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Title: Tax Increment Financing Redevelopment Plan and Project
for Foster/Edens Redevelopment Project Area
Committee(s) Assignment:



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DEPARTMENT OF LAW
CITY OF CHICAGO

OFFICE OF THE
CITY CLERK

September 29, 2017

Ms. Andrea M. Valencia
City Clerk
121 North LaSalle Street
Chicago, Illinois 60602

Re: Redevelopment Plan for the Foster/Edens Tax Increment Financing Redevelopment Project Area

Dear Ms. Valencia:

I enclose a Proposed Foster/Edens Tax Increment Redevelopment Area Redevelopment Plan and Project (the "Plan") for the Foster/Edens Tax Increment Financing Redevelopment Project Area, Chicago, Illinois, dated September 29, 2017.

Please make the Plan available in your office as of this date for public inspection in accordance with the requirements of Section 5/11-74.5-5(a) of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74-4-1 et seq., as amended. If you have any questions with respect to this matter, please call me at 744-8973.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael L. Gaynor".
Michael L. Gaynor
Senior Counsel

Enclosure

cc: Ryan Slattery

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OFFICE OF THE
CITY CLERK

**Foster/Edens
Tax Increment Financing
Redevelopment Plan and Project**

City of Chicago, Illinois

September 29, 2017

**City of Chicago
Rahm Emanuel, Mayor**

**Department of Planning and Development
David L. Reifman, Commissioner**

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I. EXECUTIVE SUMMARY

Introduction

The City of Chicago (the “City”) is dedicated to the continued growth and economic development of the City. Chicago’s ability to stimulate growth and development relies on the creation and implementation of government programs that will allow the City to work with the private sector to eliminate blighted areas and ensure sound growth and development of property. Based upon the City’s establishment of a redevelopment project area as described herein, it is understood that the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investment and threatens the growth of the community’s tax base. Additionally, the City understands the vulnerability associated with blighting factors and problems arising from blighted conditions.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the “Act”) to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investment and threatens the growth of the community’s tax base. The Act declares that in order to promote the public health, safety, morals, and welfare, blighting conditions must be eliminated.

The City’s Foster/Edens Tax Increment Financing Redevelopment Area Plan and Project (the “Plan”) summarizes the analyses and findings of the consultant’s work, which, unless otherwise noted, is the responsibility of Laube Consulting Group, LLC (the “Consultant”). The City is entitled to rely on the findings and conclusions of this Plan in designating the Foster/Edens Redevelopment Project Area (the “Area”) as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related eligibility study, as hereinafter defined, with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant has obtained the necessary information so that the Plan and the related eligibility study will comply with the Act.

Summary of the Plan

The City’s Plan was developed to provide a description of the necessary actions to address existing blighting conditions in the Area. From an economic perspective, the implementation of the Plan through the use of tax increment financing revenues should stimulate private investment in the Area. The combined public and private investment that will result from the Plan are anticipated to eliminate the blighting conditions that currently exist in the Area.

The City has no plans to displace any occupied residential units. There are currently 170 residential units in the Area. The City certifies that the displacement of 10 or more inhabited residential units will not occur as a result of this Plan. Therefore, no housing impact study has been undertaken as part of this Plan.

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Area encompasses approximately 232 acres of land in the City. The Area generally encompasses the Cook County Forest Preserve area to the north, Gompers Park to the east, the Elston Avenue and Lawrence Avenue commercial corridors from approximately Kilbourn Avenue (to the east) to the Edens expressway (to the west) and the former Sunstar manufacturing property on the corner of Foster Avenue and the Edens. (See legal description and specific boundary map in the Appendix.)

Based upon the former use of the Area and the current site conditions, it is reasonable to conclude that without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not reasonably anticipated to be developed.

Background of the Area

The Area is located in the Albany Park community area, one of 77 well-defined community areas on the Northwest Side of the City of Chicago. Albany Park is one of the most ethnically diverse communities in the United States. It has one of highest percentages of foreign-born residents of neighborhoods in Chicago.

Although the majority of those foreign-born residents are from Latin America, primarily from Mexico (especially from the state of Michoacán), Guatemala, and Ecuador, substantial numbers are from the Philippines, India, Korea, Cambodia, Somalia, the former Yugoslavia (Serbia, Croatia, Bosnia), Romania, Pakistan and the Middle East (especially Iraq, Iran, and Lebanon). Over 40 different languages are spoken in Albany Park's public schools.

