significant buildings located within the Devon/Sheridan RPA. The CHRS identifies over 17,000 Chicago properties and contains information on buildings that may possess architectural and/or historical significance. Three historically significant structures located within the boundaries of the Devon/Sheridan RPA are identified in the CHRS. The first is a building located on 1400-12 West Devon Avenue. It is of a classical Greek or Roman architecture, built in 1927, designed by landscape architect Jens Jensen.

# Map 3 Existing Land Use

City of Chicago

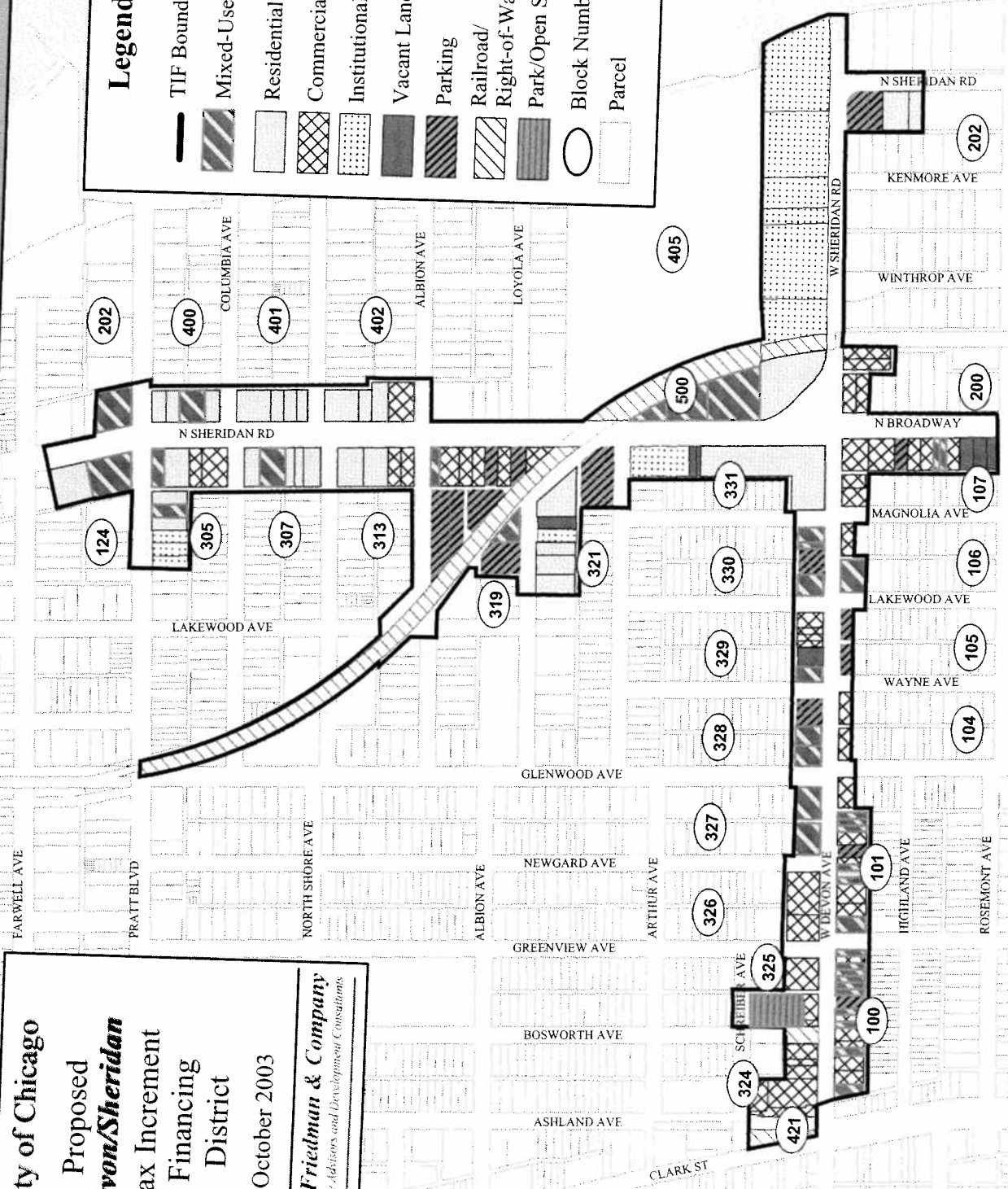
Proposed  
**Devon/Sheridan**  
Tax Incremental  
Financing  
District

October 2003

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

**Legend**

- TIF Boundary
- Mixed-Use
- Residential
- Commercial
- Institutional
- Vacant Land
- Parking
- Railroad/Right-of-Way
- Park/Open Space
- Block Number
- Parcel



The second structure is located on Loyola University Chicago's campus at 1012-28 West Sheridan Road and is currently known as Mundelein Center. This building, formerly known as the Skyscraper Building, is of Art Deco Moderne style, built in 1930, designed by the architect Joseph McCarthy. The third structure is also located on Loyola University Chicago's campus at 956 West Sheridan Road and is known as Piper Hall. The building is an American Four Square in the Prairie Romanesque Classical style of architecture, built in 1901, designed by the architect William Carbys Zimmerman.

### ***3. Eligibility Analysis***

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

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

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

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

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

#### ***Factors for Improved Property***

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

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

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

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

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

**Presence of Structures Below Minimum Code Standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

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

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

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

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

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

**Deleterious Land Use or Lay-Out.** The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

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

**Lack of Community Planning.** The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street lay-out, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

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

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

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

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

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

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

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

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

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

The vacant “blighted area” section includes six other tests for establishing eligibility, but none of these is relevant to the conditions within the Devon/Sheridan RPA.

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

Analysis of eligibility factors was done through research involving an extensive field survey of all property within the Devon/Sheridan RPA, as well as a review of building and property records. Building and property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 109 primary structures within the Devon/Sheridan RPA.

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

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

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

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

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

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

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

Establishing that at least 50% of the Devon/Sheridan RPA buildings are 35 years of age or older is a condition precedent to establishing the area as a conservation area under the Act. Taking into account information obtained from building cornerstones, architectural characteristics, building configurations, the Cook County Assessor's office, and the historic development patterns within the community, we have established that of the 109 buildings, 92 (84%) within the Devon/Sheridan RPA are 35 years of age or older.

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

1. Deterioration
2. Inadequate Utilities
3. Lack of Growth in Equalized Assessed Value



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

As a whole, the area suffers from deterioration. Buildings, infrastructure, and parking areas within the RPA exhibit physical deterioration to a major extent; including cracks in building exteriors, rusting of metal building components, and missing or damaged curbs and cracked paving surfaces. The condition of underground utilities within the RPA is generally inadequate in that the RPA is serviced by water and sewer facilities that are antiquated, nearing the end of their 100-year lifespan, and are scheduled for or are overdue for replacement. Finally, the total EAV of the RPA grew at a rate that was less than that of the balance of the municipality for four of the last five annual periods (1997-2002) for which information was available.





Maps 4A, 4B, and 4C illustrate the presence and distribution of these eligibility factors on a block-by-block basis within the RPA. The maps highlight each block where the respective factors were found to be present to a meaningful degree. Lack of growth in equalized assessed value is not shown on a map because this factor was analyzed for the RPA as a whole. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Devon/Sheridan RPA.

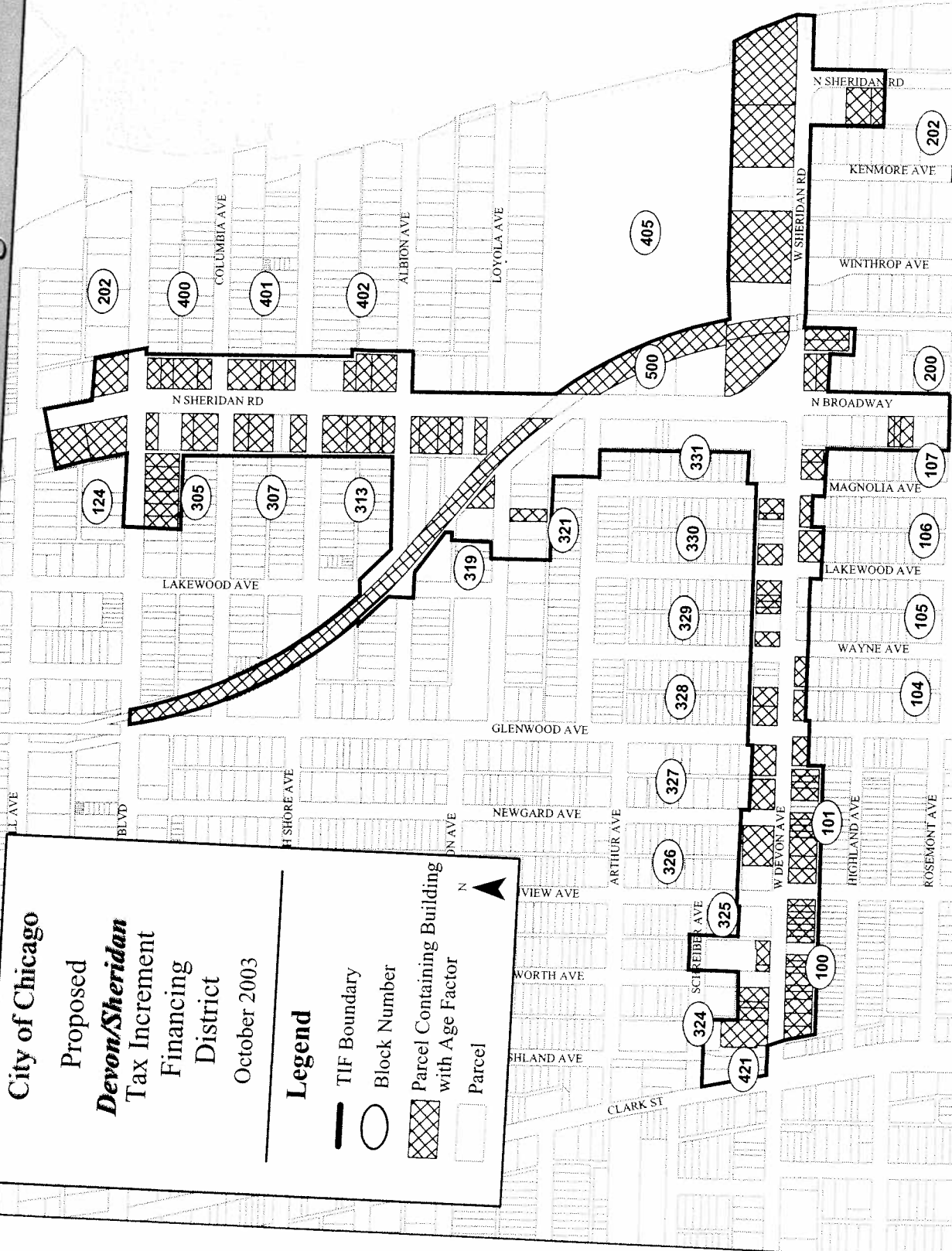
The Factors-By-Block Table in Appendix 2 details the conservation eligibility factors by block within the Devon/Sheridan RPA. Maps 4A through 4C illustrate the distribution of those conservation eligibility factors found to be present to a major extent by highlighting each block where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Devon/Sheridan RPA.

