

**IRVING PARK / ELSTON
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT**

**Prepared for:
The City of Chicago**

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1. INTRODUCTION

This document presents a Tax Increment Financing (TIF) Redevelopment Plan and Project (hereinafter referred to as the "Plan") pursuant to the Tax Increment Allocation redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) as amended, (the "Act") for the Irving Park/Elston Project Area (the "Project Area") located in the City of Chicago, Illinois (the "City"). The Project Area essentially consists of three corridors of properties fronting on Pulaski Road, Irving Park Road, and Elston Avenue, and is generally bounded on the north by Cullom Avenue, on the west by Keystone Avenue, on the south by Byron Street, and on the east by Drake Avenue. Figure 1 shows the *Project Area Boundary* on page A-2 of *Appendix A*.

The Plan summarizes the analyses and findings of Ernest R. Sawyer Enterprises, Inc. (hereinafter referred to as the "Consultant") and, unless otherwise noted, is the responsibility of the Consultant. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the "Act". The Consultant has prepared this Plan and the related eligibility study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

The Plan presents certain factors, research and analysis undertaken to document the eligibility of the Project Area for designation as a "conservation area". The need for public intervention, along with goals and objectives, land use policies, and other policy materials are presented in the Plan. The results of a study documenting the eligibility of the Project Area as a conservation area are presented in *Appendix C, Irving Park/Elston Eligibility Study* (the "Eligibility Study").

Tax Increment Financing

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

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

In adopting the Act, the Illinois State Legislature found that:

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

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

The municipality must first determine that the proposed redevelopment area qualifies for designation as a "blighted area," "conservation area," "industrial park conservation area" or a combination "blighted and conservation areas." Based on the conditions present, the Eligibility Study concludes that the Project Area qualifies for designation as a conservation area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan and in accordance with the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current equalized assessed value (EAV) of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

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

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

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's

redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. All taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid and such excess Incremental Property Taxes are not otherwise required, pledged or otherwise designated for other redevelopment projects. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

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

Overview of the Irving Park/Elston Redevelopment Project Area

The Project Area is approximately 66 acres, including 24 acres of streets and rights-of-way, and consists of 270 tax parcels on 29 tax blocks. The Project Area is the shape of a triangle formed by three high traffic mixed use corridors. The triangle is surrounded by residential areas, and located approximately 7.75 miles northwest of Chicago's downtown in the Irving Park community area, and more specifically in a neighborhood known as "West Walker".

The vast majority (91.8%) of the buildings within the Project Area are well over 35 years of age. Many of the commercial properties are in need of minor repairs in order to improve their appearance, property values, and to remain viable. The majority of the Project Area was developed prior to the existence of a comprehensive plan and prior to present day development standards. This is most apparent in the excessive land coverage and lack of provision for off-street parking found throughout the Project Area. The Redevelopment Plan seeks to respond to problem conditions within the Project Area and reflects a commitment by the City of Chicago to improve and revitalize the area.

In addition to over 50% of the buildings within the Project Area being 35 years or older, the improved tax blocks within the Project Area are characterized by the following statutory qualifying factors for a "conservation area" under Section 5/11-74.4-3(b) of the Act:

1. Obsolescence
2. Deterioration
3. Excessive land coverage and overcrowding of structures
4. Deleterious land use or layout
5. Lack of community planning
6. Stagnant or declining equalized assessed value

For four of the five years between 2002 and 2007, the growth in the aggregate EAV of the Project Area has lagged behind the pace of EAV growth of the remainder of the City. This lagging growth in property values is evidence of the lack of investment in the Project Area.

As a result of these conditions, the Project Area is in need of redevelopment. In recognition of the unrealized potential of the Project Area, the City is taking action to facilitate its revitalization.

The Project Area, as a whole, has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan. The *Eligibility Study*, attached hereto as *Appendix C*, concludes that the property in this area is experiencing deterioration and a lack of sufficient investment. The analysis of conditions within the Project Area indicates that it is appropriate for designation as a conservation area in accordance with the Act.

The purpose of the Plan is to create a mechanism to allow for the development of new commercial, mixed-use and community facilities on existing parcels and/or the improvement of existing commercial, mixed use, and residential properties; and the general improvement of the area's physical environment and infrastructure. The development of the Project Area is expected to encourage economic revitalization within the community and the surrounding area.

The Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Project Area that are assisted with tax increment financing.

2. PROJECT AREA DESCRIPTION

Brief History of the Community

The Project Area is a part of the Irving Park Community Area which is located on the northwest side of Chicago. Irving Park's development began in 1843 when Major Noble purchased a 160-acre (0.65 km²) tract of land from Christopher J. Ward, upon which Noble established a farm. The boundaries of that farm today would be Montrose Avenue to the north, Irving Park to the South, Pulaski Avenue to the east and Kostner Street to the West. Major Noble's house on the East side of Elston just south of Montrose doubled as the Buckthorn Tavern, serving travelers coming to and from the city of Chicago along the North West Plank Road (Elston). After many years of successful farming Noble sold the farm and retired to McHenry County. Four men from New York, Charles T. Race, John S. Brown, Adelbert E. Brown and John Wheeler, purchased the farm in 1869 for \$20,000. Shortly thereafter they purchased an additional 80 acre tract immediately south of the Noble farm from John Gray for \$25,000. This parcel was bounded by Irving Park on the north, Grace on the south, Pulaski on the east and Kostner on the west. The intention of the men was to continue farming, but after seeing the success of suburban communities which had recently opened for settlement, they decided to subdivide their land and create an exclusive settlement, seven miles (11 km) from the city.

An agreement was reached with the Chicago and Northwestern Railroad allowing their trains to stop in Irving Park if the developers would build a station. This was done, and this station, still at the same location, continues to serve neighborhood residents today. The original name chosen for the new suburb was "Irvington" after the author Washington Irving, but it was discovered that another town in Illinois had already used the same name, so the name of Irving Park was adopted.

The original developers all built substantial mansions along Irving Park Boulevard between 1870 and 1874. All have since been razed, with the exception of the Steven A. Race mansion, which was moved at the turn of the century and now stands at 3945 N. Tripp. Another early home, built for Erastus Brown, father of John and Adelbert, also remains at 3812 N. Pulaski although greatly altered.

In 1872, the area's first church, the Dutch Reformed Church and Society of Irving Park was constructed on the southeast corner of Keeler Avenue and Belle Plaine. It remained the only house of worship for thirteen years. The building was completely remodeled in 1908, according to plans by noted architect Elmer P. Jensen. By the turn of the century, congregations representing the Episcopalians, Methodists, Disciples of Christ, Catholics and Baptists had been established.

The 1880s found residents beginning to miss some of advantages they had left behind in the city, and in 1889 the community, along with the rest of Jefferson Township, was annexed to Chicago. Water piped to the area from Lake Michigan, and the establishments of a fire department and streetcar service along major streets were some of the improvements to occur during the first year after annexation.

Over 200 homes had been built in the original subdivision within the first twenty years. Several additions to Irving Park had greatly increased the original 240-acre (0.97 km²) suburb. Grayland, which was opened for settlement in 1874, extended west from Kostner to Cicero Avenue, between Irving Park and Addison. Subdivided by John Gray, the first Republican sheriff of Cook County, on a portion of his extensive farm, it grew around the Grayland station of the Milwaukee Road Railroad, which is still in active use today. Gray's first home built in 1856 at 4362 W. Grace survives today in a remarkable state of preservation and is the oldest house in Irving Park.

Three subdivisions east of Pulaski led to the development of part of the Project Area in the late 1890s. West Walker is located between Montrose and Irving Park Road and is characterized by large single family homes in late Victorian, Foursquare and Revival styles. The area south of Irving Park Road was developed by Samuel Gross and was known as "Gross Boulevard addition to Irving Park". The housing stock is similar to that of West Walker. The section between Addison and Avondale was developed as the "Villa addition to Irving Park" and is comprised of many unique Craftsman and Bungalow style homes fronting on boulevard style streets. The Villa District, as it is known, is a Chicago Landmark district.

In 1910 the residents of Irving Park established their own park district and created eight local parks, the largest of which is Independence Park. Considered one of the finest landscaped neighborhood parks in the city for many years, Independence Park also served as the site of local 4th of July celebrations. This annual event features a parade down Irving Park Boulevard involving hundreds of children, athletic events, a band concert and an award winning display of fireworks. In 1933 the Irving Park District merged with the Chicago Park District. Irving Park continued to grow steadily during the first decades of the 20th century. Several large apartment buildings, featuring elaborate wrought-iron fencing, fountains and terra cotta details were constructed primarily north of Irving Park Boulevard. The depression and war years saw many of the larger homes converted into rooming houses and two family homes. The prosperity following the war was diminished when it was learned that the Northwest Expressway (Kennedy) would cut directly through the heart of Irving Park. This resulted in the displacement of many residents, and loss of many homes and businesses. During the 1960's condominiums replaced several larger homes along Keystone, Kedvale and Keeler north of the expressway.

The early 1980s saw a rebirth for Irving Park as a wider audience discovered the beautiful homes and rich history of the area. The Irving Park Historical Society was formed in 1984, to help preserve the neighborhood's heritage and architecture, which has survived since the late 19th century. Since the society's inception many homes have been restored and many more restorations are in progress. A survey by volunteers of the Irving Park Historical Society documented several hundred buildings in use which predate 1894, many dating as far back as the 1870s. Some remain intact while many have been modified or remodeled. Others retain just a hint of their former Victorian splendor.

Current Land Use and Community Facilities

The current land uses within the Project Area consist of a mix of residential, commercial, industrial and mixed-use buildings. The commercial properties along the highly trafficked corridors of Pulaski Road, Irving Park Road, and Elston Avenue are interspersed with a mix of single family homes and multi-family residential buildings. The nineteen industrial parcels in the Project Area are incompatible with the predominantly residential and commercial uses that characterize the Project Area. In addition, there are numerous auto body and auto service businesses in the Project Area that present a negative influence on the surrounding properties and are also generally incompatible with the residential and other commercial/retail uses of the neighborhood. Some members of the community have expressed the wish to maintain the residential uses in the area, but would like to see the industrial and auto-related businesses change over time to mixed-use, residential and retail businesses.

The Project Area includes Independence Park, a public park at 3801 W. Irving Park Road, which is an 8-acre park with three softball fields, four tennis courts, playgrounds and a field house, offering nearby sporting and recreational activities for residents of the Project Area. Independence Park is in the process of being listed on the National Register of Historic Places. Horner Park is the closest regional-scale public park, located approximately 1.5 miles east of the eastern part of the Project Area, at California Avenue and Irving Park Road.

Landmark and Historic Buildings

The Irving Park Community Area is home to several architecturally or historically significant buildings.

In 1995, the City of Chicago's Landmarks Division completed an inventory of architecturally and historically significant structures. This inventory, called the Chicago Historic Resources Survey (CHRS), was a decade-long research effort to analyze the historic and architectural importance of all buildings constructed in the city prior to 1940. The CHRS database identifies each property's date of construction, architect, building style and type, Chicago Landmark status (LM), inclusion in the Illinois Historic Structures Survey (ISS), and property identification numbers (PIN). A color-coded ranking system was used to identify historic and architectural significance relative to age, degree of external physical integrity, and level of possible significance.