Due to the diverse population and immigrant population attraction, the population of the neighborhood increased by 16.5% during the 1990s. It is part of the 60625 zip code, which is known as one of the most diverse areas in the entire country.

The Area specifically consists of the former Sunstar manufacturing site, the commercial corridors on Elston and Lawrence and recreational open space at the Forest Preserve and Gompers Park, which do not include any commercial corridors.

Overview of the Area

The Area is a diverse area consisting of many different land uses. The core of the Area is the currently vacant Sunstar site. The building has been demolished and the building debris remains on the site. The Elston and Lawrence Avenue commercial corridors are a vast mix of uses that encompass restaurants, neighborhood retail, auto shops, light manufacturing, and residential uses. Gompers Park is being included because of the condition of the field house, fields and courts, which are in significant need of repair and replacement.

III. REDEVELOPMENT PROJECT AREA GOALS

The Act encourages public and private sector cooperation to address and resolve issues with deteriorating and declining areas. The continued investment in and development of the Area will strengthen not only the Area, but also the entire City through sound economic growth, an increased tax base, and additional employment opportunities.

The Plan is based on the following redevelopment goals:

General Goals of the City

- Eliminate blighting conditions which prevent further development of the Area;
- Restore and expand the tax base in order to maintain a high level of services, programs, and facilities;
- Encourage use of environmentally sustainable design standards;
- Stimulate private investment;
- Encourage new development and expansion in an orderly manner;
- Encourage productive use of underutilized and vacant property;
- Restore and enhance the property tax base within the Area;
- Encourage sales tax producing enterprises in the Area;
- Enhance the City's image as a desirable place to live;
- Improve efforts to facilitate and attract new housing and commercial development by serving as a catalyst to the private sector;
- Create opportunities for Minority Owned and Women Owned business enterprises;
- Create market rate and affordable housing options for residents;
- Utilize the parcels in the Area and surrounding area for a development that is in conformance with the City's overall planning efforts.

IV. SUMMARY OF BLIGHTING CONDITIONS EXISTING IN THE AREA

As set forth in the Act, the Illinois General Assembly has determined that, in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated. The Act also states that the eradication of these blighted conditions is essential to the public interest and that the use of tax increment financing revenues to fund certain redevelopment projects is of benefit to the community.

Prior to the passage of an ordinance adopting tax increment financing, there are certain statutory requirements that must be met. One of the requirements for eligibility of the area as a redevelopment project area under the Act is that the municipality must demonstrate that the Area qualifies as a “blighted area”. Based on site inspections, surveys and area analysis, the Area qualifies for designation as an improved blighted area as defined in the Act.

Improved Blighted Area

The qualification is based on an analysis performed regarding each of the vacant blighting factors listed in the Act to determine whether each or any are present in the Area and, if so, to what extent and in what locations. The corresponding Eligibility Report for the Area prepared by the Consultant (the “Eligibility Report”) describes in detail the methodology and analysis performed resulting in the conclusion that the Area qualifies as a blighted area under the Act. The Act requires that 5 of 13 possible blighting factors be present and reasonably distributed throughout the Area in order to qualify as such.

For the improved parcels, the Consultant found that on an overall basis 8 of the possible 13 blighting factors are present throughout the Area, 8 to a major extent and 1 to a limited extent. The most frequent blighted factors found throughout the Area are as follows:

- Dilapidation
- Deterioration
- Obsolescence
- Excessive Vacancies
- Deleterious Land Use and Layout
- Excessive Land Coverage
- Inadequate Utilities
- Lack of Community Planning
- Declining EAV

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Additionally, for the vacant parcels, the Consultant has found that on an overall basis 3 of the possible 7 blighting factors are present throughout the Area. The factors present are:

Factor 1

- Obsolete Platting
- Environmental Clean Up Costs
- Declining EAV

(the above 3 sub-criteria comprise one criteria under the Act)

- Factor 2 - Rail
- Factor 3 - Unused Disposal Site (to a limited extent)

Please see the accompanying Eligibility Report for detailed qualification criteria and findings.