# Map 4A Eligibility Factors: Age

City of Chicago  
 Proposed  
**Devon/Sheridan**  
 Tax Incremental  
 Financing  
 District  
 October 2003

## Legend





-  TIF Boundary
-  Block Number
-  Parcel Containing Building with Age Factor
-  Parcel



# Map 4B Eligibility Factors: Deterioration

City of Chicago  
**Proposed**  
**Devon/Sheridan**  
 Tax Incremental  
 Financing  
 District  
 October 2003

## Legend

-  TIF Boundary
-  Block Number
-  Deterioration
-  Block







# Map 4C Eligibility Factors: Inadequate Utilities

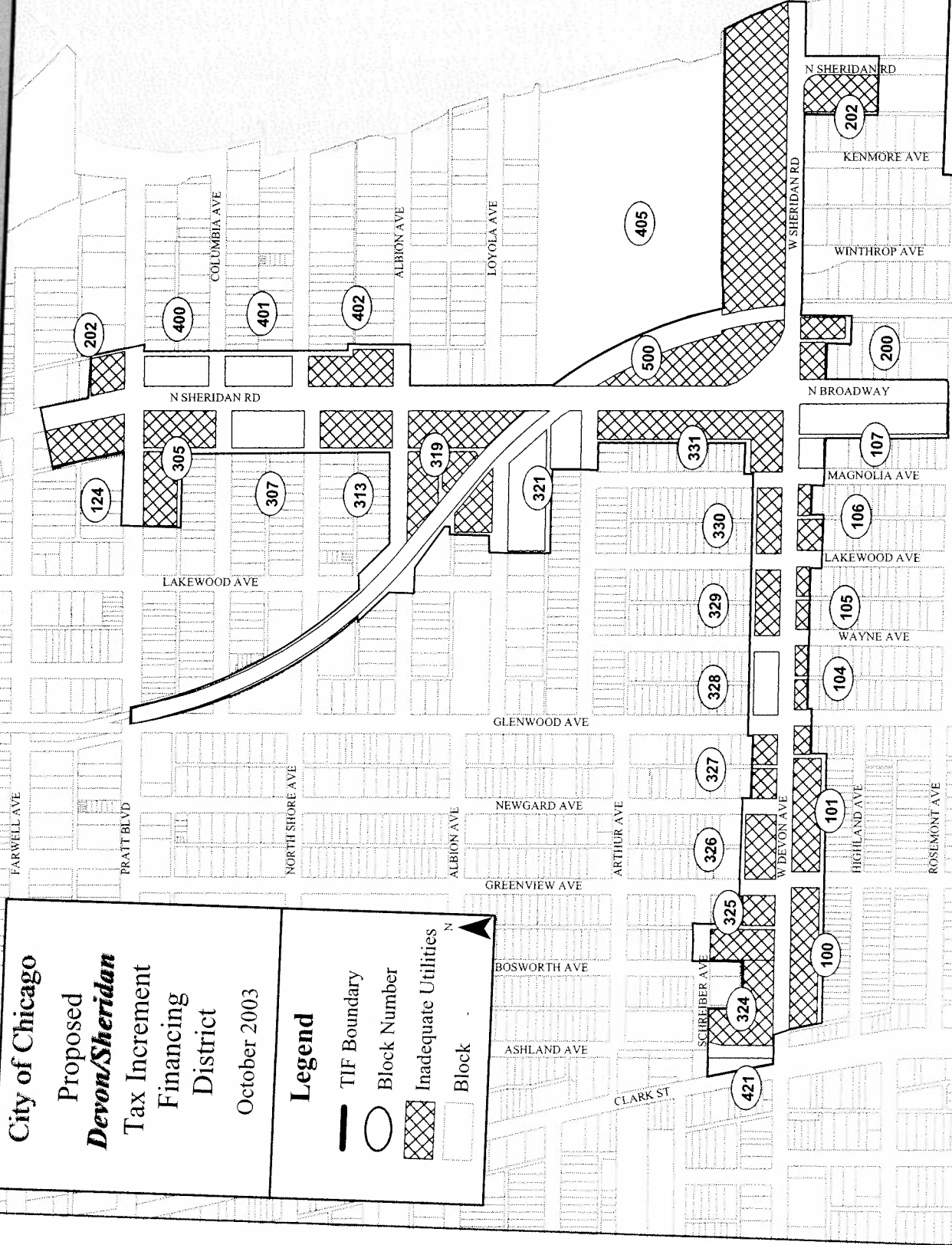
City of Chicago

Proposed  
**Devon/Sheridan**  
Tax Incremental  
Financing  
District

October 2003

## Legend

-  TIF Boundary
-  Block Number
-  Inadequate Utilities
-  Block



### 1. Deterioration

Of the 109 buildings within the Devon/Sheridan RPA, 52 (48%) exhibited physical deterioration, including cracked or broken windows, cracked exterior walls, evidence of roof leaks, and heavily rusted metal doors and projecting bays. Building deterioration, when combined with deterioration of infrastructure and/or parking areas, including broken or missing curbs and cracked alley and parking area paving, affects 161 of 260 tax parcels (62%) within the RPA.

Overall, we found this factor present to a meaningful extent on 27 (93%) of the total 29 blocks in the RPA.

### 2. Inadequate Utilities

A review of City of Chicago water and sewer atlases found that inadequate underground utilities affect 184 of the 260 tax parcels (71%) within the Devon/Sheridan RPA. Many of the water and sewer lines within the RPA have already reached their 100-year design life span. The major sewer serving the RPA is reaching the end of its useful life span and most likely does not have an adequate storm-water capacity to support new development. Most of the water mains within the RPA are over 100 years of age. In addition, the Department of Water Management, Bureau of Engineering Services-Water Section is phasing out all 6-inch cast iron pipe mains and is replacing them with 8-inch ductile iron mains.

Overall, we found this factor present to a meaningful extent on 21 (72%) of the total 29 blocks in the RPA.

### 3. Lack of Growth in Equalized Assessed Value

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

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

	Percent Change in EAV 1997/1998	Percent Change in EAV 1998/1999	Percent Change in EAV 1999/2000	Percent Change in EAV 2000/2001	Percent Change in EAV 2001/2002
Devon/Sheridan RPA Study Area	-0.20%	4.99%	12.18%	-0.77%	7.33%
City of Chicago (balance of)	1.77%	4.17%	14.50%	3.71%	7.98%

\* The 1998/1999 period is shaded to indicate that it is a non-qualifying year.

The percent change in EAV of the RPA was lower than that of the balance of the City of Chicago for four of the last five years. Therefore, the RPA as a whole qualifies for the Lack of Growth in EAV factor.

## **MINOR SUPPORTING FACTORS**

In addition to the factors that previously have been documented as being present to a major extent in the Devon/Sheridan RPA, four additional factors were found to be present to a minor extent. These additional factors demonstrate that the Devon/Sheridan RPA is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the decline of the community, and combined with those factors that have been used to qualify the RPA as a conservation area, could lead to more widespread and intensive commercial and residential disinvestment.

### **1. Structures Below Minimum Code Standards**

Based upon data provided by the City's Department of Buildings, code violation citations were issued for 40 different property addresses within the Devon/Sheridan RPA over the past five complete years (1998 through 2002) and up to July of 2003. This continuing problem underscores the documented deterioration of buildings. Structures below code standards indicate that a building is in a current state of non-compliance and could potentially fall into more severe disrepair. Code violation citations implicated 30% of the buildings within the Devon/Sheridan RPA 1998 through July of 2003.

The eligibility factor was present to a meaningful extent on 13 (45%) of the 29 blocks within the Devon/Sheridan RPA.

### **2. Excessive Vacancies**

At the beginning and completion of our research, between February 28, 2003 and July 25, 2003, 28 (26%) of the total 109 buildings within the RPA exhibited excessive vacancies. A building was considered to have excessive vacancies if it appeared to be at least one-third vacant, including commercial storefronts. Many of the buildings within the Devon/Sheridan RPA have vacant or underutilized commercial storefronts. Of the 80 storefronts on Devon Avenue, 29 (36%) were vacant. A total of 20 buildings out of a total 57 buildings along Devon Avenue (23%) exhibited excessive vacancies. This factor was present to a meaningful extent on 10 (34%) of the 29 blocks within the RPA.

### **3. Obsolescence**

An appreciable amount of functional obsolescence exists within the Devon/Sheridan RPA. An overwhelming majority (84%) of buildings within the Devon/Sheridan RPA were built at least 35 years ago and the floor layouts of some of these buildings were designed for business operations that have become outmoded. Reconfiguration and rehabilitation of such structures would result in substantial cost to any future user and therefore would render the structure functionally obsolete. This functional obsolescence directly inhibits the redevelopment of these properties due to the enormous practical disadvantages faced by potential new users. Functional obsolescence existed where buildings exhibited poor design, layout, and orientation of the building site. In some cases, building storefronts were unused, forcing customers to enter at the rear of the building

Functional obsolescence was documented for 28 of the 109 buildings (26%) within the RPA. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Functionally obsolete buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.

Overall, we found this factor present to a meaningful extent on 10 (34%) of the 29 total blocks in the Devon/Sheridan RPA.

#### 4. Deleterious Land Use or Lay-Out

Deleterious land use and lay-out was evaluated on both a parcel-by-parcel and area-wide basis. This factor may be present regardless of whether or not a structure exists on a parcel. Therefore, it was necessary to evaluate deleterious land use and lay-out in this manner. Deleterious land use or lay-out exists in several forms throughout the RPA, including shallow lot depths, insufficient vehicular access, traffic hazards, and incompatible land use relationships. The RPA is categorized as a whole by various building setbacks, driveway cuts and different parking arrangements. Commercial uses border adjacent residential uses with little buffering. Deleterious land use or lay-out was found to be present in three general areas within the Devon/Sheridan RPA:

**Devon Corridor.** Incompatible land uses along West Devon Avenue prevent the corridor from becoming a vibrant commercial strip. Currently, the existing commercial character of West Devon Avenue contains uses that are incompatible, such as deteriorated parking lots, single family residential homes neighboring commercial uses with little buffering, as well as vacant land, buildings, and storefronts. The existing commercial character of West Devon Avenue is currently not conducive to the goals and objectives of the redevelopment plan which include re-establishing the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community.

Additional problems along Devon include inadequate parking for area businesses. The corridor is home to several commercial establishments. The current parking configuration decreases the availability of neighborhood parking for residents and visitors and therefore could limit redevelopment opportunities in the area.

**Devon/Sheridan/Broadway Intersection.** Deleterious land use and lay-out exists in several forms in the blocks located primarily at the intersection of Devon/Broadway/Sheridan. The intersection is particularly difficult to cross because of the large number of vehicular turning movements. Currently, traffic moves through the intersection at high volume. Five parcels lining the corner of West Devon and North Broadway have curb cuts, allowing vehicles to enter and exit in close proximity to the intersection. This increases the number of vehicular turning movements beyond what is already occurring in the intersection, and is hazardous to vehicles and pedestrians moving through the intersection. The Devon/ Sheridan/Broadway intersection is a major hub of traffic and commercial uses. Redesigning the intersection could improve traffic and pedestrian movement and safety.

**Loyola CTA “L” Station.** The current configuration of the Loyola CTA “L” station located at West Loyola Avenue and North Sheridan Road and the intersection of West Loyola Avenue, North Sheridan Road, and West Arthur Avenue creates a challenging environment for pedestrians. Traffic moves along North Sheridan Road at high volume and vehicles may enter and exit North Sheridan Road from West Loyola Avenue and West Arthur Avenue. The traffic signals at this intersection allow traffic to continue moving along North Sheridan Road for an extended length of time, causing passengers on the CTA to wait for long periods, or cross at their own risk. In addition, vehicles are turning off North Sheridan Road entering the Granada Center parking lot just south of the CTA tracks, contributing to the increased number of vehicular movements.

The physical design and layout of the CTA station also exhibits deleterious land use and layout. Currently, the station is only accessible to the public on the west side of North Sheridan Road, while the physical design of the station appears to have entrances on both the east and west sides. The platform is of an irregular shape and design, and lacks proper signage to direct riders to their trains.

The combination of incompatible land uses, unsafe pedestrian and vehicular movement, lack of proper signage, and inadequate lighting, pose special hazards for pedestrians who shop or live in the RPA, and limit potential redevelopment opportunities. Some form of deleterious land use or lay-out was considered to be present on 13 (45%) of the 29 blocks in the RPA.