According to the City of Chicago Landmarks Division, the following buildings are listed as category "Orange" on the CHRS (ORANGE properties possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community):

- The field house and community building, both in Independence Park
- 4025-4027 N. Pulaski Road (multi-unit residential and commercial building)
- 3806-3808 W. Irving Park Road (multi-unit residential and commercial building)

- 3600-3604 W. Irving Park Road/4000-4010 N. Central Park Avenue (commercial building)
- 3632 W. Irving Park Road/4001-4003 N. Elston Avenue/4000-4006 N. Monticello Avenue (commercial building)
- 3939-3947 W. Irving Park Road (commercial building)

Transportation Characteristics

Overall the Project Area features excellent transportation access to several modes of transportation within a very short distance. Located less than 1/4 mile from the western edge of the Project Area are on-ramps for Interstate Highways 90 (Kennedy Expressway) and 94 (Edens Expressway). Indeed all three of the major streets in the Project Area experience heavy traffic volumes due to vehicles going to and from these expressway access points.

The Chicago Transit Authority (CTA) has several terminals in close proximity to Project Area connecting the CTA's Blue Line and the Union Pacific District North West METRA commuter rail line. Specifically, located about 1/4 mile west from the Project Area is METRA's Irving Park station depot, which is conveniently located very close to the CTA Blue Line Irving Park Road station depot (one block west of Pulaski Road).

In addition, the following CTA buses are in close proximity to the Project Area, providing access to business, retail, transportation and entertainment areas throughout the City:

CTA Bus #80 – running east-west along Irving Park
 CTA Bus #53 – running north-south along Pulaski

Thoroughfares providing excellent access to and from the Project Area include:

- Pulaski Road (north south route, cuts through and within the Project Area)
- Irving Park Road (east-west route, cuts through and within the Project Area)
- Elston Avenue (northwest-southeast route, cuts through and within the Project Area)
- Montrose Avenue (east-west route, located approximately 2 blocks north of the Project Area)
- Central Park Avenue (north-south route, cuts through and within the eastern edge of the Project Area)

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

The Project Area, on the whole, has not been subject to significant growth and development through investment by private enterprise. Based on the conditions present, the Project Area is not likely to be comprehensively or effectively developed without the adoption of the Plan. A series of studies were undertaken to establish whether the land in the Project Area is eligible for designation as a conservation area in accordance with the requirements of the Act. This analysis, documented in the Eligibility Study (see Appendix C), concluded that the Project Area so qualifies.

The tax blocks within the Project Area are characterized by the following qualifying statutory factors for a “conservation area” under Section 5/11-74.4-3(b) of the Act:

1. Obsolescence
2. Deterioration
3. Excessive land coverage and overcrowding of structures
4. Deleterious land use or layout
5. Lack of community planning
6. Stagnant or declining equalized assessed value

For more detail on the basis for eligibility and definitions of these terms, refer to the Eligibility Study in *Appendix C*.

In four of the last five years (from 2002 through 2007) the growth in the EAV of the Project Area has lagged behind that of the remainder of the City (see Table C-1 in Eligibility Study in Appendix C). The lack of development is not being addressed through private-sector investment, and a continuation of the minimal level of private investment may exacerbate deterioration and other conservation conditions within the Project Area. There is little incentive for commercial and residential developers to initiate new projects in the Project Area or make major investments without public financial assistance including the use of tax increment financing.

In light of the conservation factors that have been documented, the overall redevelopment of the Project Area would not reasonably be expected to occur without public intervention and the adoption of the Plan.

4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The following goals and objectives are provided to guide development in the Project Area:

General Goals

- Reduce or eliminate the deleterious conditions that currently cause the area to qualify as an improved conservation area.
- Create streetscape improvements along Irving Park Road and Elston Avenue.
- Install additional traffic signals, signage, and traffic calming mechanisms where necessary.
- Strengthen the economic well being of the Project Area by enhancing property values and the local tax base.
- Rehabilitate existing properties to enhance visual quality and retain businesses and jobs within the Project Area.
- Create retail nodes to attract new commercial establishments, including restaurants, retail merchandise stores, and cultural or entertainment venues.
- Create an attractive environment through streetscape enhancements and other public improvements that enhance commercial activity, as well as improving the safety, healthfulness, and quality of life of the residential neighborhoods within the Project Area.
- Preserve and enhance the historic or architecturally significant properties in the Project Area, including properties identified in the Chicago Historic Resources Survey.
- Enhance the pedestrian environment.

Development Objectives

- Encourage private investment.
- Direct development activities to appropriate locations within the Project Area in accordance with the land use plan and general land use strategies.
- Facilitate development of underutilized property for uses that have demonstrated market support.
- Encourage the development of new commercial/retail uses that serve the surrounding areas and Project Area residents.
- Strengthen the economic well being of the Project Area.
- Encourage accessibility for people with disabilities.
- Create new job opportunities for residents by returning underutilized commercial properties to more active and intensive uses.
- Create buffers between residential and industrial or intensive commercial uses, and eventually replace industrial uses with residential and commercial uses.
- Reduce the dominance of auto-service and small industrial businesses and attract new businesses serving the shopping, dining, and cultural needs of local residents.

5. REDEVELOPMENT PLAN

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

Property Assembly, Site Preparation and Environmental Remediation

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

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the 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. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this plan.

Affordable Housing

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 the affordable for-sale 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.

Intergovernmental and Redevelopment Agreements

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

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

Financial Impact on Taxing Districts

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

Costs Eligible for Payment with TIF Funds Include:

Analysis, Professional Services and Administrative Activities

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

Financing Costs Pursuant to the Act

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

Interest Costs Pursuant to the Act

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

Construction of New Low-Income Housing Pursuant to the Act

Pursuant to the Act, the City may pay from incremental tax revenues up to 50% of the cost of construction of 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. The cost of construction of those units may be derived from the proceeds of bonds issued by the City under this act or other constitutional or statutory or from other sources of municipal revenue that may be reimbursed from incremental tax revenues or the proceeds of bonds issued to finance the construction of that housing.

6. REDEVELOPMENT PROJECT DESCRIPTION

The Plan seeks to maintain and enhance most of the existing land uses, with the exception of industrial uses that should be replaced over time. The Plan encourages the development and improvement of the three mixed use (commercial and residential) corridors of the Project Area. The enhancement of Elston Avenue with streetscape improvements, signage and traffic-calming improvements as well as the continuation of such improvements along Irving Park Road are essential to safety and traffic flow and to create more pedestrian-friendly corridors.

The plan recognizes that new investment in institutional, commercial and mixed-use property is needed to improve the appearance, vibrancy, and overall economic health of the Project Area. Such investment will create the high quality environment that is required to sustain a revitalization of the Project Area. The major physical improvements anticipated as a result of implementing the proposed Plan are outlined below.

Commercial and Mixed Use Redevelopment

Commercial and Mixed Use (commercial, residential, and/or institutional) redevelopment is encouraged throughout the entire Project Area, with the exception of the open space of the Chicago Park District's Independence Park. The plan seeks to promote improvements to existing businesses and to attract new enterprises wherever possible and appropriate for the Project Area. Community organizations have expressed a particular desire for more restaurants, cultural venues, and retail merchandisers.

Public Improvements

The creation of public infrastructure is needed to complement and attract private sector investment. Infrastructure improvements planned for the Project Area may include, but are not limited to, the following:

- Improvements of existing sidewalks, street furniture, street lighting, highlighting of pedestrian crosswalks, and other pedestrian-friendly amenities;
- New street lighting and streetscape improvements along Irving Park Road westward through the Project Area, as well as installation of similar lighting along Elston Avenue;
- Physical buffers or barriers between industrial, intensive commercial uses and residential areas (such as fences, trees, bushes or other vegetation), to the extent possible;
- Install additional traffic signals, signage, and traffic calming mechanisms where necessary;
- Improvements that promote the use of public transportation and for transit-related facilities, including CTA bus and rail transit improvements.

7. GENERAL LAND USE PLAN AND MAP

Figure 3, General Land Use Plan (see Appendix A), identifies land use policies to be pursued in the implementation of the Plan. The *Land Use Plan* is intended to serve as a guide for land use improvements and developments within the Project Area.

The land uses proposed for the Project Area are consistent with the redevelopment goals of this Plan and are consistent with existing zoning. The Land Use Plan is intended to serve as a broad guide for land use and redevelopment policy. The Plan is general in nature to allow adequate flexibility to respond to shifts in the market and private investment.

The principal land use category planned for the Project Area is mixed use. The mixed use category allows for commercial, residential and institutional uses. The Plan seeks to enhance and promote existing and new commercial/residential development in all three of the corridors of the Project Area—along Pulaski Road, Irving Park Road, and Elston Avenue.

Residential uses may take the form of various single-family and multi-family developments, with density and height restrictions consistent with existing zoning. Open space and neighborhood-oriented community facilities are also acceptable in these residential areas.

Finally, new commercial/retail uses are particularly encouraged for properties fronting on Elston Avenue as it offers the best environment for creating a pedestrian-friendly zone with a broad mix of retail merchants such as the uses listed in the results of a community survey in May 2006 performed by the West Walker Civic Association, including restaurants, coffee shops, bakeries, specialty food stores and book stores.

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

8. REDEVELOPMENT PLAN FINANCING

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

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

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

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

In the event the Act is amended after the date of the approval of this Plan by the City Council of the City 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 Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Table 1 or otherwise adjust the line items in Table 1 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs (after adjustment for inflation plus 5.0%, as specified in the Act) without a further amendment to this Plan.

Eligible Redevelopment Project Costs

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

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

charges for professional services may be based on a percentage of the tax increment collected;

2. The cost 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 interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building, if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the cost of "welfare-to-work" programs implemented by businesses located within the Project Area and such proposals featuring a community-based training program which ensures maximum reasonable employment opportunities for residents of the Community Areas with particular attention to the needs of those residents who have previously experienced inadequate 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. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);

10. Payment in lieu of taxes, as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
 - up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
13. Unless specifically authorized by the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost,

14. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
15. Instead of the eligible costs provided for in (12) above, the City may pay up to 50% of the cost of construction, renovation and/or rehabilitation of all low-income and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low-income and very low-income households, only the low- and very low-income households shall be eligible for benefits under the Act; and
16. The cost of day care services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by Project Area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

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 Project Costs

A range of activities and improvements may be required to implement the Plan. The proposed eligible activities and their estimated costs over the life of the Project Area are briefly described below and shown in *Table 1, Estimated Redevelopment Project Costs*.

1. Professional services including planning studies, legal, surveys, real estate marketing costs, fees and other costs related to the implementation and administration of the Plan. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, development site marketing, financial and special service costs. (*Estimated cost: \$1,500,000*)
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by the City and private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve the goals and objectives of the Plan. Property assembly costs also

include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development, site preparation, including grading, and other appropriate and eligible site activities needed to facilitate new construction, and environmental remediation costs associated with property assembly which are required to render the property suitable for redevelopment. *(Estimated cost: \$8,000,000)*

3. Costs of Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures; and up to 50% of the cost of construction of low-income and very low-income housing units. *(Estimated cost: \$13,000,000)*
4. Costs of Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Project Area, stimulate private investment and address other identified public improvement needs, and may include all or a portion of a taxing district's eligible costs, including increased costs of the Board of Education attributable to assisted housing units within the Project Area in accordance with the requirements of the Act. *(Estimated cost: \$7,000,000)*
5. Relocation costs. *(Estimated cost: \$2,000,000)*
6. Job Training, Re-training, and Welfare-to-Work Programs. *(Estimated cost: \$1,500,000)*
7. Interest costs related to redevelopment projects, pursuant to the provisions of the Act. *(Estimated cost: \$4,000,000)*
8. Provision of day care services as provided in the Act. *(Estimated cost: \$1,000,000)*

The estimated total of all eligible project costs over the life of the Redevelopment Project Area is approximately \$38,000,000. All project cost estimates are in 2008 dollars. Any bonds or other tax increment allocation revenue obligations issued to finance portions of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations, as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Plan.