V. TAX INCREMENT FINANCING REDEVELOPMENT PROJECT

This section presents the Plan to be implemented by the City in the Area. The section is divided into the following subsections:

- Redevelopment Objectives
- Redevelopment Plan and Project Costs and Activities
- General Land Use Plan
- Estimated Redevelopment Project Costs
- Sources of Funds to Pay Redevelopment Project Costs
- Issuance of Obligations
- Surplus Incremental Property Tax Revenue
- Most Recent EAV
- Anticipated EAV
- Potential Future Site Acquisition
- Affordable Housing
- Redevelopment and Intergovernmental Agreements
- Potential Future Relocation Needs

Redevelopment Objectives

The following represent major redevelopment objectives for the Area:

- Enhance the City's image as a desirable place to live;
- Encourage productive use of underutilized and/or vacant properties;
- Eliminate blighting conditions which prevent further development of the Area;
- Stimulate private investment;
- Increase revenue (e.g., property and sales tax revenue) generation of property within the Area;
- Assemble or encourage the assembly of land for redevelopment in accordance with this Plan;
- Encourage functional and visually attractive buildings, rights-of-way, and open spaces and encourage high standards of design;
- Provide needed incentives to encourage a broad range of improvements and new development;
- Provide opportunities for minority-owned and women-owned businesses to share in the redevelopment of the Area;
- Improve existing park land and facilities;
- Provide market rate and affordable housing options for the City's residents;
- Encourage use of environmentally sustainable design standards; and
- Encourage the use of public transit.

Redevelopment Plan and Project Costs and Activities

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

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

1. Eligible Redevelopment Costs

To achieve the goals outlined above, the City proposes to assist with the redevelopment of designated parcels located in the Area through the use of tax increment financing. Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act (including any costs incurred as necessary or desirable in formulating or that are incidental to this Plan, such as but not limited to costs for architects, engineers, planners, lawyers and other consultants related to such planning work). Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the Area to prospective businesses, developers and investors;
- c) 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, environmental remediation, 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, engineering, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of “welfare to work” programs implemented by businesses located within the Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the community area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) 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;
- h) 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;
- i) 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;
- j) Payment in lieu of taxes, as defined in the Act;
- k) 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 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;

- I) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - 1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - 3. 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;
 - 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act;
 - 5. 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, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 2 and 4 above.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided by the Act;
- o) Instead of the eligible costs provided for in I) 1, 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
- p) The costs of daycare services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- q) 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.

General Land Use Plan

The proposed land use plan for the Area includes the following uses:

- Residential

Residential is generally defined as single-family detached and attached dwelling units, multiple family units, senior multiple family dwelling units and any accessory uses for purposes of this Plan.

- Commercial

Commercial is generally defined as retail, office, hospitality/hotel, health clubs, entertainment, restaurant facilities, educational, and institutional for purposes of this Plan.

- Industrial

Industrial is generally defined as warehouse, distribution, manufacturing or technology based manufacturing.

- Parks/Open Space

Parks/Open Space is generally defined as recreational areas for purposes of this Plan.

- Mixed-Use Residential/Commercial/Industrial

Mixed use is defined as any of the above uses combined on one site or sites for purposes of this Plan, with the exception of the inclusion of parks and open space.

These general types of uses are consistent with the overall goals of the Area for the following reasons:

- Through private investment in redevelopment, the tax base of the Area will increase.
- The increased tax base will generate additional incremental property tax revenues which may be used to fund eligible project costs in accordance with the Plan.
- Through private investment and implementation of the Plan, it is reasonably anticipated that the improved land blighting factors will be eliminated.
- Through private investment, productive use of underutilized and vacant land will be achieved.

Estimated Redevelopment Project Costs

To eliminate the blighting factors present in the Area and to meet the redevelopment objectives, the City plans to make and/or induce a number of improvements in the Area. Plan Table 1 below identifies the eligible Redevelopment Project Costs under the Act that the City may fund to implement the Plan over the Area's twenty-three (23) year life.

Adjustments to the estimated line item costs in Plan Table 1 below are anticipated and may be made by the City without amendment to the Plan to the extent permitted by the Act. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth below are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

Redevelopment projects in the Area would not reasonably be anticipated to be developed without the adoption of the Plan.