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

### **Redevelopment Needs of the Devon/Sheridan RPA**

The existing land use pattern and physical conditions in the Devon/Sheridan RPA suggest five redevelopment needs for the area:

1. Commercial, residential, and institutional development and rehabilitation;
2. Resources for commercial, institutional, residential, and mixed-use development;
3. Development of businesses and housing that is attractive to and affordable for a diverse population;
4. Property assembly, and site preparation; and
5. Public infrastructure improvements such as street improvements, which includes intersection upgrades

The Eligibility Study and Redevelopment Plan identifies the tools that the City will use to guide redevelopment in the Devon/Sheridan RPA to create a cohesive and vibrant mixed-use community. Currently, the Devon/Sheridan RPA is characterized by signs of deteriorated buildings and infrastructure, vacant and underutilized parcels, and a lack of growth in equalized assessed value.

The goals, objectives, and strategies discussed below have been developed to address the needs of the community and to establish the overall framework for use of the anticipated tax increment funds. The availability and use of the funds serves as a tool for the City and local community to support the growth and improvement of the TIF area. The goal of the Devon/Sheridan RPA outlines, in general, the reasons why the Devon/Sheridan TIF is to be created. The goal is followed by more specific objectives regarding what the plan is designed to accomplish, key strategies and projects that are important to the community. Ultimately, the goals, objectives and strategies are designed to redevelop and re-invigorate the area as a mixed-use commercial district, which improves and complements the needs of shoppers, residents, business owners, and institutions in the area as well as within the adjacent communities.

The proposed public improvements outlined in the Eligibility Study and Redevelopment Plan will help to create an environment conducive to private investment and redevelopment within the Devon/Sheridan RPA. To support specific projects and encourage future investment in the RPA, public resources, including tax increment financing, may be used to: facilitate property assembly; demolition; site preparation; develop and rehabilitate commercial and residential buildings and/or units; improve or repair RPA public facilities and/or infrastructure; provide street improvements including intersection upgrades and streetscaping. In addition, tax increment financing may be used to subsidize developer interest costs related to redevelopment projects.

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

Goals, objectives, and strategies are designed to address the needs of the community from the overall framework of the Eligibility Study and Redevelopment Plan for the use of anticipated tax increment funds generated within the Devon/Sheridan RPA. Alderman Patrick O'Connor (40<sup>th</sup> Ward) and Alderman Joe Moore (49<sup>th</sup> Ward) created the Devon/Sheridan TIF Task Force in the spring of 2003. Goals, objectives, and strategies were developed by the Devon/Sheridan TIF Task Force, which consisted of volunteer members including community leaders representing Rogers Park and Edgewater neighborhood organizations and block clubs, Loyola University Chicago, local business and property owners, and area residents. The use of the Task Force provided another vehicle for the community to participate in the overall structure of the plan. The Task Force solicited the opinions and feedback of the community, meeting weekly throughout the summer of 2003, to categorize the community input and formulate the Redevelopment Plan for the Devon/Sheridan TIF District. The Task Force coordinated input from the Rogers Park and Edgewater neighborhoods through four large public meetings.

**Goal.** The overall goal of the TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate the conditions that qualify the Devon/Sheridan RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Redevelopment of the RPA will improve retail, commercial and housing conditions; improve the relationship between the area's diverse land uses; and attract private redevelopment. This goal is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment.

**Objectives.** Twelve broad objectives support the overall goal of area-wide revitalization of the Devon/Sheridan RPA. These include:

1. Encourage a mix of new commercial, institutional, and residential development through the assembly, preparation, and marketing of vacant and underutilized sites;
2. Facilitate development, redevelopment, and rehabilitation that will enhance architecturally and historically significant buildings and generally improve building conditions;
3. Support retail growth that contributes to the diversity and vitality of the neighborhood through individual, family, and corporate ownership, the creation of local employment opportunities, and the attraction of destination businesses to the RPA;
4. Maintain the human scale of the district and improve the Sheridan Road streetscapes to enhance the pedestrian friendliness and orientation of the RPA as a whole, encouraging commercial, institutional, and residential uses where appropriate;

5. Improve traffic flow, pedestrian safety, parking and transportation opportunities, facilities within the RPA, such as the redevelopment of the Loyola CTA “L” stop in a way that fits within and enhances the overall attractiveness of the community in terms of architectural style;
6. Preserve and create housing for diverse markets through adaptive rehabilitation and/or new construction, and use financial incentives such as the Neighborhood Improvement Program (NIP) to rehabilitate existing residential structures;
7. Enhance the physical streetscape and identity of the district by designing or building additional “gateways” which not only identify, but link the Rogers Park and Edgewater Communities together;
8. Capitalize on the potential of vacant or underutilized retail/commercial property by spurring growth through financial incentives such as the Small Business Improvement Fund (SBIF) to businesses in the Devon/Sheridan TIF District;
9. Cultivate new leisure, entertainment, and cultural opportunities that meet the needs and interests of residents and visitors;
10. Support an “Urbs in Horto” theme for the RPA that highlights the lakefront, Loyola University Chicago campus, and greenspace through the use of appropriate landscaping and land for public use;
11. Encourage the use of “green technology” in new construction and rehabilitation;
12. Establish community urban design guidelines that may be used to help define the physical characteristics of proposed development within the Rogers Park and Edgewater Communities.

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

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

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

agreements with other public entities, and may include the construction, rehabilitation, renovation, or restoration of public improvements on one or more parcels.

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

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

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

3. **Redevelop Vacant, Underutilized, and Tax-Exempt Sites.** The redevelopment of properties within the Devon/Sheridan RPA that are currently vacant, underutilized, or tax-exempt is expected to stimulate private investment throughout the Devon/Sheridan RPA and increase the overall taxable value of properties within the RPA. Development of vacant, underutilized, and/or tax-exempt sites is anticipated to have a positive impact on other properties beyond the individual project sites.
4. **Assist Existing Businesses, Institutions, and Residents.** The City may provide assistance to support existing businesses, property owners, and residents in the RPA. This may include financial and other assistance for rehabilitation, leasehold improvements, new construction, and the provision of affordable housing units. TIF assistance may be used independently or with housing programs to support new and rehabilitated rental and for-sale housing that could include a mixture of market-rate units and units affordable to moderate-, low-, and very low-income households. Resources may also be available to businesses for job training, welfare-to-work, and day care assistance. In addition, to the extent allowable under the law, locally owned businesses and residents will be targeted to share in the employment, job, and construction-related opportunities that may be offered by redevelopment within the Devon/Sheridan RPA.

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

To meet the goals, policies or objectives of this Eligibility Study and Redevelopment Plan, the City may acquire and assemble other property throughout the RPA. Land assemblage by the City may be accomplished by purchase, exchange, donation, lease, eminent domain, or through the Tax Reactivation Program and may be for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its powers to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing this Eligibility Study and Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Eligibility Study and Redevelopment Plan. Relocation assistance may be provided to facilitate redevelopment of portions of the RPA, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

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

### ***Proposed Future Land Use***

The proposed future land use of the Devon/Sheridan RPA reflects the objectives of the Eligibility Study and Redevelopment Plan, which are to support redevelopment within the entire RPA as a mixed-use area to include residential, commercial, institutional, and/or park/open space uses, and

to support other improvements that serve the redevelopment interests of the local community and the City. The proposed objectives are compatible with historic land use patterns in the surrounding community and support current development trends in the area.

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

### *Assessment of Housing Impact*

The purpose of this section is to conduct a Housing Impact Study for the Devon/Sheridan RPA as set forth in the Tax Increment Allocation Redevelopment Act (the "Act") 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the City shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection **11-74.4-5(a)** of the Act, which for the purposes hereof shall also be the "Devon/Sheridan Redevelopment Project and Plan," or the "Redevelopment Plan."

The primary goal of the Redevelopment Project and Plan is to reduce or eliminate conditions that qualify the Devon/Sheridan RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses to the surrounding residential community, while accommodating residential and institutional uses where appropriate. Currently, there are no proposed Redevelopment Projects that will result in the displacement of any inhabited residential units. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required. Under the provisions of the Act:

Part I of the housing impact study shall include:

- (i) data as to whether the residential units are single-family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census.

Part II of the housing impact study identifies the inhabited residential units in the proposed

redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) the number and location of those units that will be, or may be, removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identification of the type, location, and cost of the replacement housing; and
- (iv) the type and extent of relocation assistance to be provided.

# Map 5 Proposed Land Use

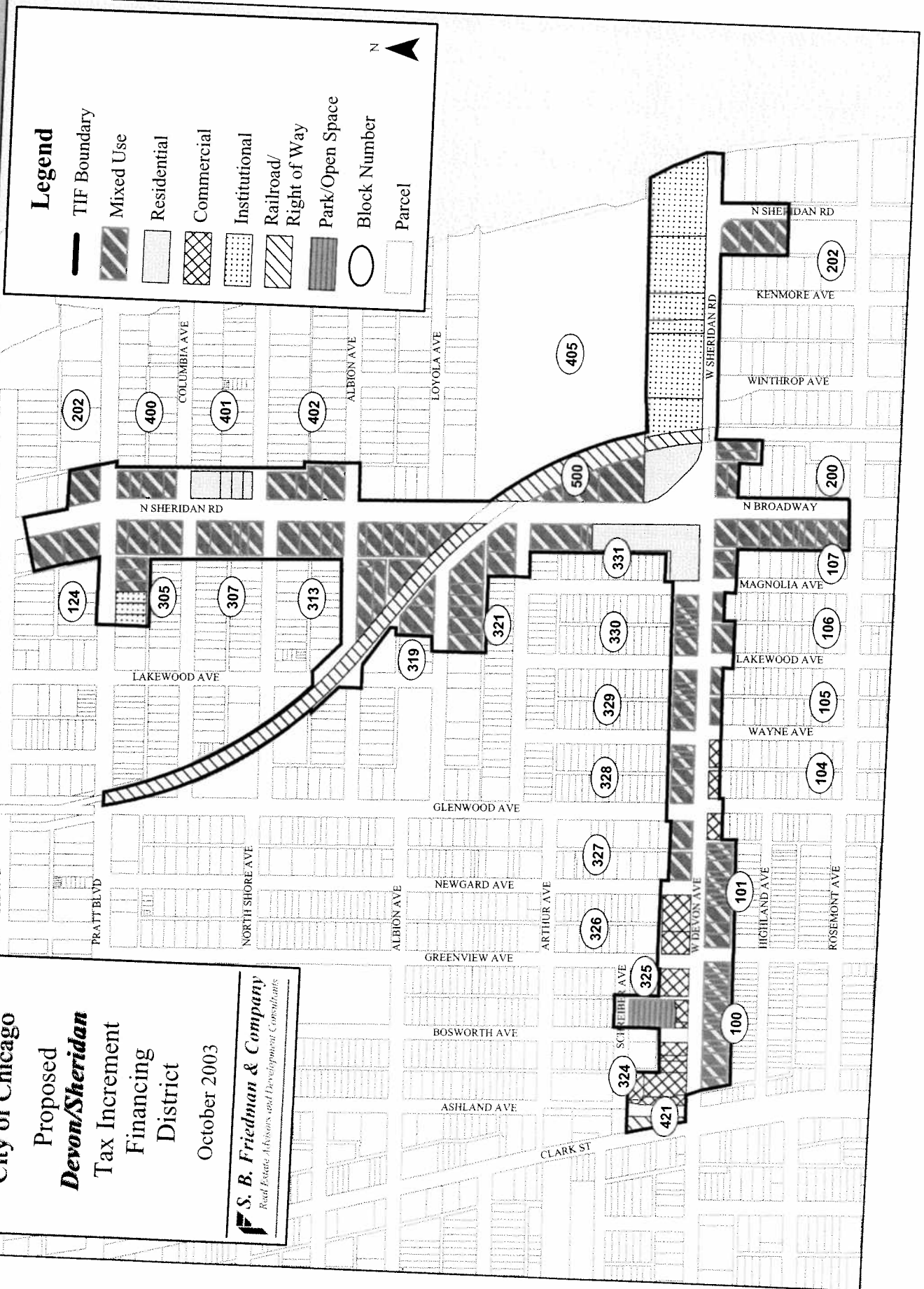
City of Chicago

**Proposed  
Devon/Sheridan  
Tax Incremental  
Financing  
District**

October 2003

**S. B. Friedman & Company**

*Real Estate Appraisers and Development Consultants*



## Legend

- TIF Boundary
- Mixed Use
- Residential
- Commercial
- Institutional
- Railroad/  
Right of Way
- Park/Open Space
- Block Number
- Parcel