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

Table 1
ESTIMATED REDEVELOPMENT PROJECT COSTS

Eligible Expense	Estimated Cost
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$1,500,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$8,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Cost	\$13,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) ^[1]	\$7,000,000
5. Relocation Costs	\$2,000,000
6. Job Training, Retraining, Welfare-to-Work	\$1,500,000
7. Interest Subsidy	\$4,000,000
8. Day Care Services	\$1,000,000
TOTAL REDEVELOPMENT COSTS ^[2] ^[3] ^[4]	\$38,000,000

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

²Total 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.

³The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

⁴Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act. Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment project Costs identified above.

Sources of Funds

The funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs, are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds as the City may deem appropriate. The City may incur redevelopment project costs (costs for line items listed on *Table 1, Estimated Redevelopment Project Costs*) which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The Act also stipulates that municipalities may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

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

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

Nature and Term of Obligations to be Issued

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

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Plan in 2009, by 2033). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and Incremental Property Taxes of the Project Area. The 2007 EAV of all taxable parcels within the Project Area is approximately \$44,853,288. This total EAV amount, by Property Index Number (PIN), is summarized in *Appendix D*. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2007 tax year. If the 2008 EAV shall become available prior to

the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2007 EAV with the 2008 EAV.

Anticipated Equalized Assessed Valuation

By tax year 2032 (collection year 2033) and following substantial completion of the Irving Park/Elston Redevelopment Plan, the EAV of the Project Area is estimated to be approximately \$128 million. This estimated value is based on several key assumptions, including: 1) redevelopment in the project area will occur over the next five to ten years; 2) several existing low value uses will be will be redeveloped with new development and underutilized buildings will experience renovation and/or increased occupancy; 3) an estimated annual inflation rate in EAV of 3.5 percent through 2032, realized in triennial assessment years only; and 4) for all future years, EAV is calculated using the 2007 state equalization factor for Cook County of 2.8439.

Financial Impact on Taxing Districts

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

The following taxing districts will be eligible to levy taxes on properties located within the Project Area:

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

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

School Districts for the City of Chicago: General responsibilities of the School Districts include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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

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

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

Metropolitan Water Reclamation District of Greater Chicago: The Water Reclamation District provides the main trunk lines for the collection of wastewater from the City and for the treatment and disposal thereof.

The proposed revitalization of the Project Area would be expected to create moderate demands on public services. The renovation or development of new residential property on underutilized parcels, deteriorated commercial parcels, or currently vacant residential units could increase the demand for school services as well as parks and other population-based services.

Public School Demands. Within the land use designations on the *Land Use Plan* that allow for mixed use which includes residential uses, approximately 50 new dwelling units could be constructed over the next 5 to 10 years. The total population of the Project Area could increase from the current number of residents. The number of school age children in the Project Area is also likely to increase as a result of residential redevelopment. Assuming that the new households follow the same pattern as the existing population in terms of the number of school-age children as a percentage of the population, an estimated 27 additional school age children (ages 5 through 18) could reside in the Project Area when redevelopment is completed. This estimate was derived by applying the average number of children per household in the nearest census tracts (1603, 1604, 1605, 1608, 1609, and 1610), based on 2000 U.S. Census data, to the 50 residential dwelling units assumed to be developed over the next 10 years. Assuming that these new residential units are built and occupied gradually over a 10 year period, this would result in an average of only one additional child per grade level every five years. At this time, as there are schools within the surrounding areas which may or may not be currently running at capacity, TIF sources may possibly be used to accommodate increased enrollment in existing schools or to build new schools should the need arise.

The proposed residential and commercial redevelopment may increase the demand for improved water and sewer services and similar types of infrastructure, including the Metropolitan Water Reclamation District. As discussed below, the Project Budget's \$7.0 million for "Public Works and Improvements" is intended, in part, to address such improved service and infrastructure needs.

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

When completed, developments in the Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such

as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Plan on the affected taxing districts.

For the taxing districts levying taxes on property within the Project Area, increased service demands are expected to occur. Prior to the completion of the Plan, certain taxing districts may experience an increased demand for services. However, upon completion of the Plan, all taxing districts are expected to share the benefits of a substantially improved tax base.

In anticipation of the increased demand, \$7.0 million has been allocated within the Project Budget to public improvements, including "taxing district capital costs" to address potential demands associated with implementing the Plan.

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

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

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2009, by December 31, 2033).

9. HOUSING IMPACT

A Housing Impact Study has been conducted for the Project Area to determine the potential impact of redevelopment on area residents. As set forth in the Act, 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 municipality shall prepare a housing impact study and incorporate the study in the Redevelopment Project Plan. The Project Area contains 662 residential units. The Plan does not provide for any known redevelopment plans in the Project Area that would displace any occupied residential units. In addition, the Future Land Use Plan allows for residential use in every location in the Project Area with existing residential uses. As a result, implementation of this Plan will not require the displacement of residents from any inhabited residential units. However, redevelopments projects may arise over the 23-year life of the TIF that would displace some existing inhabited residential units, and since the redevelopment project area contains in excess of 75 inhabited residential units, the City has elected to complete a Housing Impact Study as a part of this plan.

This Housing Impact Study is organized into two parts. Part I describes the housing survey conducted within the Project Area to determine existing housing characteristics. Part II describes the potential impact of the Plan. Specific elements of the Housing Impact Study include:

Part I - Housing Survey

- i. Type of residential unit, either single-family or multi-family.
- 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.
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II - Potential Housing Impact

- ii. The number and location of those units that will be or may be removed.
- iii. The municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose units are to be removed.

- iv. The availability of replacement housing for those residents whose units will be removed, and the identification of the type, location and cost of the replacement housing.
- v. The type and extent of relocation assistance to be provided.

PART I - HOUSING SURVEY

Part I of this study provides, as required by the Act, the number, type and size of residential units within the Project Area, the number of inhabited and uninhabited units, and the racial and ethnic composition of the residents in the inhabited residential units.

i. Number and Type of Residential Units

The number and type of residential units within the Project Area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. This survey, completed during April and May 2008, revealed that the Project Area contains 158 residential buildings containing a total of 662 units. The number of residential units by building type is outlined in *Table 2, Number and Type of Residential Units*.

**Table 2
NUMBER AND TYPE OF RESIDENTIAL UNITS**

Building Type	Total Number of Buildings	Total Number of Units
Single-Family	14	14
Multi-Family	63	226
Mixed Use	81	422
Total	158	662

Source: ERS Enterprises

ii. Number and Type of Rooms in Residential Units

The estimated distribution of residential units within the Project Area by the number of bedrooms is identified in *Table 3, Units by Number of Bedrooms*.

Methodology

The methodology employed to estimate the number of housing units by bedroom number is as follows: Data from the 2000 U.S. Census was gathered for the six census tracts overlapping the Project Area—census tracts 1603, 1604, 1605, 1608, 1609, and 1610 (“Project Area Census Tracts”)--and the percentage of units in each bedroom category was determined. The total number of residential units in the Project Area, 665, was then applied to the Project Area Census Tract percentages for each category to arrive at an estimated number of households for each bedroom category.

Table 3
UNITS BY NUMBER OF BEDROOMS*

Number of Bedrooms	Number of Units	% of Total
No Bedroom	45	6.8%
1 Bedroom	175	26.4%
2 Bedroom	246	37.3%
3 Bedroom	142	21.4%
4 Bedroom	33	5.0%
5+ Bedroom	21	3.1%
TOTAL	662	100.0%

Source: U.S. Census 2000, ERS Enterprises

iii. Number of Inhabited Units

A survey of inhabited dwelling units within the Project Area was conducted by ERS. This survey identified 662 residential units, of which 75 (11.3%) were identified as vacant and 587 units were identified as inhabited within the Project Area.

iv. Race and Ethnicity of Residents

The racial and ethnic composition of the residents within the Project Area is identified in *Table 4, Race, Ethnicity and Age Characteristics*, within this section. The methodology to determine this information is described below.

Methodology

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was estimated by using demographic data specific to the Project Area Census Tracts. The average household size in the Project Area was estimated at 2.718 persons using the total population divided by the total households in the Project Area Census Tracts. This number was multiplied by the total inhabited residential units in the project area, 587, to arrive at an estimated total population of 1,595. The total population figure was then multiplied by the racial category percentages for the Project Area Census Tracts. The breakdown by Hispanic origin is also provided although the U.S. Census Bureau does not categorize Hispanic origin as a racial group.

**Table 4
RACE AND ETHNICITY CHARACTERISTICS OF RESIDENTS**

Race	Total	% of Total
White	1,056	66.2%
African-American	40	2.5%
American Indian & Alaska Native	9	0.6%
Pacific Islander	1	0.1%
Asian	142	8.9%
Other Race	347	21.7%
TOTAL	1,595	100.0%

Source: U.S. Census 2000

Hispanic Origin	Total	% of Total
Hispanic	703	44.1%
Non-Hispanic	892	55.9%
TOTAL	1,595	100.0%

Source: 2000 U.S. Census, ERS Enterprises

PART II - POTENTIAL HOUSING IMPACT

Part II of this study contains, as required by the Act, information on any acquisition and relocation program, along with replacement housing and relocation assistance.

i. Number and Location of Units That May Be Removed

The primary objectives of the Plan are to rehabilitate existing residential and mixed-use buildings, stimulate the creation of new mixed use and commercial developments, and correct obsolete land use patterns through redevelopment. At this juncture, there are no plans to remove any residential units in the Project Area.

ii. Plans For Relocation Assistance

There are no plans involving the displacement of residents in the Project Area.

iii. Replacement Housing

In accordance with Section 11-74.4-3 (n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced resident whose residence is removed is located in or near the Project Area. At this juncture, there are no plans to remove any residences within the Project Area.

Type and Extent of Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income

households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph, low-income households, very low-income households and affordable housing shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Plan, these statutory terms are defined as follows: (i) A low-income household means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent 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) A very low-income household means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent 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 percent of the maximum allowable income for such households, as applicable.

Based on demographic information in the Project Area Census Tracts and the income limits provided by Housing and Urban Development Agency (HUD) ERS estimates that approximately 15.9% of the households within the Project Area can be classified as very, very low-income, 17.8% of the households may be classified as very low income, and 24.7% of the households may be classified as low income, as defined by Section 3 of the *Illinois Affordable Housing Act, 1 310 ILCS 65/3*. Collectively, these three categories are estimated to represent 58.5% of the inhabited households in the Project Area. After adding a fourth income category--moderate income households--the Project Area's collective households with incomes at or below the moderate income level are estimated at 78.0% of the inhabited households in the Project Area. To calculate the number of households at each income category, the Project Area Census Tract percentages were applied to the total inhabited units in the Project Area and the results summarized in *Table 5, Household Income 2000*.

Table 5
HOUSEHOLD INCOME 2000

Income Category	Annual Income Range	#of Households	% of Households
Very, Very, Low- Income	\$0 - \$17,647	94	15.9%
Very Low Income	\$17,648 - \$29,412	104	17.8%
Low-Income	\$29,413 - \$47,060	145	24.8%
Moderate-Income	\$47,061 - \$70,590	115	19.5%
Above Moderate- Income	\$70,591 or above	129	22.0%
TOTAL		587	100%

Source: U.S. Department of Housing and Urban Development, 2000 U.S. Census, ERS Enterprises

Replacement housing for any displaced households over the course of the 23-year life of the Irving Park / Elston Redevelopment Project Area are strongly encouraged to be affordable at these income levels. It should be noted that these income levels are likely to change over the 23-year life of the Project Area as both median income and income levels within the Project Area change.