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Plan Table 1

**Estimated Redevelopment Project Costs
Redevelopment Project Area**

Eligible Activities

1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$1,000,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$31,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements	\$20,000,000
4. Affordable Housing Construction and Rehabilitation Costs	\$100,000
5. Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) (Note 1 below)	\$10,000,000
6. Job Training, Retraining, Welfare-to-Work	\$1,000,000
7. Relocation costs	\$100,000
8. Day Care Services	\$100,000
9. Interest subsidy	\$5,000,000
Total Eligible Redevelopment Project Costs (Notes 2-5 below)	\$68,300,000

Notes for Plan Table 1 – Redevelopment Project Costs

- (1) This category may also include paying for or reimbursing (i) an elementary, secondary or unit school districts increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
- (2) Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and 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. Within this limit, adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act.
- (3) The amount of the Total Redevelopment Project Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Area only by a public right-of-way.
- (4) All costs are in 2017 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.
http://inflationdata.com/Inflation/Inflation_Calculators/Inflation_Rate_Calculator.asp#results
- (5) Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from incremental property taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City 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 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 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 Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

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

Issuance of Obligations

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 obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project described in the Plan shall 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 Area is adopted.

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 Area in the manner provided by the Act.

Surplus Incremental Tax Revenue

Monies in the special allocation fund established for the Area and not required for payment and security of the obligations and Redevelopment Project Costs shall be calculated annually and declared surplus. Surplus funds must be distributed to the taxing districts having jurisdiction over the Area in accordance with the Act.

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Area. The 2016 EAV of all taxable parcels in the Area is approximately \$26,536,100. This total EAV amount, by PIN, is summarized in Appendix Table 1. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Cook County. The Plan has utilized the EAVs for the 2016 tax year. If the 2017 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 2016 EAV with the 2017 EAV.

Anticipated Equalized Assessed Valuation

Based upon the implementation of the Plan, numerous blighting factors will be eliminated and growth and development of the Area will occur in accordance with the redevelopment agreement(s) between the City and businesses in the Area and other interested parties. It is estimated that the total EAV of the real property following completion of the Plan in the Area will be approximately \$106,000,000 based on a reasonably assumed schedule of development for the Area.

Potential Future Site Acquisition

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Cook County 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 City's Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

The City does not intend to acquire any property in the Area, therefore, no acquisition list is included in the Plan.

Affordable Housing

The City requires that developers who receive tax increment financing assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Planning and Development 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. Specific requirements of each development shall be set forth in each respective redevelopment agreement.

Redevelopment and Intergovernmental 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").

Potential Future Relocation Needs

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

V. CONFORMITY TO THE COMPREHENSIVE PLAN

This Plan includes land uses which will be approved by the Chicago Plan Commission prior to the adoption of the Plan.

Therefore, the overall proposed land use is consistent with the intent and direction set forth by comprehensive and strategic planning efforts.

VI. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended by the City in accordance with the provisions in the Act.

VII. SCHEDULING OF PLAN

Over the life of the Area, the timing of business investment cannot be predicted with precision. However, it is reasonable to expect the following public and private investments over the life of the Area. As the Plan is implemented, the numerous blighting factors present in the Area will be eliminated and the following activities are likely to occur:

- Clearing and grading of the land within the Area
- Provision for adequate water, sewers and electrical power to support development
- Construction of new retail and commercial development
- Improvements to the existing Chicago Park District facilities
- Construction of commercial buildings that will support retail, office, and other commercial uses
- Reconstruction, renovation, and extension of public roadways as required to service existing and new businesses
- Private investment in new facilities

The dates of completion of the Plan and retirement of obligations issued to finance Redevelopment Project Costs shall not be later than December 31 of the year in which the payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Area is adopted.

VIII. AFFIRMATIVE ACTION PLAN

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 Plan, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, marital status, parental status, military discharge status, source of income, sexual orientation, or housing status.
2. Developers must meet the City's standards for participation of 26 percent Minority Business Enterprises and 6 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Developers 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 businesses, residential property owners and developers from the above.

IX. LACK OF GROWTH THROUGH PRIVATE INVESTMENT

Based on the Consultant's observations and research of the Area, there has been little new construction or much significant redevelopment in the Area as evidenced by:

- The former Sunstar site is demolished and completely vacant.
- Lack of investment shown by the condition of the buildings, the deleterious land uses, and functional and economic obsolescence within the commercial corridor areas.
- The presence of the blighting conditions, as detailed in the Eligibility Report, creates an impediment to the further development of the site.