**PART I****(i) Number and Type of Residential Units**

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. In order to identify residential units in the field, *S. B. Friedman & Company* utilized several methods, including counts of door buzzers, mailboxes, windows, contacting management companies, and other indicators. This survey, completed in July 2003, revealed that the Devon/Sheridan RPA contains 61 residential or mixed-use residential buildings containing 2,070 total dwelling units. Of such 61 buildings, six are single-family residences (three of which include commercial in front), 52 buildings are multi-family residences, and 3 buildings are student residences. The number of residential units by building type is described as follows:

**Number and Type of Residential Units**

	<b>Total Buildings</b>	<b>Total Residential Units</b>
Apartments (no Commercial)	17	1221
Condominiums	5	100
Single Family Homes	3	3
Single Family Homes w/Commercial in Front	3	3
Mixed-Use: Commercial/Residential	30	518
Mixed-Use: Institutional/Residential	2	62
Mixed-Use: Institutional/Commercial/Residential	1	163
<b>Total</b>	<b>61</b>	<b>2070</b>

Source: *S. B. Friedman & Company*

**(ii) Number and Type of Rooms within Units**

The distribution within the Devon/Sheridan RPA of the 2,070 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

**Methodology**

In order to describe the distribution of residential units by number and type of rooms within the Devon/Sheridan RPA, *S. B. Friedman & Company* analyzed 2000 U.S. Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. In this study, we have relied on 2000 U.S. Census sample data because it is the best available information regarding the structures and residents of the Redevelopment Project Area. These Block Group data show the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. The estimated distribution of units by bedroom type and number of rooms are as follows:

**Units by Bedroom Type<sup>1</sup>**

Number of Bedrooms	2000 Census	RPA
Studio	20%	424
1 bedroom	40%	827
2 bedrooms	24%	502
3 bedrooms	12%	248
4 bedrooms	3%	52
5 or more bedrooms	1%	16
<b>TOTAL</b>	<b>100%</b>	<b>2,070</b>

**Units by Number of Rooms<sup>2</sup>**

Number of Rooms	2000 Census	RPA
1 room	15%	315
2 rooms	13%	272
3 rooms	17%	358
4 rooms	22%	464
5 rooms	15%	315
6 rooms	9%	189
7 rooms	4%	87
8 rooms	2%	37
9 or more rooms	2%	33
<b>TOTAL</b>	<b>100%</b>	<b>2,070</b>

**(iii) Number of Inhabited Units**

According to data compiled from the survey completed by *S. B. Friedman & Company* from February 28 to July 25, 2003, the Devon/Sheridan RPA contains an estimated 2,070 residential units of which 124 units (6%) are estimated to be vacant. Therefore, there are approximately 1,946 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of July 25, 2003, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

**(iv) Race and Ethnicity of Residents**

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to 2000 U. S. Census data, the average household size

<sup>1</sup> As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

<sup>2</sup> As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

within the Block Groups which comprise the Devon/Sheridan RPA was 2.06 persons. Therefore, there are an estimated 4,009 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

#### Race and Ethnicity of Residents in the Devon/Sheridan RPA

Race	Percentage	Estimated Number of Residents in 2000
White alone	54%	2,169
Black or African American alone	22%	871
American Indian and Alaska Native alone	0%	16
Asian alone	11%	435
Native Hawaiian and Other Pacific Islander alone	0%	4
Some other race alone	8%	301
Two or more races	5%	212
<b>Total</b>	<b>100%</b>	<b>4,009</b>

Hispanic Origin	Percentage	Estimated Number of Residents in 2000
Not Hispanic or Latino	82%	3,278
Hispanic or Latino	18%	731
<b>Total</b>	<b>100%</b>	<b>4,009</b>

We have also estimated the potential distribution by income of the households living in the inhabited units within the Devon/Sheridan RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used data from Claritas, Inc., a national demographic data provider. As determined by HUD, the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30% of the area median income.
- (ii) A very low-income household earns between 30% and 50% of the area median income.
- (iii) A low-income household earns between 50% and 80% of the area median.
- (iv) A moderate-income household earns between 80% and 120% of the area median.

Claritas estimates that of all households residing within the Block Groups encompassed by the Devon/Sheridan RPA, 34% may be classified as very low-income or lower, 21% may be classified as low-income, and 22% may be classified as moderate-income households.

**Distribution of Income by Households within the Devon/Sheridan RPA**

<b>Income Category</b>	<b>Percentage (from Claritas)</b>	<b>Number of Households</b>	<b>Annual Income Rate (Average HH of 2 Persons)</b>
Very, very low	18%	341	\$0 - \$18,090
Very low	16%	309	\$18,090 - \$30,150
Low	21%	410	\$30,150 - \$48,250
Moderate	22%	419	\$48,250 - \$72,360
<b>Subtotal of Moderate</b>	<b>76%</b>	<b>1478</b>	<b>\$0 - \$72,360</b>
Over 120% AMI	24%	468	\$72,360 +
<b>Total</b>	<b>100%</b>	<b>1,946</b>	

Source: Claritas, Inc. and S. B. Friedman & Co.

**PART II****(i) Number and Location of Units to be Removed**

Since no specific Redevelopment Projects have been proposed to date involving parcels with inhabited residential units, it is impossible to determine the exact extent to which future projects receiving tax increment assistance (or other public projects that are implemented in furtherance of the Redevelopment Plan) may bring about the removal of residences. However, it is probable that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirement of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

**Methodology**

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps:

- (i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No pre-existing acquisition lists or maps were identified.
- (ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed in February 2003 identified a total of three dilapidated buildings, none of which had an associated residential use. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- (iii) Step three counts the number of inhabited residential units that exist where the future land use indicated by the Devon/Sheridan Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the Devon/Sheridan RPA, we determined that there will be no units impacted by changes to

the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change is zero.

**(ii) Relocation Plan**

The City's plan for relocation assistance for those qualified residents in the Devon/Sheridan RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

**(iii) Replacement Housing**

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing located in or near the Devon/Sheridan RPA is available for any qualified displaced residents.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that income-restricted rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size). If, during the 23-year life of the Devon/Sheridan RPA, the acquisition plans change, the City shall make every effort to ensure that appropriate replacement housing will be found in either the Redevelopment Project Area or the surrounding Rogers Park and Edgewater Community Areas.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service.

**Vacancy Data**

According to the 2000 figures, the seven Block Groups surrounding and encompassing the Devon/Sheridan RPA contained 14,590 housing units, of which 803 (6%) were vacant. For the purposes of this analysis, the term "RPA Vicinity" refers to these Block Groups. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the City of Chicago as a whole.

**Vacancy Status: City-Wide and within the Devon/Sheridan RPA**

Vacancy Status	Vacancy Rate by Vacancy Status	
	Share of All Units in RPA Vicinity	Citywide Percentage
For rent	3.41%	3.10%
For sale only	0.49%	0.70%
Rented or sold, not occupied	0.29%	0.80%
Other vacant	1.31%	0.30%
<b>Total Vacant Units</b>	<b>5.50%</b>	<b>7.90%</b>

Source: US Census

The percentage of residential units that are vacant and awaiting rental in the RPA is comparable to that of the City of Chicago (3.41% vs. 3.10%), suggesting a potential supply of replacement rental housing. The percentage of ownership housing units that are vacant and awaiting sale is slightly lower than that of the City as a whole, while the overall rate of residential vacancy in the RPA is less than that found in the City by a fair margin (2.4%).

**Availability of Replacement Rental Housing**

The location, type, and cost of a further sample of possible replacement rental housing units located within the Rogers Park and Edgewater Community Areas was determined through the examination of classified advertisements from the *Chicago Reader* during the week of June 13, 2003 (see Appendix 4). It is important to note that Chicago has a rental cycle in which apartments turn over at a greater rate on May 1 and October 1 of each year. These higher turnover times would likely reflect a wider variety of rental rates, unit sizes and locations than those available in December.

The range of maximum affordable monthly rents, according to HUD standards, is shown below in comparison with the advertised rents found in the above-mentioned newspaper listings.

Number of BRs	Implied Family Size [1]	Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket				Observed Range [2]	Units in Sample [3]
		Very, Very Low	Very Low	Low	Moderate		
0	1	\$396	\$660	\$1,056	\$1,583	\$481-\$606	11
1	1.5	\$424	\$707	\$1,131	\$1,697	\$587-\$1,134	25
2	3	\$509	\$848	\$1,357	\$2,036	\$817-\$1,404	17
3	4.5	\$588	\$980	\$1,568	\$2,352	\$1,076-\$1,546	7
4	6	\$656	\$1,093	\$1,749	\$2,624	\$1,798-\$1,848	3

[1] Derived from the number of bedrooms using HUD formulas.

[2] Based on a sample of apartments located in the Rogers Park and Edgewater Community Areas and advertised in the *Chicago Reader* during the week of June 13, 2003.

[3] Refers to the number of units in the sample taken by *S. B. Friedman & Company*. This is not an exhaustive count of the available apartments in the Rogers Park and Edgewater Community Areas during the week of June 13, 2003

The table in Appendix 4 provides a detailed summary of the apartment listings found in the *Chicago Reader* during the week of June 13, 2003. Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S. B. Friedman & Company* has adjusted the monthly rents to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the Chicago Housing Authority. This table demonstrates that there is ample housing affordable to households of very low and low income currently available within and adjacent to the RPA.

*S. B. Friedman & Company* has also researched the availability of subsidized and income-restricted housing in and near the Devon/Sheridan RPA. According to data provided by the Illinois Housing Development Authority, there are at least 5,245 units of income-restricted housing in the Rogers Park and Edgewater community areas, including at least 3,772 units of project-based Section 8 housing. In Section 8 housing, qualifying households are required to pay 30% of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent. Additionally, as noted in the preceding table, a fair number of apartments in the vicinity of the Devon/Sheridan RPA are available to tenants with Section 8 vouchers.

### Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *S. B. Friedman & Company* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical data listing housing sales within the region over the past three years. The following table describes housing sales for detached and attached (condominium and townhome) residential units within the Rogers Park and Edgewater community areas for the past two years, as well as all current available properties listed for sale.

**Housing Sales within the Rogers Park and Edgewater Community Areas**

Price Range	2001 Sales	2002 Sales	Active Listings
\$0 - \$100,000	226	114	19
\$100,000-\$160,000	578	569	132
\$160,000- \$250,000	441	669	171
\$250,000 & Above	249	346	129
<b>Totals</b>	<b>1,494</b>	<b>1,698</b>	<b>451</b>

Source: Multiple Listing Service

According to the *Chicago Reader*, the median home sale price in the Rogers Park and Edgewater Community Areas on the week of June 13, 2003 was approximately \$186,000, an amount which appears consistent with the MLS sales data summarized above. The median sales price for Chicago during the same period was approximately \$260,490, indicating that the Community Areas surrounding the RPA are far more affordable on average than the City as a whole.