10. PROVISIONS FOR AMENDING THE PLAN

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

11. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION

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

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City of Chicago's standards for participation of 24 percent Minority Business Enterprises and 4 percent Woman Business Enterprises or such other standards as may be legally applicable and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

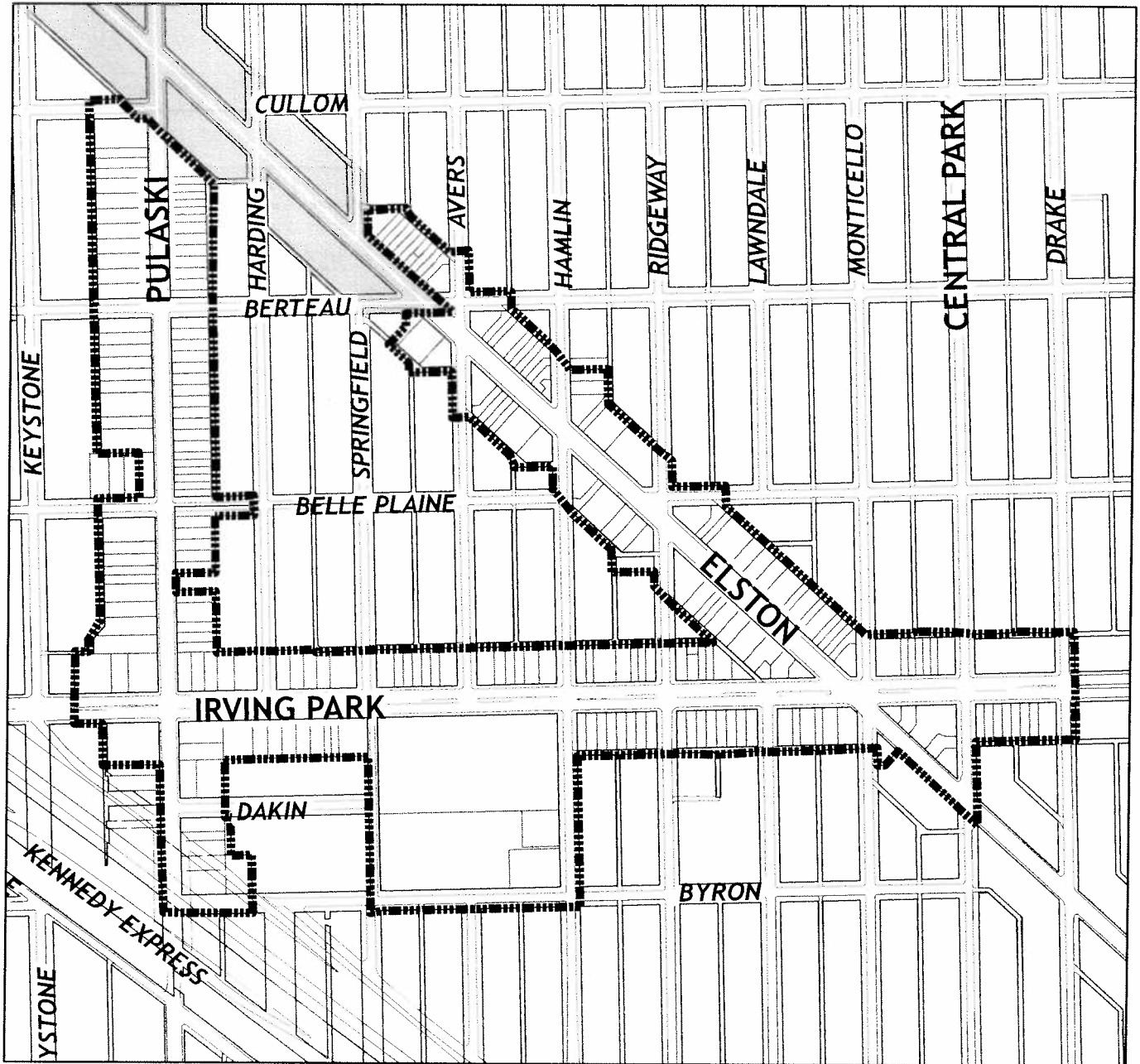
The City shall have the right in its sole discretion to exempt certain small business, residential property owners and developers from the above or to modify such standards to comply with applicable laws.

APPENDIX A

IRVING PARK/ELSTON REDEVELOPMENT PROJECT AREA

FIGURES 1 – 4

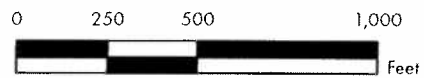
Figure 1
Boundary Map



Proposed Irving Park/Elston TIF Boundary

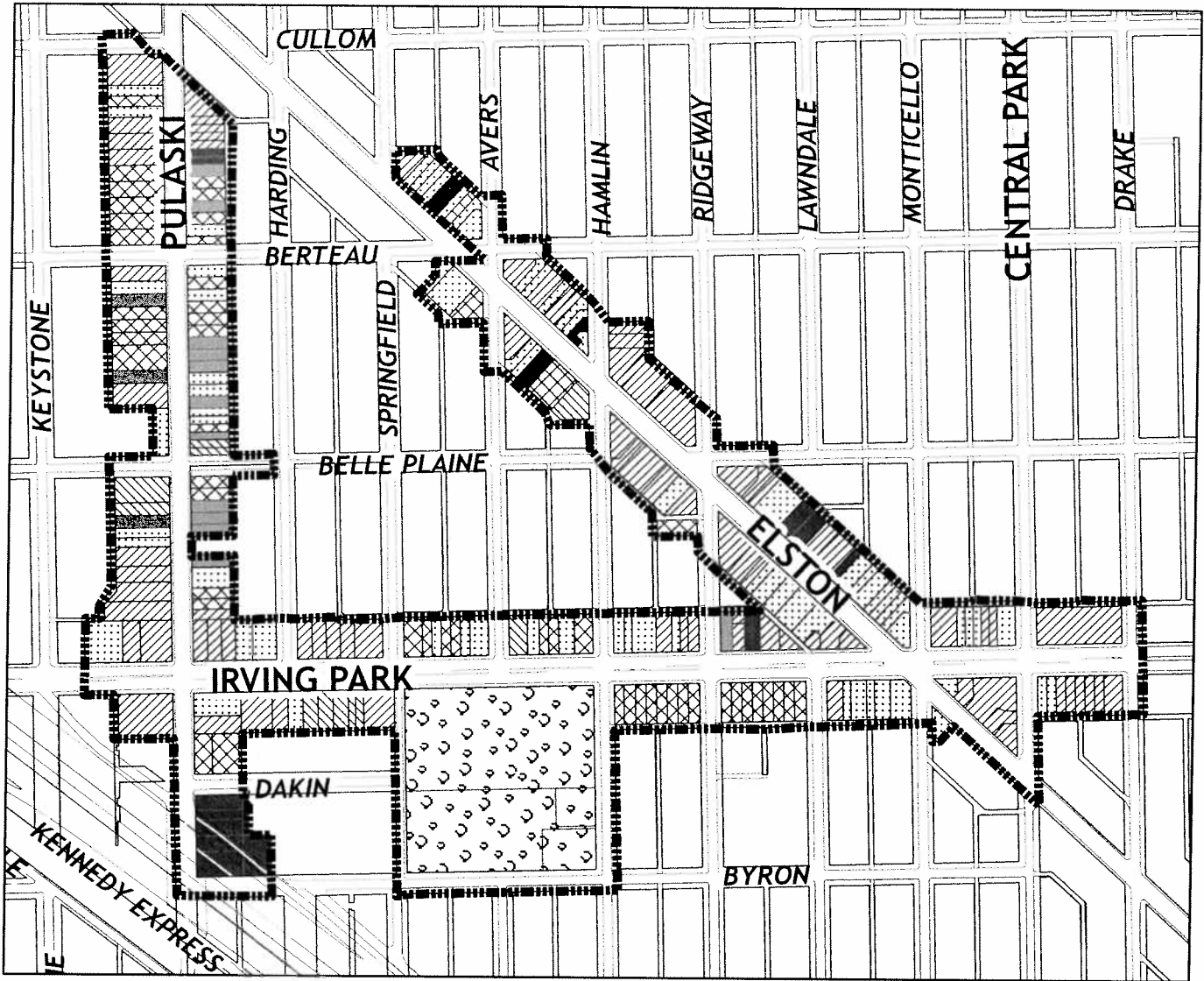


Existing Lawrence/Pulaski TIF (Adjacent)











Prepared by: ERS INC.

Figure 2
Generalized Existing Land Use



Legend

- | | | | |
|---|---------------------------|---|--|
|  | Single Family Residential |  | Mixed Use Commercial |
|  | Multi Family Residential |  | Public/Institutional |
|  | Commercial |  | Park/Open Space |
|  | Industrial |  | Proposed Irving Park/Elston TIF Boundary |

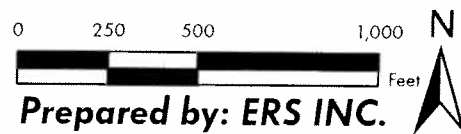
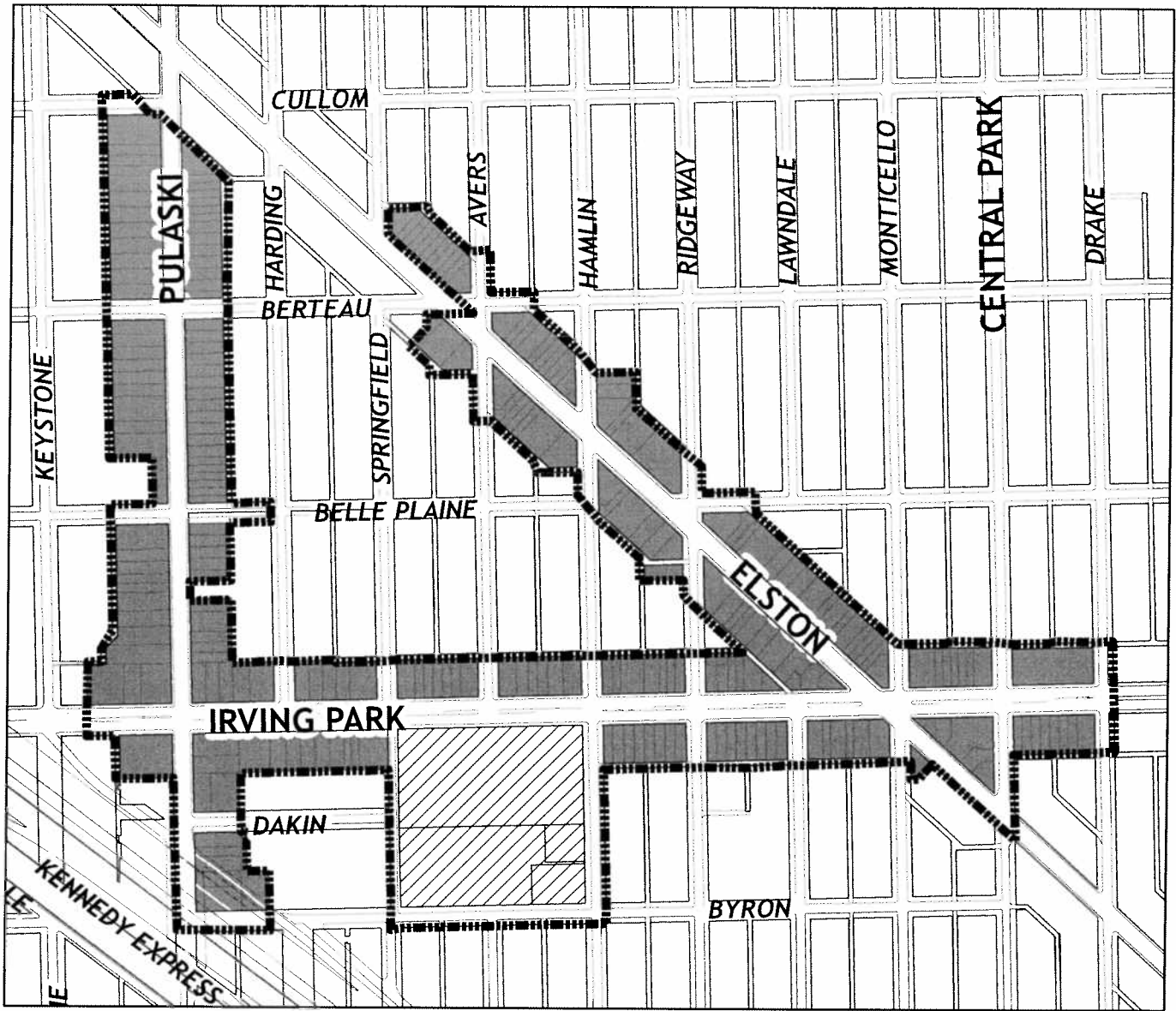