The Area is an excellent example of the type of area which lacks the requisite private investment to prevent or eliminate blighting factors in the general area and promote business growth and the health, safety, and morals of the community. Therefore, without the adoption of the Plan and the use of tax increment allocation financing, the Area is not expected to see significant investment from private enterprise. As a result, there is a genuine threat that property values in the Area will stagnate or decline.

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

The implementation of the Plan is expected to have short and long term financial impacts on the affected taxing districts. During the period when tax increment is utilized, real estate tax revenues from the increases in EAV over and above the certified base EAV may be used to pay eligible redevelopment project costs in the Area. At the time when the Area is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Area will be distributed to all taxing districts levying taxes against property located in the Area. These revenues will then be available for use by all taxing districts.

In summary, the Area on the whole has not been subject to growth and development through investment by private enterprise, and the Area is not reasonably anticipated to further develop without the direct participation of the City through the implementation of the Plan and the use of tax increment financing.

X. FINANCIAL AND SERVICE IMPACTS ON TAXING DISTRICTS

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

The following major taxing districts levy property tax on land located within the Area:

- Cook County – Cook County has the 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 – This District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.
- Metropolitan Water Reclamation District of Greater Chicago – This District provides the main sewerage lines for the collection, treatment, and disposal of waste water from municipalities.
- Chicago Community College District 508 – This district is a unit of the State of Illinois' public community college system. Their objective is to meet the educational needs of the residents of the City and other Illinois residents seeking higher educational programs and vocational services.
- Board of Education of the City of Chicago – The Board of Education is responsible for the provision of educational services and the provision, operation, and maintenance of education facilities for students ranging from Kindergarten through Senior Year in High School (e.g., 12th Grade).
- Chicago Park District – This District is responsible for the provision, maintenance, and operation of park and recreational facilities throughout the City.
- City of Chicago – The City is responsible for the provision of a wide range of municipal services, including, but not limited to: sanitation, water distribution and supply, police protection, fire protection, planning and development, building, housing and zoning codes, and many others.

In addition to the major taxing districts delineated above, the City of Chicago Library Fund and Chicago Urban Transportation District have taxing jurisdiction over the Area. Although these districts no longer extend taxing levies, they continue to exist for purposes of receiving delinquent property taxes.

Impact of the Redevelopment Plan and Project

The implementation of this Plan is anticipated to have a direct impact on the following taxing districts:

- Metropolitan Water Reclamation District of Chicago – The development of currently vacant and underutilized land in the Area may cause increased demand for services and capital improvements provided by the Water Reclamation District.
- Chicago Park District – The future development of the park open space is anticipated to cause an increase in the demand for Park District services and capital improvements. Furthermore, the implementation of this Plan is anticipated to be able to make improvements to Park District facilities.
- City of Chicago – The replacement of currently vacant property with commercial space is anticipated to increase the demand for police protection, fire protection, sanitary collection, sewer service, recycling, etc.

Program to Address Increased Demand for Services or Capital Improvements

These taxing districts will continue to receive property tax revenues net of any incremental property tax revenues attributable to new development within the Area during the 23-year life of the Area. It is also reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will extend into other sections of the adjacent community and generate additional revenues for the affected taxing districts. In addition, after the 23-year life of the Area, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing. Specific programs for each affected taxing district are as follows:

- Metropolitan Water Reclamation District of Chicago – Any increase in demand for treatment of sanitary and storm sewage associated with the Area can be addressed by the existing treatment facilities currently in place. Therefore, no assistance is proposed for this district.
- Board of Education of the City of Chicago – It is expected that no additional students will be generated in the area. Therefore no special assistance is proposed for this taxing district.
- Chicago Park District – Given the expected increase for demand for Park District services associated with the Area, the City can seek to support the Chicago Park District in securing funding commitments toward the improvement needed in Gompers Park.

- City of Chicago – It is expected that the increase in demand for City services and programs associated with the Area can be adequately addressed by existing City staff, police, fire protection, sanitary collection, and recycling services currently operated and maintained by the City. Therefore, no special assistance is proposed for this taxing district.