Based on the available data, we anticipate that the rental and for-sale residential markets for the community area in and around the Devon/Sheridan RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. Since there are no Redevelopment Projects currently proposed, the types of mixed-use redevelopment projects which may be contemplated in accordance with the Redevelopment Plan may include new residential units, it is assumed that any displacement caused by activities as part of the Devon/Sheridan Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, there is a likelihood that any displacement of units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

**(iv) Relocation Assistance**

If the removal or displacement of low-income or very low-income residential housing units occurs, such residents are required to be provided with affordable housing and relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the Redevelopment Project Area.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms have the following meaning:

- (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “very low-income household” means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The City of Chicago will make a good faith effort to relocate these households to affordable



housing located in or near the Devon/Sheridan RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.

## 5. Financial Plan

### *Eligible Costs*

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

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

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

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

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

purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

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

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

**TABLE 2: Estimated Redevelopment Project Costs**

<b>Project/Improvements</b>	<b>Estimated Project Costs*</b>
<b>Professional Services</b>	\$7,000,000
<b>Property Assembly: including site preparation, demolition and environmental remediation</b>	\$4,200,000
<b>Rehabilitation Costs</b>	\$13,300,000
<b>Eligible Construction Costs (Affordable Housing)</b>	\$7,200,000
<b>Relocation</b>	\$500,000
<b>Public Works or Improvements (1)</b>	\$15,400,000
<b>Job Training, Retraining, Welfare-to-Work</b>	\$2,500,000
<b>Interest Costs</b>	\$17,700,000
<b>Day Care</b>	\$1,000,000
<b>TOTAL REDEVELOPMENT COSTS (2), (3), (4), (5)</b>	<b>\$68,800,000</b>

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

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

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

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

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

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

In the event the Act is amended after the date of the approval of this Eligibility Study and Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Eligibility Study and Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Eligibility Study and Redevelopment Plan, to the extent permitted by the Act. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Eligibility Study and Redevelopment Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Eligibility Study and Redevelopment Plan.

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

Each private project within the Devon/Sheridan RPA shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City and approved by the City Council. Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Eligibility Study and Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31<sup>st</sup> of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2028, if the ordinances establishing the RPA are adopted during 2004).

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

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

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

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

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

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

The Devon/Sheridan RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.6-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Devon/Sheridan RPA, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Devon/Sheridan RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Devon/Sheridan RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Devon/Sheridan RPA and such areas. The amount of revenue from the Devon/Sheridan RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Devon/Sheridan RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 2 of this Eligibility Study and Redevelopment Plan.



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

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

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

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

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

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

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Devon/Sheridan RPA is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Devon/Sheridan RPA. The 260 tax parcels comprising the RPA have a total estimated 2002 EAV of \$ 46,497,463. This total EAV amount by PIN is summarized in Appendix 4. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all

incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

***Anticipated Equalized Assessed Valuation***

By 2027, the EAV for the Devon/Sheridan RPA will be approximately \$78,500,000. This estimate is based on several key assumptions, including: 1) an inflation factor of 2% per year on the EAV of all properties within the Devon/Sheridan RPA, with its cumulative impact occurring in each triennial reassessment year; 2) an equalization factor of 2.4689; and 3) a tax rate of 7.277% for the duration of the Devon/Sheridan RPA.

## 6. Required Findings and Tests

### *Lack of Growth and Private Investment*

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

First, while some investment by private enterprise has occurred in the Devon/Sheridan RPA over the last five years, this investment has been minimal in scope and not part of any coordinated development strategy. For four of the last five years for which data are available, the growth of equalized assessed value ("EAV," which is the value of property from which property taxes are based) in the Devon/Sheridan RPA has lagged behind that of the balance of the City of Chicago, Lakeview Township, and Rogers Park Township. The compound annual growth rate of EAV in the Devon/Sheridan RPA was 4.60% between 1997 and 2002. This is 27% lower than the 6.33% growth experienced by the City of Chicago during this period, 47% lower than the 8.7% growth rate experienced by the Lakeview Township, and 23% lower than the 5.97% growth rate experienced by Rogers Park Township.

Second, to further evaluate a lack of growth through private enterprise within the Devon/Sheridan RPA, *S. B. Friedman & Company* examined building permit data provided by the City of Chicago Department of Buildings for the period of January 1998 through August 2003. Approximately 53 permits for private sector taxable investment were issued within the Devon/Sheridan RPA during this period totaling \$1.4 million. Of the 53 permits, two were for demolition, only six permits were issued for new construction; 13 permits were for rehabilitation; and 32 permits were for minor repairs. On average over the 5-year study period, privately initiated permits amounted to approximately \$244,000 per year, or approximately 0.18% of the total market value of all property within the TIF district. At this rate, it would take a substantial amount of time to replace all of the existing value in the RPA.

Twelve additional permits were initiated for public or tax-exempt institutional entities within the Devon/Sheridan RPA during this period, including the CTA station, the CHA senior residence building, and a new Life Sciences building on Loyola University Chicago's Lakefront campus. The financing for the new Life Sciences Building includes approximately 53% State and Federal grants in addition to 47% donations from foundations and alumni. The Life Science building reflects \$30 million in investment by a tax exempt entity, with the public sector permits totaling approximately \$2 million. Because of the public, foundational, and alumni funding of such projects, the permit data associated with such project does not reflect investment by private enterprise in the Devon/Sheridan RPA.

Without the support of public resources, the redevelopment objectives of the Devon/Sheridan RPA will most likely not be realized. The scope of area-wide improvements and development assistance resources needed to redevelop the Devon/Sheridan RPA as a mixed-use residential and commercial district are expensive, and the private market, on its own, is not likely to absorb all of these costs. Site assembly and preparation resources, coupled with public infrastructure

improvements and private property rehabilitation assistance are needed to leverage private investment and facilitate area-wide redevelopment consistent with the Redevelopment Plan. But for creation of the Devon/Sheridan RPA, these types of projects are unlikely to occur without the benefits associated with the designation of the Devon/Sheridan RPA as a tax increment financing district.

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

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

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

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

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

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

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

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

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

This Eligibility Study and Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the City) may be used to pay eligible redevelopment project costs for the Devon/Sheridan RPA. At the time when the Devon/Sheridan

RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Devon/Sheridan RPA will be distributed to all taxing districts levying taxes against property located in the Devon/Sheridan RPA. These revenues will then be available for use by the affected taxing districts.

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

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The City intends to monitor development in the Devon/Sheridan RPA and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development. The following major taxing districts presently levy taxes on properties located within the Devon/Sheridan RPA and maintain the listed facilities within the boundaries of the RPA, or within close proximity (three to five blocks) to the RPA boundaries:

#### **City of Chicago**

##### **Chicago Board of Education**

- Eugene Field School (7019 N. Ashland Avenue)
- Kilmer Elementary School (6700 N. Greenview Avenue)
- Sullivan High School (6631 N. Bosworth Avenue)
- Stephen K. Hayt Elementary School (1518 W. Granville Avenue)
- Swift Elementary School (5900 N. Winthrop Avenue)
- Nicholas Senn High School (5900 N. Glenwood Avenue)

##### **Chicago School Finance Authority**

##### **Chicago Park District**

- Albion Park (1754 W. Albion Avenue)
- Emmerson Park (1820 W. Granville Avenue)
- Berger Park Cultural Center (6205 N. Sheridan Road)
- Schreiber Playground Park (1552 W. Schreiber Avenue)
- Lazarus Playlot Park (1257 W. Columbia Avenue)
- Loyola Park (1230 W. Greenleaf Avenue)
- Pratt Boulevard Beach and Park (1050 W. Pratt Boulevard)
- Columbia Beach Park (1040 W. Columbia Avenue)
- Hartigan Park and Beach (1031 W. Albion Avenue)
- North Shore Beach Park (1040 W. North Shore Avenue)
- D'Elia Playlot Park (6340 N. Lakewood Avenue)

**City of Chicago Library Fund**

- Rogers Park Branch Public Library (6907 N. Clark Street)

**Chicago Community College District 508****Metropolitan Water Reclamation District of Greater Chicago****County of Cook****Cook County Forest Preserve District**

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

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

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

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

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

It is possible that some families who purchase housing or rent new apartments in the Devon/Sheridan RPA will send their children to public schools, putting increased demand on area school districts. However, it is unlikely that the scope of new residential construction would exhaust existing capacity. Existing capacity was verified through data provided from the Department of Operations at the Chicago Public Schools (CPS). According to information

provided by CPS, elementary schools reach full capacity at 80% of their design capacity and high schools reach full capacity at 100% of their design capacity. These data reveal that, for all the public schools that serve the Edgewater and Rogers Park community areas, the schools operate at approximately 79% of design capacity. Given the small size of the Devon/Sheridan RPA, it is unlikely that existing capacity will be exceeded as a result of TIF-supported activities. Two of the schools located within close proximity to the RPA boundaries, Swift Elementary School and the Eugene Field School, completed major capital renovation additions resulting in increased design capacity. Additionally, increased costs to the local schools resulting from children residing in TIF-assisted housing units will trigger those provisions within the Act that provide for reimbursement to the affected school district(s) where eligible. The City intends to monitor development in the Devon/Sheridan RPA and, with the cooperation of the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with each new residential project.

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

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

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

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

**Metropolitan Water Reclamation District.** This district provides the main trunk lines for the collection of waste water from Cities, Villages and Towns, and for the treatment and disposal thereof.

It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Devon/Sheridan RPA can be handled adequately by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District of Greater Chicago.

Therefore, no special program is proposed for the Metropolitan Water Reclamation District of Greater Chicago.

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

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










**Cook County Forest Preserve District.** The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public. It is expected that any increase in demand for Forest Preserve services can be handled adequately by existing facilities and programs maintained and operated by the District. No special programs are proposed for the Forest Preserve.

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



# Map 6 Community Facilities

## Legend

-  TIF Boundary
-  School
-  Public Library
-  Park District
-  Aldermanic Office
-  Police Station
-  Fire Station
-  Block Number
-  Parcel

Loyola Park

Pratt Beach Park

Columbia Beach Park

North Shore Beach Park

Albion Ave Hartigan Beach Park

Berger Park

City of Chicago  
 Proposed  
**Devon/Sheridan**  
 Tax Incremental  
 Financing  
 District  
 October 2003