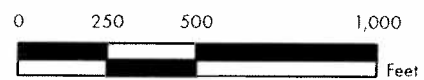


Figure 3
Generalized Land Use Plan



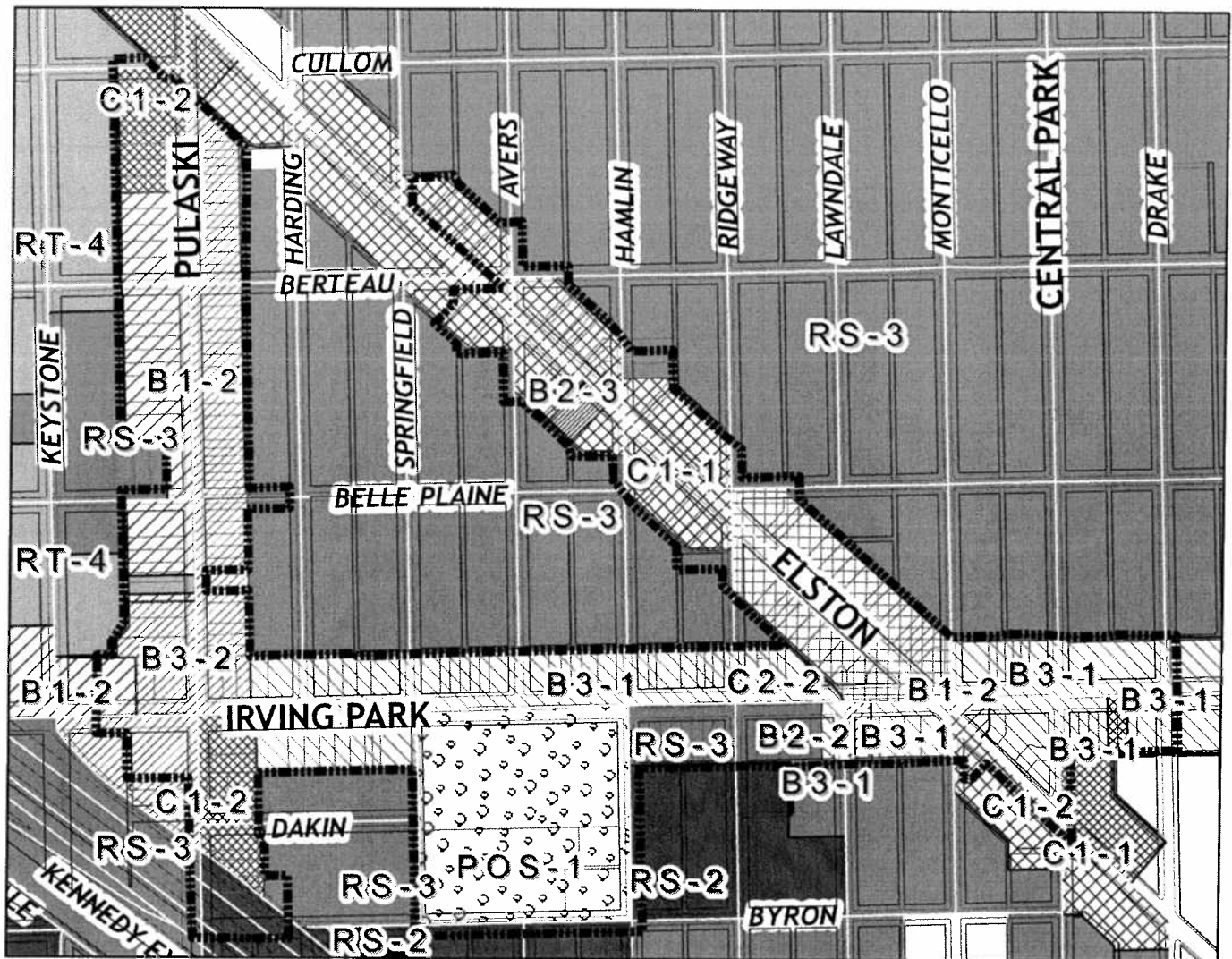
Legend

-  Mixed Use Residential/Commercial/Institutional
-  Public/Open Space
-  Proposed Irving Park/Elston TIF Boundary



Prepared by: ERS INC.

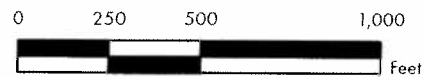
Figure 4
Existing Zoning Map



Legend

- | | | | | | |
|--|------|--|------|--|-------|
| | B1-2 | | B3-2 | | POS-1 |
| | B2-2 | | C1-1 | | RS-2 |
| | B2-3 | | C1-2 | | RS-3 |
| | B3-1 | | C2-2 | | RT-4 |

Proposed Irving Park/
Elston TIF Boundary



Prepared by: ERS INC.

APPENDIX B

IRVING PARK/ELSTON REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, LYING IN SECTIONS 14, 15, 22 AND 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND BEING BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NORTHERLY EXTENSION OF THE EAST LINE OF N. DRAKE AVENUE WITH THE CENTER LINE OF W. IRVING PARK ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF N. DRAKE AVENUE AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 2 IN BICKERDIKE'S ADDITION TO IRVING PARK PER DOCUMENT 3562530; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LAST DESCRIBED PUBLIC ALLEY AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF N. CENTRAL PARK AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID CENTRAL PARK AVENUE AND ALONG SAID LINE EXTENDED TO THE SOUTHWESTERLY LINE OF N. ELSTON AVENUE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID N. ELSTON AVENUE AND ALONG SAID LINE EXTENDED TO THE MOST EASTERLY CORNER OF LOT 1 IN BLOCK 2 IN MASON'S SUBDIVISION PER DOCUMENT 2794881; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 65 FEET TO AN ANGLE POINT IN SAID LINE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE ON N. MONTICELLO AVENUE; THENCE NORTHERLY ALONG THE EAST LINE ON SAID N. MONTICELLO AVENUE TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 3 IN SAID MASON'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCKS 3, 4 AND 5 IN SAID MASON'S SUBDIVISION, AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF N. HAMLIN AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID N. HAMLIN AVENUE AND ALONG SAID LINE EXTENDED TO THE SOUTH LINE OF W. BYRON STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID W. BYRON STREET AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 2 OF WHEELER'S ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, AFORESAID; THENCE NORTHERLY ALONG THE EAST LINE OF BLOCKS 2 AND 1 IN SAID WHEELER'S ADDITION TO IRVING PARK AND ALONG SAID LINE EXTENDED, BEING ALSO THE WEST LINE OF 33 FOOT WIDE N. SPRINGFIELD AVENUE, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 IN SAID WHEELER'S ADDITION TO IRVING PARK; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 TO 10, INCLUSIVE, IN BLOCK 1 IN SAID WHEELER'S ADDITION TO IRVING PARK TO THE SOUTHWEST CORNER OF SAID LOT 10, BEING ALSO THE NORTHEAST CORNER OF LOT 16 IN BLOCK 1 IN SAID WHEELER'S ADDITION TO IRVING PARK; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 16 AND ALONG SAID LINE EXTENDED TO THE SOUTH LINE OF W. DAKIN STREET; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID W. DAKIN STREET TO THE WEST LINE OF THE EAST 30 FEET OF LOT 10 IN BLOCK 2 IN SAID WHEELER'S ADDITION TO IRVING PARK; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED WEST LINE TO THE SOUTH LINE OF SAID LOT 10; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 10 AND 9 IN BLOCK 2 IN SAID WHEELER'S ADDITION TO IRVING PARK TO THE WEST LINE OF THE EAST 10 FEET OF LOT 18 IN BLOCK 2 IN SAID WHEELER'S ADDITION TO IRVING

PARK; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED WEST LINE AND ALONG SAID LINE EXTENDED TO THE SOUTH LINE OF W. BYRON STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID W. BYRON STREET AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF N. PULASKI AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID N. PULASKI AVENUE TO THE SOUTH LINE OF THE NORTH 15 FEET OF LOT 7 IN BLOCK 35 IN IRVING PARK, BEING A SUBDIVISION IN SECTIONS 15 AND 22, AFORESAID; THENCE WESTERLY ALONG SAID LAST DESCRIBED SOUTH LINE AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 35; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO THE SOUTH LINE OF W. IRVING PARK ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID IRVING PARK ROAD TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 85.0 FEET OF LOT 11 IN A.E. BROWN'S RESUBDIVISION OF BLOCK 22 IN IRVING PARK PER DOCUMENT 3510594; THENCE NORTHERLY ALONG THE EAST LINE OF THE WEST 85.0 FEET OF SAID LOT 11 AND ALONG SAID LINE EXTENDED TO THE NORTH LINE OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING SAID LOT 11; THENCE EASTERLY, NORTHERLY, NORTHEASTERLY AND NORTHERLY ALONG THE NORTH, THE WEST, THE NORTHWESTERLY AND THE WESTERLY LINE OF THE PUBLIC ALLEY IN SAID A.E. BROWN'S RESUBDIVISION, AND ALONG SAID LINE EXTENDED NORTHERLY TO THE NORTH LINE OF W. BELLEPLAINE AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID W. BELLEPLAINE AVENUE TO THE SOUTHWEST CORNER OF LOT 7 IN A.E. BROWN'S RESUBDIVISION OF LOTS 19, 20, 21, 22, 23 AND 24 OF BLOCK 21 IN IRVING PARK PER DOCUMENT 471565; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7 TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 7, BEING ALSO THE SOUTH LINE OF LOT 10 IN KELLOGG AND MAYERS SUBDIVISION PER DOCUMENT 1312459, AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID KELLOGG AND MAYERS SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID KELLOGG AND MAYERS SUBDIVISION AND ALONG THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN BLOCK 8 IN IRVING PARK SUBDIVISION, AFORESAID, AND ALONG SAID LINE EXTENDED TO THE NORTH LINE OF W. CULLOM AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID W. CULLOM AVENUE TO THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN BLOCK 7 IN SAID IRVING PARK SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO AN INTERSECTION WITH THE SOUTH LINE OF W. CULLOM AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID W. CULLOM AVENUE TO THE WEST LINE OF N. PULASKI ROAD; THENCE SOUTHEASTERLY TO THE POINT OF INTERSECTION OF THE EAST LINE OF N. PULASKI ROAD WITH THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN BLOCK 17 IN THE SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF THE W. B. WALKERS ADDITION TO CHICAGO PER DOCUMENT 2547655 AND CORRECTION PER DOCUMENT 3394465; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAST DESCRIBED PUBLIC ALLEY AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 17; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LAST DESCRIBED PUBLIC ALLEY AND ALONG THE EAST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN N.G. VAN DE VENTER'S ADDITION TO IRVING PARK PER DOCUMENT 1449052, AND ALONG SAID LINE EXTENDED TO THE NORTH LINE OF W. BELLEPLAINE AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID W. BELLEPLAINE AVENUE, BEING ALSO THE SOUTH LINE OF LOT 24 IN SAID N.G. VAN DE VENTER'S ADDITION TO IRVING PARK, TO THE WEST LINE OF N. HARDING AVENUE; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID N. HARDING AVENUE A DISTANCE OF 66 FEET TO THE NORTH LINE OF LOT 1 IN BLOCK 2 IN EDWARDS AND DANA'S ADDITION TO IRVING PARK PER DOCUMENT 99367; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF, BEING ALSO THE NORTHEAST CORNER OF LOT 24 IN SAID