However, during the life of this Area, the City does recognize that the implementation of the Plan may have greater impact on the City and other taxing districts than currently anticipated. Given the anticipated scope, timing, and future changes in the market conditions, it is difficult to estimate with any degree of certainty what these impacts may be, if any. However, the City will work with the taxing districts to provide the increase in necessary programs and services including, but not limited to, reasonable measures in any redevelopment agreements entered into with any developers or other entities to mitigate such fiscal impacts. Actions by the City may include, but are not limited to, the following:

- Entering 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”).
- Establishing a Special Service Area to provide additional funds, solely from new development, to mitigate increased burden on the taxing districts.
- Establishing special assessments to support City obligations.

The City may do all or none of these actions as determined solely by the appropriate City officials and City Council.

XI. CONCLUSIONS

The following statements summarize the Plan:

- The Area on the whole has not been subject to growth and development.
- Without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not likely to experience significant growth or private development.
- Implementation of the Plan will meet the City's long-term development objectives, eliminate the blighting conditions which exist in the Area, and enhance the morals, safety, and welfare of the City.

Foster/Edens Tax Increment Financing Eligibility Report

City of Chicago, Illinois

September 29, 2017

**City of Chicago
Rahm Emanuel, Mayor**

**Department of Planning and Development
David L. Reifman, Commissioner**

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I. Executive Summary

Purpose of Report

Laube Consulting Group LLC (the “Consultant”) has been engaged to prepare this Eligibility Report of a Proposed Foster/Edens Tax Increment Financing Redevelopment Area (the “Report”) for tax increment allocation financing for the proposed Foster/Edens Redevelopment Project Area (the “Area”) in order to assist the City of Chicago (the “City”) in determining whether or not this area of the City qualifies for designation as a redevelopment project area under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et. seq.) (the “Act”). This report summarizes the analyses and findings of the Consultant’s work, which is the responsibility of the Consultant. The Consultant has prepared this report with the understanding that the City would rely: 1) on the findings and conclusions of this report in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

Scope of Report

The Report identifies proposed boundaries of the proposed Area which were developed based on the existence of certain blighting factors present in the Area. The Report establishes the blighting factors which are present in the Area on a parcel by parcel basis. To establish the fact that the blighting factors are geographically distributed across the proposed Area, Appendix Table 1, which is included in the Appendix, illustrates the presence of blighting factors on a per parcel basis for the vacant parcels that are located within the Area.

Methodology

The Consultant conducted various surveys during July and August 2017, within the Area, of existing conditions and land uses. In conducting these surveys, the Area conditions were documented and tabulated by the types of blighting factors delineated in the Act. An analysis was made of each of the blighting factors to determine the locations and extent to which each of the factors is present in the Area. Listed below are the types of surveys and analyses conducted by the Consultant.

- I. Exterior survey of the condition of the area;
- II. Analysis of current parcel configurations, sizes and layouts;
- III. Site survey of streets, driveways, sidewalks, curbs, gutters, lighting, parking, landscaping, fences and walls, and general property maintenance; and
- IV. Analysis of real estate property values for all tax parcels within the Area for years 2011 - 2016.

Based on the above surveys and analyses and through the application of the language of the Act, the Consultant was able to determine which blighting factors were applicable to the various parcels within the Area.

Findings Under the Act

As delineated in the Act, an improved Area must exhibit at least 5 of 13 possible blighting factors in order to qualify as an improved “blighted area” for designation as a redevelopment project area. The improved parcels in the Area exhibited 9 of 13 blighting factors. Specifically, the parcels exhibited 8 factors to a major extent and 1 to a limited extent. Based on our findings, the Consultant believes that the subject parcels (as hereinafter defined) qualify for designation as a blighted area under the Act.

Additionally, a vacant blighted area must have at least 1 of 7 possible blighting factors in order to qualify as a blighted area. The vacant parcels exhibited 3 out of 7 blighting factors. Specifically the factors are obsolete platting, environmental clean-up costs, and declining EAV (collectively comprising 1 factor under the Act), unused rail, and unused disposal site.

In summary, the Consultant believes the Area, based upon the criteria delineated in the Act, qualifies for eligibility as a “blighted area” under the Act. However, the ultimate responsibility for designation lies with the City. The purpose of this report is to assist the City in the decision process of establishing a redevelopment project area as defined by the Act.