Rogers Park Branch  
 Public Library

Kilmer  
 Elementary  
 School

Sullivan  
 High School

Police  
 Station

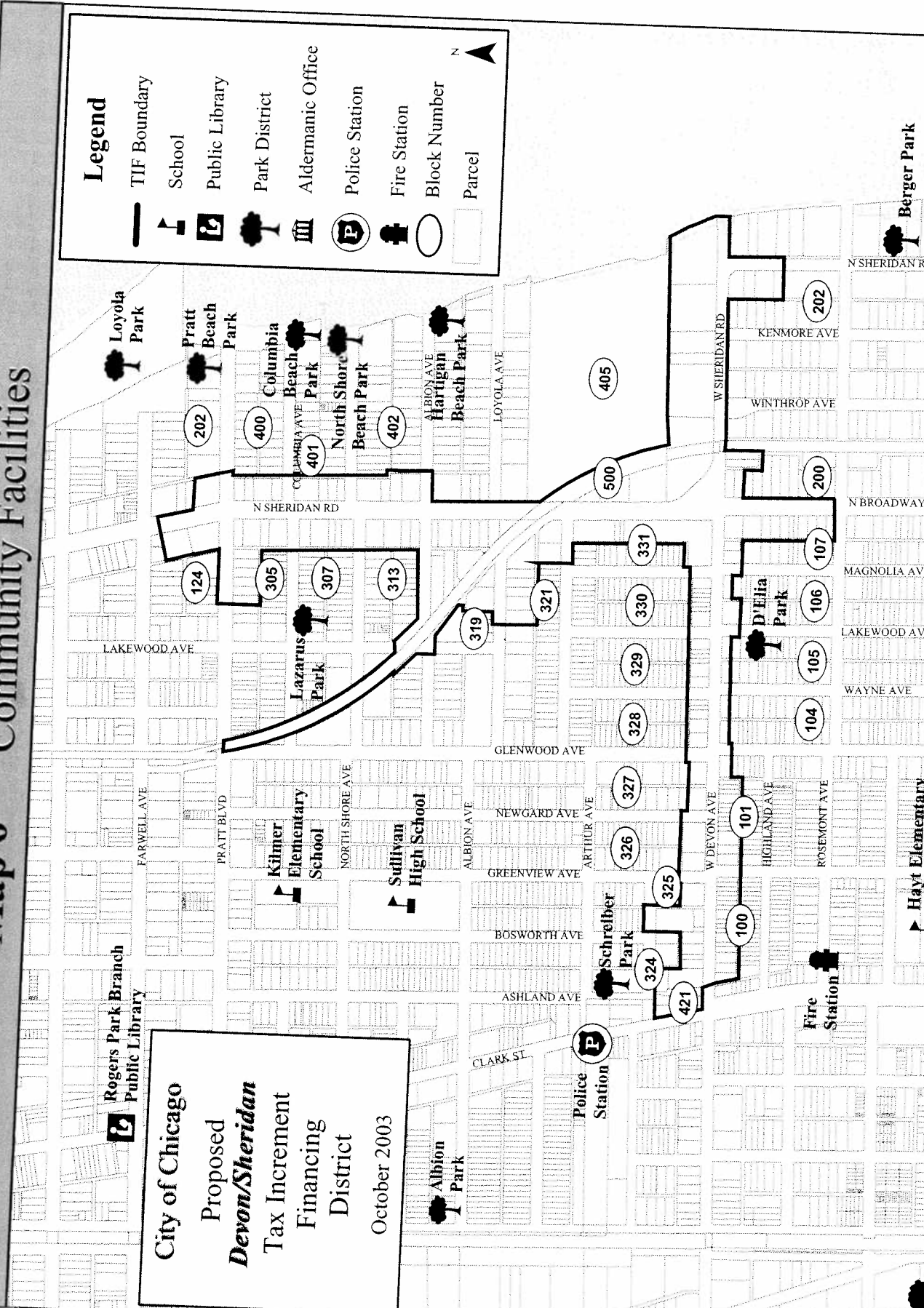
Schreber  
 Park

Fire  
 Station

Hayt Elementary  
 School

Emmerson Park

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



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

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

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

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

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



**Appendix 1:  
Boundary and Legal Description (Chicago Guarantee Survey Company)**



DEVON/SHERIDAN TIF

ALL THAT PART OF THE NORTH HALF OF SECTION 5 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6 IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31 AND THAT PART OF SECTION 32, IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER, A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEAST CORNER OF LOT 13 BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH BROADWAY WITH THE NORTH LINE OF WEST ROSEMONT AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF WEST ROSEMONT AVENUE TO THE EAST LINE OF LOT 25 IN SAID BLOCK 1 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER, SAID EAST LINE OF LOT 25 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH BROADWAY;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH BROADWAY TO THE NORTH LINE OF LOT 34 IN SAID BLOCK 1 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER;

THENCE WEST ALONG SAID NORTH LINE OF LOT 34 IN BLOCK 1 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH MAGNOLIA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH MAGNOLIA AVENUE TO THE NORTH LINE OF LOT 2 IN BLOCK 2 OF SAID BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER;

THENCE WEST ALONG SAID NORTH LINE OF LOT 2 IN BLOCK 2 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER TO THE WEST LINE OF SAID LOT 2, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH MAGNOLIA AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 35 IN SAID BLOCK 2 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 35 IN BLOCK 2 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF NORTH LAKEWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH LAKEWOOD AVENUE TO THE SOUTH LINE OF LOT 1 IN BLOCK 3 OF SAID BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 1 IN BLOCK 3 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH LAKEWOOD AVENUE;

THENCE CONTINUING WEST ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF THE PARCEL OF PROPERTY BEARING PIN 14-05-105-028 IN SAID BLOCK 3 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER;

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID PARCEL OF PROPERTY BEARING PIN 14-05-105-028 IN BLOCK 3 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER TO THE EAST LINE OF NORTH WAYNE AVENUE;

THENCE CONTINUING WEST ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 OF AFORESAID BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 4 OF AFORESAID BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 36 IN SAID BLOCK 4 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 36 BEING ALSO THE EAST LINE OF NORTH GLENWOOD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH GLENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN FARSON'S SUBDIVISION OF THE NORTH 26 RODS AND 11 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 2 IN FARSON'S SUBDIVISION TO THE WEST LINE OF SAID LOT 2, SAID WEST LINE OF LOT 2 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH GLENWOOD AVENUE;



THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF NORTH GLENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE LOT 97 IN SAID FARSON'S SUBDIVISION, SAID NORTH LINE OF LOT 97 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DEVON AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF WEST DEVON AVENUE TO THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 49 IN SAID FARSON'S SUBDIVISION, SAID WESTERLY LINE OF LOT 49 BEING ALSO THE EASTERLY LINE OF THE ALLEY EAST OF NORTH CLARK STREET

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EASTERLY LINE OF THE ALLEY EAST OF NORTH CLARK STREET AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST DEVON AVENUE;

THENCE WEST ALONG SAID NORTH LINE OF WEST DEVON AVENUE TO THE EASTERLY LINE OF NORTH CLARK STREET;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF NORTH CLARK STREET TO THE SOUTH LINE OF WEST SCHREIBER AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF WEST SCHREIBER AVENUE TO THE EAST LINE OF LOT 5 IN THE SUBDIVISION OF LOT 2 (EXCEPT THE EAST 308.79 FEET THEREOF) OF S. F. HOLLENSEN'S 1<sup>ST</sup> ADDITION TO ROGERS PARK, A SUBDIVISION OF LOTS 9 TO 11, BOTH INCLUSIVE, OF SEYMOURS ESTATE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 42, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THE NORTH 66 FEET OF THE SOUTH 359.6 FEET OF THAT PART EAST OF CLARK STREET OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 5 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH ASHLAND AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 5 IN THE SUBDIVISION OF LOT 2 (EXCEPT THE EAST 308.79 FEET THEREOF) OF HOLLENSEN'S 1<sup>ST</sup> ADDITION TO ROGERS PARK TO THE NORTH LINE OF LOT 3 IN SAID S. F. HOLLENSEN'S 1<sup>ST</sup> ADDITION TO ROGERS PARK, SAID NORTH LINE OF LOT 3 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST DEVON AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST DEVON AVENUE AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF THE EAST 1.5 FEET OF LOT 10 IN SAID S. F. HOLLENSEN'S 1<sup>ST</sup> ADDITION

TO ROGERS PARK, SAID WEST LINE OF THE EAST 1.5 FEET OF LOT 10 BEING ALSO THE EAST LINE OF NORTH BOSWORTH AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF NORTH BOSWORTH AVENUE TO THE NORTH LINE OF WEST SCHREIBER AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST SCHREIBER AVENUE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 23 IN AFORESAID S. F. HOLLENSEN'S 1<sup>ST</sup> ADDITION TO ROGERS PARK, SAID WEST LINE OF LOT 23 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF NORTH GREENVIEW AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY WEST OF NORTH GREENVIEW AVENUE TO THE SOUTH LINE OF LOT 20 IN SAID S. F. HOLLENSEN'S 1<sup>ST</sup> ADDITION TO ROGERS PARK;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 20 IN S. F. HOLLENSEN'S 1<sup>ST</sup> ADDITION TO ROGERS PARK TO THE WEST LINE OF NORTH GREENVIEW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH GREENVIEW AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 43 IN SICKENGER'S SUBDIVISION OF LOTS 7 AND 8 IN AFORESAID SEYMOURS ESTATE SUBDIVISION, SAID SOUTH LINE OF LOT 43 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DEVON AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF WEST DEVON AVENUE AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF NORTH NEWGARD AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH NEWGARD AVENUE TO THE SOUTH LINE OF LOT 15 IN SAID SICKENGER'S SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 15 IN SICKENGER'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 10 IN SAID SICKENGER'S SUBDIVISION TO THE WEST LINE OF NORTH GLENWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF NORTH GLENWOOD AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN BLOCK 5 OF A. T. GALT'S EDGEWATER GOLF SUBDIVISION OF THE SOUTH 30 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DEVON AVENUE;

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

THENCE NORTH ALONG SAID WEST LINE OF NORTH MAGNOLIA AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 18.5 FEET OF LOT 15 IN BLOCK 2 OF AFORESAID A. T. GALT'S EDGEWATER GOLF SUBDIVISION, SAID SOUTH LINE OF THE NORTH 18.5 FEET OF LOT 15 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST DEVON AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 18.5 FEET OF LOT 15 IN BLOCK 2 OF A. T. GALT'S EDGEWATER GOLF SUBDIVISION TO THE EAST LINE OF SAID LOT 15, SAID EAST LINE OF LOT 15 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF WEST ARTHUR AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ARTHUR AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 33 FEET OF LOT 8 IN BLOCK 1 OF AFORESAID A. T. GALT'S EDGEWATER GOLF SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF THE WEST 33 FEET OF LOT 8 IN BLOCK 1 OF A. T. GALT'S EDGEWATER GOLF SUBDIVISION TO THE NORTH LINE OF SAID LOT 8, SAID NORTH LINE OF LOT 8 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF WEST ARTHUR AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF WEST ARTHUR AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 8 IN BLOCK 10 OF NORTH SHORE BOULEVARD SUBDIVISION, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 8 IN BLOCK 10 OF NORTH SHORE BOULEVARD SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST LOYOLA AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST LOYOLA AVENUE TO THE EAST LINE OF THE WEST HALF OF LOT 7 IN BLOCK 8 OF SAID NORTH SHORE BOULEVARD SUBDIVISION;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST HALF OF LOT 7 IN BLOCK 8 OF NORTH SHORE BOULEVARD SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 3 IN SAID BLOCK 8 OF NORTH SHORE BOULEVARD SUBDIVISION, SAID SOUTH LINE OF LOT 3 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST LOYOLA AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 8 OF NORTH SHORE BOULEVARD SUBDIVISION TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 3 BEING ALSO THE WEST LINE OF A PUBLIC ALLEY;

THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN BLOCK 8 OF NORTH SHORE BOULEVARD SUBDIVISION TO THE NORTHEASTERLY LINE OF SAID LOT 3, SAID NORTHEASTERLY LINE OF LOT 3 BEING ALSO THE SOUTHWESTERLY LINE OF A PUBLIC ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 1, 2 AND 3 IN SAID BLOCK 8 OF NORTH SHORE BOULEVARD SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF A PUBLIC ALLEY LYING NORTHEASTERLY OF AND ADJOINING LOTS 1, 2 AND 3 IN BLOCK 8 OF NORTH SHORE BOULEVARD SUBDIVISION TO THE SOUTH LINE OF WEST ALBION AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ALBION AVENUE TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 15 IN BLOCK 6 OF AFORESAID NORTH SHORE BOULEVARD SUBDIVISION, SAID EAST LINE OF LOT 15 BEING ALSO THE WEST LINE OF NORTH LAKEWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 15 IN BLOCK 6 OF NORTH SHORE BOULEVARD SUBDIVISION TO THE NORTHEASTERLY LINE THEREOF, SAID NORTHEASTERLY LINE OF LOT 15 BEING ALSO THE SOUTHWESTERLY LINE OF A PUBLIC ALLEY;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 15 AND ALONG THE NORTHEASTERLY LINE OF LOT 14 IN SAID BLOCK 6 OF AFORESAID NORTH SHORE BOULEVARD SUBDIVISION AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 6 OF NORTH SHORE BOULEVARD SUBDIVISION, SAID SOUTH LINE OF LOT 2 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF WEST ALBION AVENUE;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 6 OF NORTH SHORE BOULEVARD SUBDIVISION TO THE WESTERLY LINE OF THE JOINT RAILROAD RIGHT OF WAY BEARING PIN 11-32-500-004;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF THE JOINT RAILROAD RIGHT OF WAY BEARING PIN 11-32-500-004 TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 BEING ALSO THE CENTER LINE OF NORTH GLENWOOD AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 TO THE NORTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 BEING ALSO THE CENTER LINE OF WEST PRATT BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 TO THE EASTERLY LINE OF THE JOINT RAILROAD RIGHT OF WAY BEARING PIN 11-32-500-004;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE JOINT RAILROAD RIGHT OF WAY BEARING PIN 11-32-500-004 TO THE WEST LINE OF NORTH LAKEWOOD AVENUE;