BLOCK 2; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 21 TO 24, INCLUSIVE, IN SAID BLOCK 2 TO THE SOUTH LINE OF THE NORTH 37.50 FEET OF SAID LOT 21; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 37.50 FEET OF SAID LOT 21 TO THE EAST LINE OF N. PULASKI AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID N. PULASKI AVENUE TO THE NORTH LINE OF THE SOUTH 6.50 FEET OF LOT 20 IN SAID BLOCK 2; THENCE EASTERLY ALONG SAID LAST DESCRIBED NORTH LINE TO THE EAST LINE OF SAID LOT 20 IN BLOCK 2 IN EDWARDS AND DANA'S ADDITION TO IRVING PARK, AFORESAID; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 20 AND ALONG SAID LINE EXTENDED SOUTHERLY TO THE NORTH LINE OF LOTS 10 TO 12, INCLUSIVE, IN BLOCK 2 IN SAID EDWARDS AND DANA'S ADDITION TO IRVING PARK; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LAST DESCRIBED LOTS 10 TO 12, INCLUSIVE, AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH AS OPENED IN BLOCK 1 IN SAID EDWARDS AND DANA'S ADDITION TO IRVING PARK; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST AS OPENED IN BLOCK 1 IN SAID EDWARDS AND DANA'S ADDITION TO IRVING PARK; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO THE WEST LINE OF N. SPRINGFIELD AVENUE; THENCE EASTERLY TO THE POINT OF INTERSECTION OF THE EAST LINE OF N. SPRINGFIELD AVENUE WITH THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 31 IN THE SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO PER DOCUMENT 2547655 AND CORRECTION PER DOCUMENT 3394465; THENCE EASTERLY ALONG THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCKS 31, 30, 29 AND 28 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO, AND ALONG SAID LINE EXTENDED TO THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN BLOCK 28 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAST DESCRIBED PUBLIC ALLEY AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF N. RIDGEWAY AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID N. RIDGEWAY AVENUE TO THE NORTH LINE OF LOT 44 IN BLOCK 29 IN THE SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE OF W. B. WALKER'S ADDITION TO CHICAGO; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 44 AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 29; THENCE NORTHERLY ALONG SAID LAST DESCRIBED WEST LINE TO THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN SAID BLOCK 29; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO THE EAST LINE OF N. HAMLIN AVENUE; THENCE NORTHWESTERLY TO THE POINT OF INTERSECTION OF THE WEST LINE OF SAID N. HAMLIN AVENUE WITH THE NORTH LINE OF W. BELLEPLAINE AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID N. HAMLIN AVENUE TO THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 20 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO THE EAST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 20; THENCE NORTHWESTERLY TO THE POINT OF INTERSECTION OF THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 20 WITH THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN SAID BLOCK 20; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LAST DESCRIBED PUBLIC ALLEY AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF N. AVERS AVENUE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID N. AVERS AVENUE TO THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 19 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE WESTERLY ALONG SAID LAST DESCRIBED SOUTH LINE TO AN INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN SAID BLOCK 19; THENCE NORTHWESTERLY

ALONG SAID LAST DESCRIBED SOUTHWESTERLY LINE AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 6 IN SAID BLOCK 19; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 AND ALONG SAID LINE EXTENDED TO AN ANGLE POINT IN SAID LINE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTH LINE OF W. BERTEAU AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF W. BERTEAU AVENUE AND ALONG SAID LINE EXTENDED TO AN INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF N. ELSTON AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID N. ELSTON AVENUE AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF N. SPRINGFIELD AVENUE; THENCE NORTHERLY ALONG THE EAST LINE OF SAID N. SPRINGFIELD AVENUE TO THE SOUTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 14 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LAST DESCRIBED PUBLIC ALLEY AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 14; THENCE SOUTHERLY ALONG SAID LAST DESCRIBED EAST LINE TO THE NORTHEASTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN SAID BLOCK 14; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE TO THE WEST LINE OF N. AVERS AVENUE; THENCE EAST TO THE EAST LINE OF N. AVERS AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID N. AVERS AVENUE TO THE NORTH LINE OF W. BERTEAU AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID W. BERTEAU AVENUE A DISTANCE OF 147 FEET; THENCE SOUTHERLY TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF W. BERTEAU AVENUE WITH THE NORTHEASTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN BLOCK 21 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE TO THE WEST LINE OF N. HAMLIN AVENUE; THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 22 IN SAID SUBDIVISION OF BLOCKS OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 9 TO THE WEST LINE OF THE PUBLIC ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 22; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LAST DESCRIBED PUBLIC ALLEY TO THE SOUTHWESTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN SAID BLOCK 22; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED SOUTHWESTERLY LINE AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF N. RIDGEWAY AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID N. RIDGEWAY AVENUE TO THE NORTH LINE OF W. BELLEPLAINE AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID W. BELLEPLAINE AVENUE A DISTANCE OF 175 FEET; THENCE SOUTHERLY TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF W. BELLEPLAINE AVENUE WITH THE NORTHEASTERLY LINE OF THE PUBLIC ALLEY RUNNING NORTHWESTERLY AND SOUTHEASTERLY IN BLOCK 27 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED NORTHEASTERLY LINE TO THE WEST LINE OF N. MONTICELLO AVENUE; THENCE SOUTHEASTERLY TO A POINT OF INTERSECTION OF THE EAST LINE OF N. MONTICELLO AVENUE WITH NORTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 26 IN SAID SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W.B. WALKER'S ADDITION TO CHICAGO; THENCE EAST ALONG SAID LAST DESCRIBED NORTH LINE AND ALONG SAID LINE EXTENDED TO THE WEST LINE OF N. CENTRAL PARK AVENUE; THENCE SOUTHEASTERLY TO A POINT OF INTERSECTION OF THE EAST LINE OF N. CENTRAL PARK AVENUE WITH THE NORTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN BLOCK 15 IN MAMEROW'S BOULEVARD ADDITION TO IRVING PARK PER DOCUMENT 2299802; THENCE EASTERLY ALONG THE NORTH LINE OF THE PUBLIC ALLEY RUNNING EAST AND WEST IN SAID BLOCK 15 AND ALONG SAID LINE EXTENDED TO THE EAST LINE OF N. DRAKE AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID N. DRAKE AVENUE AND ALONG SAID LINE EXTENDED TO THE POINT OF BEGINNING. (CONTAINING 66.5 ACRES)

APPENDIX C

IRVING PARK/ELSTON PROJECT AREA ELIGIBILITY STUDY

The purpose of this study is to determine whether a portion of the City of Chicago identified as the Irving Park/Elston Redevelopment Project Area (the "Project Area") qualifies for designation as a tax increment financing district within the definitions set forth under 65 ILCS 5/11-74.4-1 *et seq.* contained in the "Illinois Tax Increment Allocation Redevelopment Act" 65 ILCS 5/11-74.4-1 *et seq.* as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a project area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Irving Park/Elston Redevelopment Project Area, hereinafter referred to as the "Project Area," is shown in *Figure 1, Project Area Boundary Map*. The Project Area is approximately 66 acres, including approximately 24 acres of rights-of-way, and includes a total of 270 tax parcels on 29 tax blocks. All of the parcels within the Project Area are considered improved parcels, and there are a total of 207 buildings within the Project Area.

This report summarizes the analysis and findings of the Consultant's work. This assignment is the responsibility of Ernest R. Sawyer Enterprises, Inc. (ERS) and its sub-consultants and does not necessarily reflect the views and opinions of potential developers or the City of Chicago. ERS has prepared this Eligibility Study with the understanding that the City of Chicago would rely: 1) on the findings and conclusions of this Eligibility Study in its pursuit to have the Area designated as a redevelopment project area under the Act, and 2) on the fact that ERS has obtained the necessary information to conclude that the Project Area can be designated as a redevelopment project area in compliance with the Act.

This Eligibility Study is a part of the overall tax increment financing redevelopment plan (the "Plan") for the Project Area. Other portions of the Plan contain information and documentation as required by the Act.

The Project Area, located in the City of Chicago, consists of properties fronting on Pulaski Road, Irving Park Road, and Elston Avenue, and is generally bounded on the north by Cullom Avenue, on the west by Keystone Avenue, on the south by Byron Street, and on the east by Drake Avenue. Figure 1 shows the Project Area Boundary Map on page A-2 of Appendix A.

1. INTRODUCTION

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

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

In adopting the Act, the Illinois State Legislature found that:

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

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

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

Conservation Areas

A Conservation Area, as more fully discussed in Section 74.4-3(b) of the Act, is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Stagnant or declining equalized assessed value

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

2. ELIGIBILITY STUDIES AND ANALYSIS

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

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

1. Exterior survey of the condition and use of each building.
2. Field survey of physical and environmental conditions covering public infrastructure (streets, alleys, curbs, gutters, sidewalks, lighting, etc.), parking facilities, site access, fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed buildings to zoning regulations.
5. Analysis of the current platting, building size and layout.
6. Analysis of building floor area and site coverage.
7. Review of previously prepared plans, studies, inspection reports and other data.
8. Analysis of real estate assessment data and equalized assessed valuations ("EAV") for assessment years 2002 through 2007.
9. Review of City of Chicago report on the adequacy of sewer and water infrastructure;
10. Review of building code violations

The exterior building conditions survey and site conditions survey of the Project Area were undertaken between January and May of 2008. The analysis of site conditions was organized by tax block (tax block numbering is shown in *Figure 1*), with the corresponding existing land use shown in *Figure 2: Generalized Existing Land Use Map*.

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present in major portions of the block and the Project Area, and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development.

For purposes of the Eligibility Study, the tax parcels within this Project Area, all of which are improved parcels, were examined for qualification as a conservation area. Each factor identified in the Act for determining whether an area qualifies as a conservation area is discussed below and a conclusion is presented as to whether or not the factor is present within the Project Area.

These findings describe the conditions that exist and the extent to which each factor is present.