THENCE EAST ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF LOT 15 IN BLOCK 5 OF AFORESAID NORTH SHORE BOULEVARD SUBDIVISION;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 15 IN BLOCK 5 OF NORTH SHORE BOULEVARD SUBDIVISION AND ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN SAID BLOCK 5 OF NORTH SHORE BOULEVARD SUBDIVISION TO THE SOUTH LINE OF SAID LOT 14, SAID SOUTH LINE OF LOT 14 BEING ALSO THE NORTH LINE OF WEST ALBION AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF WEST ALBION AVENUE TO THE EAST LINE OF LOT 7 IN BLOCK 5 OF AFORESAID NORTH SHORE BOULEVARD SUBDIVISION, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SHERIDAN ROAD TO THE NORTH LINE OF LOT 7 IN BLOCK 1 OF AFORESAID NORTH SHORE BOULEVARD SUBDIVISION, SAID NORTH LINE OF LOT 7 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF WEST PRATT BOULEVARD;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF WEST PRATT BOULEVARD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 21 IN SAID BLOCK 1 OF NORTH SHORE BOULEVARD SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SAID LOT 21 IN BLOCK 1 OF NORTH SHORE BOULEVARD SUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF WEST PRATT BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF WEST PRATT BOULEVARD TO THE EAST LINE OF LOT 8 IN BLOCK 6 IN L. E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 8 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF NORTH SHERIDAN ROAD TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 IN SAID BLOCK 6 OF L. E. INGALL'S SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE SOUTHERLY LINE OF LOT 1 IN BLOCK 6 OF L. E. INGALL'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE EASTERLY LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF LOT 3 IN WILLIAM DEVINE'S SUBDIVISION OF LOT 2 IN BLOCK 7 OF AFORESAID CIRCUIT COURT PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 IN WILLIAM DEVINE'S SUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WESTERLY LINE OF LOT 4 IN SAID WILLIAM DEVINE'S SUBDIVISION, SAID WESTERLY LONE OF LOT 4 BEING ALSO THE EASTERLY LINE OF THE ALLEY EAST OF NORTH SHERIDAN ROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF THE ALLEY EAST OF NORTH SHERIDAN ROAD AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF WEST PRATT BOULEVARD;

THENCE WEST ALONG SAID SOUTH LINE OF WEST PRATT BOULEVARD TO THE WEST LINE OF LOT 17 IN BLOCK 1 OF HERDIEN, HOFFLUND AND CARSON'S NORTH SHORE ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 1, 2 AND THE NORTH 66 FEET OF LOT 3 OF CAPE HAYES SUBDIVISION OF THE SOUTHEAST

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Chicago Guarantee Survey Co.  
601 S. La Salle St., Ste. 400, Chicago, Ill., 60605  
Ordered by: S. B. Friedman & Company

July 28, 2003  
Order No. 0306004 r1

FRACTIONAL QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 17 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH SHERIDAN ROAD TO THE NORTHERLY MOST SOUTH LINE OF LOT 4 IN OLIVER M. CARSON'S LAKE SHORE SUBDIVISION OF LOT 3 (EXCEPT THE NORTH 66 FEET THEREOF) IN AFORESAID CAPE HAYES SUBDIVISION;

THENCE EAST ALONG SAID NORTHERLY MOST SOUTH LINE OF LOT 4 IN OLIVER M. CARSON'S LAKE SHORE SUBDIVISION TO THE EASTERLY MOST WEST LINE OF SAID LOT 4, SAID EASTERLY MOST WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF NORTH SHERIDAN ROAD TO THE SOUTH LINE OF WEST ALBION AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF WEST ALBION AVENUE TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD;

THENCE SOUTHERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO MILWAUKEE ST. PAUL & PACIFIC RAILROAD TO THE NORTH LINE OF LOT 9 IN AFORESAID CAPE HAYES SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN AFORESAID CAPE HAYES SUBDIVISION AND ALONG THE NORTH LINE OF LINN'S NORTH EDGEWATER ADDITION TO CHICAGO, A SUBDIVISION OF LOT 9 (EXCEPT THE WEST 765.93 FEET THEREOF) OF AFORESAID CAPE HAYES SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID OF LINN'S NORTH EDGEWATER ADDITION TO CHICAGO, SAID EAST LINE OF LOT 10 BEING ALSO THE WESTERLY SHORE LINE OF LAKE MICHIGAN;

THENCE SOUTHERLY ALONG SAID WESTERLY SHORE LINE OF LAKE MICHIGAN TO THE NORTH LINE OF LOT 1 IN BLOCK 1 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF WEST SHERIDAN ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF WEST SHERIDAN ROAD TO THE EAST LINE OF NORTH SHERIDAN ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH SHERIDAN ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 2 OF SAID COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 6 IN BLOCK 2 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 18 AND 19 IN SAID BLOCK 2 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER, SAID EAST LINE OF LOTS 18 AND 19 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH KENMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH KENMORE AVENUE TO THE SOUTH LINE OF WEST SHERIDAN ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF WEST SHERIDAN ROAD TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD;

THENCE SOUTH ALONG SAID WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 22 IN BLOCK 4 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER IN THE EAST HALF OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 22 BEING THE SOUTH LINE OF THE ALLEY SOUTH OF WEST SHERIDAN ROAD;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 22 IN BLOCK 4 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER TO THE EAST LINE OF LOT 23 IN SAID BLOCK 4 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER, SAID EAST LINE OF LOT 23 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF NORTH BROADWAY;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF NORTH BROADWAY TO THE NORTH LINE OF LOT 24 IN SAID BLOCK 4 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER;

THENCE WEST ALONG SAID NORTH LINE OF LOT 24 IN BLOCK 4 OF COCHRAN'S 2<sup>ND</sup> ADDITION TO EDGEWATER TO THE WEST LINE OF SAID LOT 24, SAID WEST LINE OF LOT 24 BEING ALSO THE EAST LINE OF NORTH BROADWAY;

THENCE SOUTH ALONG SAID EAST LINE OF NORTH BROADWAY TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 12 IN BLOCK 1 OF BROCKHAUSEN & FISCHER'S 1<sup>ST</sup> ADDITION TO EDGEWATER, A SUBDIVISION IN



THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 12 BEING ALSO THE NORTH LINE OF WEST ROSEMONT AVENUE;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 12 IN BLOCK 1 OF BROCKHAUSEN & FISCHER'S 1ST ADDITION TO EDGEWATER TO THE POINT OF BEGINNING AT THE WEST LINE OF NORTH BROADWAY, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.



**Appendix 2:  
Eligibility Factors By Block Table**







**Appendix 3:  
Sample of Apartment Listings**

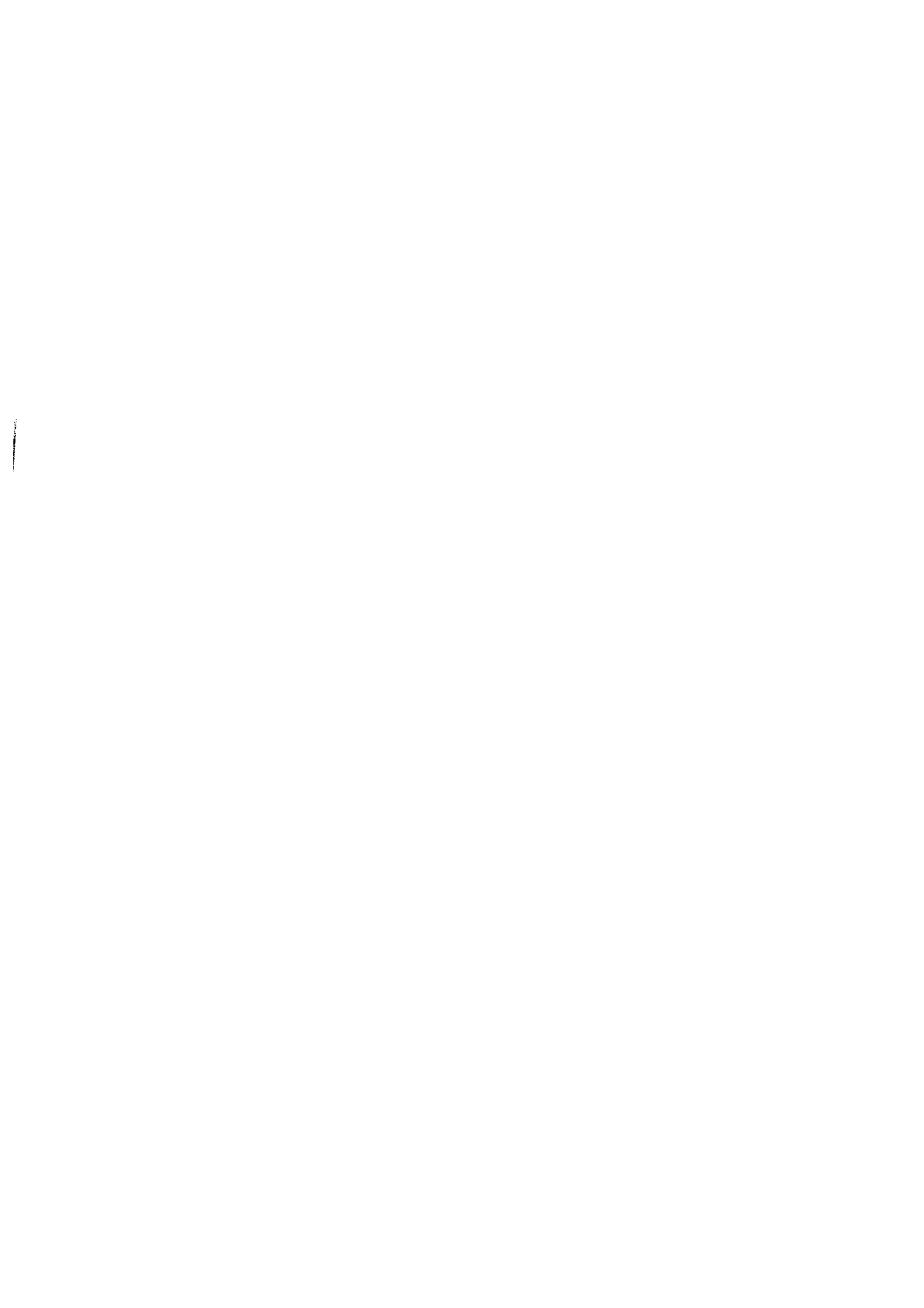








**Appendix 4:  
Summary of EAV (by PIN)**



Appendix 4: Summary of 2002 EAV by Permanent Index Number (PIN)