3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

The Act establishes different eligibility factors for improved property versus vacant land. Property within the Project Area consists of only improved property.

Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under single or common ownership. Landscaped yards, open space or other ancillary functions may also be classified as improved property for the purposes of the eligibility analysis if they are accessories to adjacent buildings (primary use).

In order to establish the eligibility of a redevelopment project area under the “conservation area” criteria established in the Act, 50% or more of the structures within the Project Area must have an age of 35 years or more and at least 3 of 13 eligibility factors must be present.

This Eligibility Study finds that the Project Area qualifies for designation as a conservation area under the criteria contained in the Act.

Of the 207 buildings located within the Project Area, 190 or 91.8% are 35 years old or older. Additionally, the following six (6) qualifying factors for a conservation area are present:

1. Obsolescence
2. Deterioration
3. Excessive land coverage and overcrowding of structures
4. Deleterious land use or layout
5. Lack of community planning
6. Lagging or Declining EAV

These four factors are meaningfully present and reasonably distributed throughout the Project Area, although the Act does not specifically require such a threshold level of presence for conservation areas.

The presence and distribution of the thirteen eligibility factors related to the qualification of the Project Area for designation as a conservation area is discussed below.

Conservation Factors Present Within The Project Area

1. Dilapidation

As defined in the Act, “dilapidation” refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvement 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.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted by Ernest R. Sawyer Enterprises, Inc., from January through May 2008. In order to determine whether buildings should be classified as dilapidated or deteriorated, structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the survey.

Note that the words building and structure are used interchangeably for purposes of this Eligibility Study.

There are no tax parcels within the Project Area that are classified as dilapidated.

Conclusion: Dilapidation was not found to be present within the Project Area.

2. Obsolescence

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

In making findings with respect to buildings, it is important to distinguish between *functional obsolescence* which relates to the physical utility of a structure, and *economic obsolescence* which relates to a property's ability to compete in the marketplace.

Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and depreciation in market values.

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

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

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or re-use. Obsolescence in such buildings is typically difficult and

expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Buildings within the Project Area are both functionally and economically obsolete. As noted previously, 91.8% of buildings are more than 35 years old. The age of a commercial structure is often a key indicator of its relative usefulness. Older structures frequently require extensive maintenance in order to maintain mechanical systems or structural integrity. The costs involved in maintaining and upgrading older buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures. In evaluating industrial, commercial, and mixed-use buildings within the Project Area, buildings that were more than 50 years of age and multi-story industrial structures were considered to be functionally obsolete, unless there was clear evidence of recent investment to upgrade building systems.

Most commercial and industrial buildings in the Project Area lack reasonably required off-street parking and have inadequate provision for service and loading. Employee parking is severely limited. Given current conditions, there is little opportunity to expand the parking supply without demolition of existing buildings.

Obsolescence is present in most of the Project Area's commercial, industrial, and mixed-use buildings that are over 50 years of age, and is present on 24 of the 29 tax blocks of the Project Area.

Conclusion: Obsolescence is present to a meaningful extent within the Project Area.

3. Deterioration

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

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

The majority of property in the Project Area exhibits deterioration with respect to site improvements, structures, and some public infrastructure, including several alleys, sidewalks, curbs and gutters. Deterioration is present in 18 of the 29 tax blocks of the Project Area.

Conclusion: Deterioration is present to a meaningful extent within the Project Area.

4. Presence of Structures Below Minimum Code Standards

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

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

Conclusion: Presence of structures below minimum code standards has not been documented as present within the Project Area.

5. Illegal Use of Individual Structures

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

Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area.

6. Excessive Vacancies

As defined in the Act, "excessive vacancies" refers to 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.

Of the 207 buildings within the Project Area, there are only eight buildings (3.9%) exhibiting levels of excessive vacancy.

Conclusion: Excessive vacancies as a factor is not present to a meaningful extent in the Project Area.

7. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, lack of ventilation, light, or sanitary facilities refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom

facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

8. Inadequate Utilities

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

Similar to other areas of the City, existing storm water mains, which are typically combined with sanitary sewer lines, range from 50 to over 110 years in age. Based on information received from the City, the condition of the combined sanitary and storm sewer lines must be photographed before any determination can be made as to the conditions or replacement requirement.

Sufficient data is not currently available to determine the adequacy of the utility systems.

Conclusion: Inadequate utilities as a factor has not been documented in the Project Area.

9. Excessive Land Coverage and Over Crowding of Structures

As defined in the Act, "excessive land coverage or overcrowding of community facilities" refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (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.

This condition is present within the Project Area with numerous buildings covering 60% or more of their land area, commercial and industrial buildings spaced too closely, and parcels and buildings suffer from inadequate off-street parking to accommodate employees and service vehicles, and inadequate provision for loading and deliveries. There are also numerous instances of buildings located on multiple tax

parcels and buildings improperly situated on their sites. Excessive land coverage and over crowding of structures is present on 18 of the 29 tax blocks in the Project Area.

Conclusion: Excessive land coverage and over crowding of structures is present to a meaningful extent within the Project Area.

10. Deleterious Land Use or Layout

As defined in the Act, "deleterious land-use or layout" refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.

Incompatible Uses

Many blocks are impacted by incompatible and inappropriate uses. Several small industrial uses are located adjacent to or very near to residential uses in blocks throughout the Project Area, representing an inherent conflict in compatibility of uses, as well as conflicting with present land use zoning regulations. These industrial parcels are located on each of the three major streets of the Project Area--Irving Park Road, Pulaski Road, and Elston Avenue. Overall, the factor of deleterious land-use or layout is present in nine (9) of the 29 tax blocks of the Project Area.

Conclusion: The factor of deleterious land-use or layout is present to a meaningful extent within the Project Area.

11. Lack of Community Planning

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

The vast majority of the Project Area developed from the late 1800s to the mid-1900s in the northwest part of the City. As evidenced by limited lot sizes for commercial uses, placement and orientation of buildings with total or near-total lot coverage, and lack of provisions for off-street parking, loading and service, the development of the area occurred prior to a community plan or guidelines for the overall community area development.

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

12. Environmental Remediation

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

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

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this factor is present when the Project Area can be described by one of the following three conditions: 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers for three of the last five years.

Table C-1: Annual Percent Growth in Equalized Assessed Value (EAV)

	Percent Change in EAV from 2002 to 2003	Percent Change in EAV from 2003 to 2004	Percent Change in EAV from 2004 to 2005	Percent Change in EAV from 2005 to 2006	Percent Change in EAV from 2006 to 2007
Irving Park / Elston Project Area	27.1%	-1.5%	6.8%	16.4%	4.9%
City of Chicago	17.3%	4.0%	7.3%	17.2%	5.9%

Conclusion: Lagging or declining EAV was found to be present to a meaningful extent within the Project Area since the growth in the EAV of the Project Area has lagged behind that of the City of Chicago in 4 of the last 5 years.

Conclusion of Eligibility of the Project Area

The Project Area meets the requirements of the Act for designation as a "conservation area". The Project Area meets the pre-requisite requirement that more than 50% of the structures are 35 years of age or more, and there is a meaningful presence of six of the thirteen factors (three factors are required) listed under the Act for eligibility as a conservation area. These include:

1. Obsolescence
2. Deterioration
3. Excessive land coverage and overcrowding of structures and community facilities
4. Deleterious land-use or layout
5. Lack of community planning
6. Declining or lagging rate of growth of total equalized assessed valuation

The summary of conservation factors within the Project Area is documented on a block-by-block basis in Table C-2, Distribution of Conservation Area Factors. (See Figure 1 for tax block numbers.)

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration, insufficient off-street parking, loading and service areas, and other conservation factors as identified above. Together these conditions indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be restored to full active redevelopment without public action.

Table C-2: CONSERVATION FACTORS MATRIX *

Block No.	Number of Buildings Where Factor is Present										Number of Parcels Where Factor is Present			
	Number of Buildings 35 Years or Older	Dilapidation	Deterioration	Obsolescence	Illegal Use of Individual Structures	Presence of Structures Below Min. Code Standards	Excessive Vacancy	Lack of Ventilation, Lighting or Sanitary Facilities	Excessive Land Coverage and Overcrowding of Structures	Number of Parcels	Inadequate Utilities	Deleterious Land Use or Layout	Environmental Clean-up	Lack of Community Planning
13-14-308	9	0	0	2	0	0	0	0	2	14	0	3	0	14
13-14-311	10	0	3	6	0	0	0	0	10	12	0	3	0	12
13-14-317	14	0	8	4	0	0	0	0	0	18	0	0	0	0
13-14-319	3	0	2	2	0	0	0	0	2	3	0	0	0	3
13-14-320	9	0	0	8	0	0	0	0	6	11	0	1	0	11
13-14-321	6	0	0	5	0	0	0	0	6	7	0	2	0	7
13-14-322	1	0	0	0	0	0	0	0	0	6	0	0	0	0
13-14-326	16	0	5	4	0	0	0	0	0	16	0	0	0	0
13-14-327	3	0	1	3	0	0	0	0	1	5	0	0	0	5
13-14-328	7	0	0	3	0	0	0	0	2	7	0	0	0	7
13-14-329	6	0	1	2	0	0	0	0	2	6	0	0	0	6
13-14-330	10	0	6	7	0	0	0	0	7	14	0	0	0	14
13-14-331	16	0	8	16	0	0	0	0	8	18	0	5	0	18
13-14-332	12	0	6	10	0	0	0	0	11	17	0	5	0	17
13-14-333	7	0	5	6	0	0	0	0	3	7	0	0	0	7
13-14-424	1	0	1	0	0	0	0	0	1	1	0	0	0	1
13-15-412	11	0	5	4	0	0	0	2	3	20	0	3	0	11
13-15-418	10	0	3	4	0	0	0	0	2	10	0	0	0	10
13-15-424	10	0	3	5	0	0	0	1	1	17	0	1	0	17
13-22-207	1	0	0	0	0	0	0	0	0	1	0	0	0	1
13-23-100	9	0	1	6	0	0	0	2	0	13	0	0	0	0
13-23-101	2	0	0	2	0	0	0	0	1	7	0	6	0	7
13-23-102	2	0	0	0	0	0	0	0	0	4	0	0	0	0
13-23-103	8	0	1	0	0	0	0	0	0	8	0	0	0	0
13-23-104	8	0	4	1	0	0	0	0	0	8	0	0	0	0
13-23-105	6	0	0	6	0	0	0	0	0	6	0	0	0	0
13-23-106	2	0	0	1	0	0	0	0	0	5	0	0	0	5
13-23-107	1	0	0	1	0	0	0	0	0	1	0	0	0	0
13-23-200	7	0	7	6	0	0	0	0	7	8	0	0	0	8
TOTALS	207	0	70	114	0	0	8	0	75	270	0	29	0	181

* The EAV factor is determined on the basis of the area as a whole rather than parcel by parcel, so it is not included in this chart.

Appendix D: Initial EAV by Tax Parcel
Irving Park/Elston TIF Redevelopment Project Area

Count	PIN	2007 EAV
1	13-14-308-008-0000	184,592
2	13-14-308-009-0000	38,376
3	13-14-308-010-0000	38,376
4	13-14-308-011-0000	43,921
5	13-14-308-012-0000	40,452
6	13-14-308-013-0000	139,965
7	13-14-308-014-0000	139,965
8	13-14-308-015-0000	67,131
9	13-14-308-016-0000	188,886
10	13-14-308-017-0000	114,307
11	13-14-308-018-0000	96,168
12	13-14-308-019-0000	111,569
13	13-14-308-020-0000	157,618
14	13-14-308-021-0000	86,237
15	13-14-311-020-0000	181,006
16	13-14-311-021-0000	74,391
17	13-14-311-022-0000	109,136
18	13-14-311-023-0000	137,417
19	13-14-311-024-0000	150,152
20	13-14-311-025-0000	102,673
21	13-14-311-027-0000	103,557
22	13-14-311-028-0000	155,467
23	13-14-311-029-0000	100,108
24	13-14-311-030-0000	158,255
25	13-14-311-031-0000	74,800
26	13-14-311-032-0000	50,232
27	13-14-317-001-0000	163,413
28	13-14-317-002-0000	98,948
29	13-14-317-003-0000	68,691
30	13-14-317-004-0000	157,888
31	13-14-317-005-0000	98,753
32	13-14-317-006-0000	28,778
33	13-14-317-007-0000	95,096
34	13-14-317-008-0000	93,680
35	13-14-317-009-0000	109,250
36	13-14-317-010-0000	136,797
37	13-14-317-011-0000	128,462
38	13-14-317-012-0000	93,083
39	13-14-317-013-0000	0
40	13-14-317-014-0000	0
41	13-14-317-015-0000	45,749
42	13-14-317-016-0000	105,534
43	13-14-317-017-0000	0
44	13-14-317-018-0000	0
45	13-14-319-002-0000	116,728
46	13-14-319-003-0000	528,576

**Appendix D: Initial EAV by Tax Parcel
Irving Park/Elston TIF Redevelopment Project Area**

Count	PIN	2007 EAV
47	13-14-319-004-0000	418,050
48	13-14-320-001-0000	131,522
49	13-14-320-002-0000	108,125
50	13-14-320-003-0000	107,465
51	13-14-320-004-0000	212,158
52	13-14-320-005-0000	121,392
53	13-14-320-006-0000	121,790
54	13-14-320-007-0000	121,790
55	13-14-320-008-0000	153,582
56	13-14-320-009-0000	66,483
57	13-14-320-013-0000	136,450
58	13-14-320-014-0000	104,468
59	13-14-321-001-0000	386,816
60	13-14-321-002-0000	128,072
61	13-14-321-003-0000	124,897
62	13-14-321-004-0000	86,389
63	13-14-321-005-0000	86,389
64	13-14-321-010-0000	0
65	13-14-321-013-0000	392,231
66	13-14-322-006-0000	58,118
67	13-14-322-007-0000	68,649
68	13-14-322-018-0000	91,713
69	13-14-322-019-0000	40,201
70	13-14-322-020-0000	672,912
71	13-14-322-021-0000	698,869
72	13-14-326-001-0000	144,846
73	13-14-326-002-0000	95,870
74	13-14-326-003-0000	108,301
75	13-14-326-004-0000	120,075
76	13-14-326-005-0000	98,501
77	13-14-326-009-0000	101,950
78	13-14-326-010-0000	34,326
79	13-14-326-011-0000	155,439
80	13-14-326-020-0000	142,181
81	13-14-326-021-0000	141,939
82	13-14-326-022-0000	139,271
83	13-14-326-023-0000	161,761
84	13-14-326-024-0000	214,950
85	13-14-326-025-0000	0
86	13-14-326-028-0000	32,602
87	13-14-326-029-0000	601,533
88	13-14-327-024-0000	170,458
89	13-14-327-025-0000	139,280
90	13-14-327-026-0000	117,063
91	13-14-327-027-0000	49,700
92	13-14-327-028-0000	71,834

Appendix D: Initial EAV by Tax Parcel
Irving Park/Elston TIF Redevelopment Project Area

Count	PIN	2007 EAV
93	13-14-328-029-0000	263,976
94	13-14-328-030-0000	119,360
95	13-14-328-031-0000	128,578
96	13-14-328-032-0000	95,594
97	13-14-328-033-0000	111,065
98	13-14-328-034-0000	124,182
99	13-14-328-035-0000	348,875
100	13-14-329-026-0000	0
101	13-14-329-027-0000	159,492
102	13-14-329-028-0000	129,614
103	13-14-329-029-0000	76,874
104	13-14-329-030-0000	314,501
105	13-14-329-031-0000	116,136
106	13-14-330-001-0000	86,224
107	13-14-330-002-0000	40,645
108	13-14-330-003-0000	146,330
109	13-14-330-004-0000	77,988
110	13-14-330-007-0000	296,775
111	13-14-330-018-0000	152,149
112	13-14-330-025-0000	161,679
113	13-14-330-026-0000	325,282
114	13-14-330-027-0000	486,131
115	13-14-330-028-0000	178,042
116	13-14-330-029-0000	115,569
117	13-14-330-030-0000	79,814
118	13-14-330-031-0000	92,046
119	13-14-330-032-0000	168,239
120	13-14-331-005-0000	110,127
121	13-14-331-006-0000	200,819
122	13-14-331-007-0000	180,727
123	13-14-331-008-0000	32,856
124	13-14-331-009-0000	49,595
125	13-14-331-012-0000	499,193
126	13-14-331-013-0000	271,456
127	13-14-331-016-0000	102,379
128	13-14-331-018-0000	164,215
129	13-14-331-019-0000	88,181
130	13-14-331-020-0000	141,470
131	13-14-331-021-0000	169,977
132	13-14-331-023-0000	293,650
133	13-14-331-024-0000	159,011
134	13-14-331-025-0000	145,286
135	13-14-331-026-0000	124,984
136	13-14-331-027-0000	252,806
137	13-14-331-028-0000	39,596
138	13-14-332-001-0000	430,848

Appendix D: Initial EAV by Tax Parcel
Irving Park/Elston TIF Redevelopment Project Area

Count	PIN	2007 EAV
139	13-14-332-002-0000	174,425
140	13-14-332-003-0000	160,712
141	13-14-332-004-0000	603,240
142	13-14-332-006-0000	73,085
143	13-14-332-007-0000	127,850
144	13-14-332-008-0000	100,054
145	13-14-332-009-0000	189,481
146	13-14-332-010-0000	106,807
147	13-14-332-011-0000	135,717
148	13-14-332-012-0000	141,481
149	13-14-332-013-0000	22,313
150	13-14-332-014-0000	139,155
151	13-14-332-015-0000	112,566
152	13-14-332-016-0000	156,124
153	13-14-332-037-0000	171,092
154	13-14-332-038-0000	171,092
155	13-14-333-023-0000	109,779
156	13-14-333-024-0000	72,076
157	13-14-333-025-0000	89,951
158	13-14-333-026-0000	210,730
159	13-14-333-027-0000	295,709
160	13-14-333-028-0000	300,313
161	13-14-333-029-0000	624,301
162	13-14-424-031-0000	1,294,040
163	13-15-412-013-0000	182,183
164	13-15-412-014-0000	154,862
165	13-15-412-016-0000	161,693
166	13-15-412-017-0000	230,837
167	13-15-412-018-0000	263,157
168	13-15-412-019-0000	288,443
169	13-15-412-020-0000	107,653
170	13-15-412-021-0000	118,704
171	13-15-412-022-0000	217,538
172	13-15-412-023-0000	205,745
173	13-15-412-024-0000	572,872
174	13-15-412-030-1001	65,560
175	13-15-412-030-1002	68,308
176	13-15-412-030-1003	66,015
177	13-15-412-030-1004	1,362
178	13-15-412-030-1005	1,362
179	13-15-412-030-1006	1,362
180	13-15-412-030-1007	1,362
181	13-15-412-030-1008	1,362
182	13-15-412-030-1009	1,362
183	13-15-418-013-0000	170,881
184	13-15-418-014-0000	139,760

Appendix D: Initial EAV by Tax Parcel
Irving Park/Elston TIF Redevelopment Project Area

Count	PIN	2007 EAV
185	13-15-418-015-0000	139,948
186	13-15-418-016-0000	143,295
187	13-15-418-017-0000	111,551
188	13-15-418-018-0000	24,195
189	13-15-418-019-0000	241,567
190	13-15-418-020-0000	27,348
191	13-15-418-021-0000	745,716
192	13-15-418-028-0000	318,053
193	13-15-424-012-0000	0
194	13-15-424-013-0000	183,716
195	13-15-424-016-0000	109,925
196	13-15-424-017-0000	206,299
197	13-15-424-018-0000	554,509
198	13-15-424-020-0000	987,308
199	13-15-424-021-0000	259,148
200	13-15-424-022-0000	556,779
201	13-15-424-023-0000	0
202	13-15-424-024-0000	77,979
203	13-15-424-025-0000	210,127
204	13-15-424-042-1001	70,275
205	13-15-424-042-1002	68,830
206	13-15-424-042-1003	68,830
207	13-15-424-042-1004	68,830
208	13-15-424-042-1005	68,830
209	13-15-424-042-1006	68,026
210	13-22-207-010-0000	1,186,330
211	13-23-100-001-0000	745,958
212	13-23-100-002-0000	900,475
213	13-23-100-003-0000	249,285
214	13-23-100-004-0000	65,111
215	13-23-100-005-0000	199,016
216	13-23-100-006-0000	0
217	13-23-100-007-0000	0
218	13-23-100-008-0000	0
219	13-23-100-009-0000	0
220	13-23-100-010-0000	0
221	13-23-100-011-0000	462,546
222	13-23-100-012-0000	361,565
223	13-23-100-013-0000	581,552
224	13-23-101-001-0000	128,388
225	13-23-101-002-0000	93,229
226	13-23-101-003-0000	13,054
227	13-23-101-017-0000	12,795
228	13-23-101-018-0000	0
229	13-23-101-033-0000	20,570
230	13-23-101-034-0000	35,984

Appendix D: Initial EAV by Tax Parcel
Irving Park/Elston TIF Redevelopment Project Area

Count	PIN	2007 EAV
231	13-23-102-001-0000	0
232	13-23-102-002-0000	0
233	13-23-102-003-0000	0
234	13-23-102-004-0000	0
235	13-23-103-001-0000	133,424
236	13-23-103-002-0000	122,276
237	13-23-103-003-0000	33,055
238	13-23-103-004-0000	50,670
239	13-23-103-005-0000	101,421
240	13-23-103-006-0000	130,538
241	13-23-103-007-0000	102,837
242	13-23-103-008-0000	90,231
243	13-23-104-001-0000	78,191
244	13-23-104-002-0000	92,170
245	13-23-104-003-0000	100,792
246	13-23-104-004-0000	103,929
247	13-23-104-005-0000	98,709
248	13-23-104-006-0000	114,097
249	13-23-104-007-0000	92,687
250	13-23-104-008-0000	167,182
251	13-23-105-001-0000	143,898
252	13-23-105-002-0000	124,125
253	13-23-105-003-0000	214,837
254	13-23-105-004-0000	155,394
255	13-23-105-005-0000	167,122
256	13-23-105-006-0000	298,373
257	13-23-106-001-0000	116,372
258	13-23-106-002-0000	54,065
259	13-23-106-003-0000	591,995
260	13-23-106-004-0000	60,692
261	13-23-106-005-0000	55,120
262	13-23-107-001-0000	225,868
263	13-23-200-001-0000	142,056
264	13-23-200-002-0000	129,625
265	13-23-200-003-0000	226,005
266	13-23-200-004-0000	156,517
267	13-23-200-005-0000	259,364
268	13-23-200-006-0000	259,364
269	13-23-200-007-0000	206,996
270	13-23-200-008-0000	434,943
Total for Project Area		44,853,288