Parcel Count	PIN					2002 EAV
1	14	05	100	007	0000	
2	14	05	100	008	0000	\$128,222
3	14	05	100	009	0000	\$187,036
4	14	05	100	010	0000	\$190,266
5	14	05	100	011	0000	\$55,980
6	14	05	100	012	0000	\$82,471
7	14	05	100	013	0000	\$208,289
8	14	05	100	014	0000	\$75,390
9	14	05	100	015	0000	\$104,116
10	14	05	100	016	0000	\$64,261
11	14	05	100	017	0000	\$25,743
12	14	05	100	018	0000	\$41,966
13	14	05	100	019	0000	\$36,678
14	14	05	100	020	0000	\$37,537
15	14	05	100	021	0000	\$49,057
16	14	05	100	022	0000	\$62,209
17	14	05	100	023	0000	\$118,781
18	14	05	101	001	0000	\$103,881
19	14	05	101	002	0000	\$213,868
20	14	05	101	003	0000	\$140,863
21	14	05	101	004	0000	\$119,816
22	14	05	101	005	0000	\$113,839
23	14	05	101	006	0000	\$51,161
24	14	05	101	007	0000	\$43,146
25	14	05	101	008	0000	\$106,842
26	14	05	101	009	0000	\$28,410
27	14	05	101	012	0000	\$27,234
28	14	05	101	013	0000	\$81,493
29	14	05	101	014	0000	\$58,044
30	14	05	101	029	0000	\$67,206
31	14	05	101	036	0000	\$137,012
32	14	05	104	001	0000	\$366,679
33	14	05	104	016	0000	\$244,300
34	14	05	105	014	0000	\$193,712
35	14	05	105	028	0000	\$73,519
36	14	05	106	001	0000	\$73,171
37	14	05	106	014	0000	\$248,754
38	14	05	107	001	0000	\$180,119
39	14	05	107	002	0000	\$314,148
40	14	05	107	014	0000	\$235,212
41	14	05	107	015	0000	\$248,613
42	14	05	107	016	0000	\$259,699
43	14	05	107	017	0000	\$76,736
44	14	05	107	018	0000	\$200,028
45	14	05	107	019	0000	\$180,128
46	14	05	107	020	0000	\$68,774
47	14	05	107	021	0000	\$58,589
						\$89,362

Parcel Count	PIN					2002 EAV
48	14	05	107	022	0000	
49	14	05	107	023	0000	\$43,453
50	14	05	107	024	0000	\$43,453
51	11	32	124	020	0000	\$39,599
52	11	32	124	021	0000	\$1,645,655
53	14	05	200	001	0000	\$1,281,559
54	14	05	200	002	0000	\$456,747
55	14	05	200	005	0000	\$456,747
56	14	05	200	006	0000	\$185,716
57	11	32	202	005	0000	\$175,657
58	14	05	202	010	0000	\$1,923,236
59	14	05	202	011	0000	\$414,760
60	14	05	202	013	0000	EXEMPT
61	14	05	202	018	1001	\$392,654
62	14	05	202	018	1002	\$30,953
63	14	05	202	018	1003	\$31,419
64	14	05	202	018	1004	\$31,886
65	14	05	202	018	1005	\$32,350
66	14	05	202	018	1006	\$33,046
67	14	05	202	018	1007	\$33,745
68	14	05	202	018	1008	\$34,678
69	14	05	202	018	1009	\$31,651
70	14	05	202	018	1010	\$32,120
71	14	05	202	018	1011	\$32,582
72	14	05	202	018	1012	\$33,046
73	14	05	202	018	1013	\$33,745
74	14	05	202	018	1014	\$34,456
75	14	05	202	018	1015	\$35,374
76	14	05	202	018	1016	\$28,622
77	14	05	202	018	1017	\$29,091
78	14	05	202	018	1018	\$29,558
79	14	05	202	018	1019	\$30,024
80	14	05	202	018	1020	\$30,721
81	14	05	202	018	1021	\$31,422
82	14	05	202	018	1022	\$32,350
83	14	05	202	018	1023	\$29,091
84	14	05	202	018	1024	\$29,558
85	14	05	202	018	1025	\$30,024
86	14	05	202	018	1026	\$30,486
87	14	05	202	018	1027	\$31,187
88	14	05	202	018	1028	\$31,886
89	14	05	202	018	1029	\$32,817
90	14	05	202	018	1030	\$15,361
91	14	05	202	018	1031	\$15,826
92	14	05	202	018	1032	\$16,058
93	14	05	202	018	1033	\$16,290
94	14	05	202	018	1034	\$16,618
95	14	05	202	018	1036	\$16,989
						\$15,361

Parcel Count	PIN					2002 EAV
96	14	05	202	018	1037	\$15,826
97	14	05	202	018	1038	\$16,058
98	14	05	202	018	1039	\$16,290
99	14	05	202	018	1040	\$16,663
100	14	05	202	018	1041	\$16,989
101	14	05	202	018	1042	\$17,445
102	14	05	202	018	1035	\$17,455
103	11	32	305	004	0000	EXEMPT
104	11	32	305	005	0000	EXEMPT
105	11	32	305	006	0000	EXEMPT
106	11	32	305	007	0000	\$58,960
107	11	32	305	008	0000	\$73,561
108	11	32	305	009	0000	\$70,285
109	11	32	305	022	0000	\$240,421
110	11	32	305	025	0000	\$124,307
111	11	32	305	026	0000	\$461,114
112	11	32	305	027	0000	\$1,190,262
113	11	32	307	027	0000	\$674,553
114	11	32	307	028	0000	\$728,323
115	11	32	307	029	0000	\$280,299
116	11	32	307	030	0000	\$280,988
117	11	32	307	032	1001	\$28,706
118	11	32	307	032	1002	\$30,417
119	11	32	307	032	1003	\$20,912
120	11	32	307	032	1004	\$30,229
121	11	32	307	032	1005	\$31,370
122	11	32	307	032	1006	\$22,245
123	11	32	307	032	1007	\$30,987
124	11	32	307	032	1008	\$31,940
125	11	32	307	032	1009	\$23,383
126	11	32	307	032	1010	\$16,156
127	11	32	313	025	0000	\$182,815
128	11	32	313	026	0000	\$194,865
129	11	32	313	027	0000	\$933,466
130	11	32	313	028	0000	\$860,804
131	11	32	319	006	0000	EXEMPT
132	11	32	319	007	0000	\$320,431
133	11	32	319	008	0000	EXEMPT
134	11	32	319	009	0000	EXEMPT
135	11	32	319	010	0000	EXEMPT
136	11	32	319	011	0000	\$87,488
137	11	32	319	012	0000	\$370,565
138	11	32	319	013	0000	\$377,515
139	11	32	319	014	0000	\$291,775
140	11	32	319	015	0000	\$103,062
141	11	32	319	016	0000	\$179,933
142	11	32	319	019	0000	\$115,448
143	11	32	319	020	0000	\$370,787

Parcel Count	PIN					2002 EAV
144	11	32	321	002	0000	
145	11	32	321	003	0000	EXEMPT
146	11	32	321	004	0000	EXEMPT
147	11	32	321	005	0000	\$461,452
148	11	32	321	006	0000	\$28,842
149	11	32	321	007	0000	EXEMPT
150	11	32	321	029	0000	\$880,338
151	11	32	321	030	0000	EXEMPT
152	11	32	324	003	0000	EXEMPT
153	11	32	324	004	0000	\$360,635
154	11	32	324	005	0000	\$101,210
155	11	32	324	006	0000	\$197,510
156	11	32	324	007	0000	\$194,606
157	11	32	324	008	0000	\$114,871
158	11	32	324	009	0000	\$468,439
159	11	32	325	007	0000	EXEMPT
160	11	32	325	008	0000	\$416,289
161	11	32	325	011	0000	\$701,805
162	11	32	325	012	0000	\$98,756
163	11	32	326	024	0000	\$75,484
164	11	32	326	028	0000	\$132,163
165	11	32	327	012	0000	\$437,326
166	11	32	327	021	0000	\$292,513
167	11	32	328	040	0000	\$511,035
168	11	32	328	041	0000	\$224,053
169	11	32	328	042	0000	\$186,975
170	11	32	328	043	0000	\$43,561
171	11	32	328	044	0000	\$21,758
172	11	32	329	040	0000	\$30,545
173	11	32	329	041	0000	\$292,562
174	11	32	329	042	0000	\$42,702
175	11	32	329	043	0000	\$86,041
176	11	32	329	044	0000	\$86,041
177	11	32	329	045	0000	\$86,041
178	11	32	330	039	0000	\$195,957
179	11	32	330	040	0000	\$382,936
180	11	32	330	041	0000	\$29,158
181	11	32	330	042	0000	\$29,158
182	11	32	330	043	0000	\$29,158
183	11	32	330	044	0000	\$29,158
184	11	32	330	045	0000	\$69,759
185	11	32	331	030	0000	\$138,609
186	11	32	331	031	0000	EXEMPT
187	11	32	331	032	0000	EXEMPT
188	11	32	331	033	0000	EXEMPT
189	11	32	400	001	0000	EXEMPT
190	11	32	400	002	0000	\$209,775
191	11	32	400	003	0000	\$112,095
						\$204,089



Parcel Count	PIN					2002 EAV
192	11	32	400	048	1001	\$95,685
193	11	32	400	048	1002	\$86,374
194	11	32	400	048	1003	\$54,948
195	11	32	400	048	1004	\$57,501
196	11	32	400	048	1005	\$62,001
197	11	32	400	048	1006	\$66,594
198	11	32	400	048	1007	\$41,332
199	11	32	400	048	1008	\$46,692
200	11	32	400	048	1009	\$62,001
201	11	32	400	048	1010	\$66,594
202	11	32	400	048	1011	\$41,332
203	11	32	400	048	1012	\$46,692
204	11	32	401	001	0000	\$1,059,965
205	11	32	401	002	0000	\$117,053
206	11	32	401	003	0000	\$133,212
207	11	32	401	046	1001	\$48,598
208	11	32	401	046	1002	\$37,747
209	11	32	401	046	1003	\$37,747
210	11	32	401	046	1004	\$35,058
211	11	32	401	046	1005	\$31,192
212	11	32	401	046	1006	\$31,192
213	11	32	402	001	0000	\$1,190,859
214	11	32	402	003	0000	\$396,012
215	11	32	402	004	0000	\$225,159
216	11	32	402	038	1023	\$647
217	11	32	402	038	1025	\$647
218	11	32	402	038	1019	\$12,473
219	11	32	402	038	1031	\$810
220	11	32	402	038	1033	\$810
221	11	32	402	038	1030	\$810
222	11	32	402	038	1017	\$12,310
223	11	32	402	038	1032	\$810
224	11	32	402	038	1029	\$810
225	11	32	402	038	1027	\$647
226	11	32	402	038	1026	\$647
227	11	32	402	038	1016	\$12,310
228	11	32	402	038	1024	\$647
229	11	32	402	038	1034	\$810
230	11	32	402	038	1022	\$12,473
231	11	32	402	038	1021	\$12,473
232	11	32	402	038	1004	\$11,984
233	11	32	402	038	1001	\$17,544
234	11	32	402	038	1002	\$11,532
235	11	32	402	038	1005	\$17,932
236	11	32	402	038	1015	\$18,188
237	11	32	402	038	1006	\$11,984
238	11	32	402	038	1007	\$11,984
239	11	32	402	038	1008	\$8,997

Parcel Count	PIN					2002 EAV
240	11	32	402	038	1009	
241	11	32	402	038	1011	\$12,189
242	11	32	402	038	1012	\$12,149
243	11	32	402	038	1013	\$12,149
244	11	32	402	038	1014	\$18,188
245	11	32	402	038	1028	\$12,310
246	11	32	405	027	0000	\$647
247	11	32	405	028	0000	\$3,257,706
248	11	32	405	029	0000	\$2,273,111
249	11	32	405	030	0000	EXEMPT
250	11	32	405	031	0000	EXEMPT
251	11	32	405	032	0000	EXEMPT
252	11	32	405	033	0000	EXEMPT
253	11	32	405	034	0000	EXEMPT
254	11	32	405	035	0000	EXEMPT
255	11	32	405	036	0000	\$804,526
256	11	31	421	001	0000	\$4,952,179
257	11	32	500	004	0000	EXEMPT
258	11	32	500	006	0000	EXEMPT
259	11	32	500	007	8001	EXEMPT
260	11	32	500	007	8002	EXEMPT
						\$46,497,463