II. Basis for Redevelopment

As set forth in the Act, the Illinois General Assembly has determined that in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions within Illinois need to be eradicated. The Act also states that the eradication of these blighted conditions is essential to the public interest and that the use of tax incremental revenues to fund certain projects designed to do so benefits the community.

Prior to adopting an ordinance authorizing the use of tax increment financing under the Act for a proposed redevelopment area, certain statutory requirements must be met. One of the requirements is that the municipality must demonstrate that the proposed redevelopment area qualifies as a “blighted area”. In this case, the Consultant has documented the statutory blighting factors under the Act. To designate the Area as a blighted area, the City must determine the following:

- Five or more blighting criteria are present in the Area for an improved parcel of land. (65 ILCS 5/11-74.4-3).
- One or more blighting criteria are present in the Area for the vacant parcels of land. (65 ILCS 5/11-74.4-3).

- The Area on the whole has not been subject to growth and development through private investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Plan. (65 ILCS 5/11-74.4-3)
- The Area would not reasonably be anticipated to be developed without the use of incremental property tax revenues through tax increment financing.

The following statements provide the legislative basis for tax increment financing in Illinois:

- The existence of blighted areas or areas close to being blighted threatens the sound growth of the tax base and negatively impacts the welfare of the public. In addition, the welfare of the public would be enhanced through the development of blighted areas.
- The blighting conditions in the Area need to be eradicated, conservation measures instituted, and redevelopment of blighted areas undertaken to alleviate these blighting conditions. The alleviation of blight through development is essential to the public interest.
- The Area should be developed or redeveloped through the use of incremental property tax revenues derived from tax rates of other taxing districts located in the Area. Taxing districts in the Area would not derive the benefits of an increased assessment base without the benefits of tax increment financing. All taxing districts benefit from the removal of blighting conditions.
- It is necessary to eliminate these blighting conditions for private development to take place.

III. Redevelopment Project Area

The Area encompasses approximately 232 acres of land in the City including the public rights-of-way. The Area generally encompasses the Cook County Forest Preserve area to the north, Gompers Park to the east, the Elston Avenue and Lawrence Avenue commercial corridors from approximately Kilbourn Avenue (to the east) to the Edens expressway (to the east), and the former Sunstar manufacturing property on the corner of Foster Avenue and the Edens. (Please see legal description and boundary map in the Appendix.)

Blighting Conditions

The Consultant visited the Area during July and August 2017 to ascertain the physical condition of properties and infrastructure located within the Area. The Consultant also gathered and reviewed various data from the City and County associated with the parcels located within the Area.

Based on the Consultant's review of the Area, the Consultant believes that a sufficient basis exists for the identification of a blighted area and establishment of a redevelopment project area at this location under the Act.

Specifically, under the Act, the improved parcels within the Area exhibited 8 of 13 blighting factors necessary to identify a blighted area and the vacant parcels exhibited 3 of 7 blighting factors. It is the Consultant's conclusion that the blight is evenly distributed to a reasonable and sufficient extent throughout the Area.

IV. Eligibility of a Blighted Area Under the Act

A blighted area can be either improved or vacant. If the area is improved (e.g., with industrial, commercial, or residential buildings or improvements), a finding may be made that the area is blighted because of the presence of a combination of five or more of the following thirteen factors: (65 ILCS 5/11-74.4-3).

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
12. Lack of community planning
13. The total EAV of the proposed redevelopment project area has declined 3 of the last 5 years.

If the area is vacant (e.g., without building improvements), a finding may be made that the area is blighted because of the presence of a combination of one or more of the following thirteen factors: (65 ILCS 5/11-74.4-3).

1. If the area is vacant (e.g. property without industrial, commercial, and residential buildings which has not been used for commercial or agricultural purposes within 5 years prior to the designation of the project area), a finding may be made that the area is impaired by a combination of two or more of the six following sub-factors:
 - Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate rights-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
 - Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
 - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - 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.
 - The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.
2. The area consists of one or more unused quarries, mines, or strip mine ponds;

3. The area consists of unused rail yards, rail tracks, or railroad right-of-way;
4. The area prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding;
5. The area consists of an unused or illegal disposal site, containing earth, stone, building debris or similar material, which was removed from construction, demolition, excavation or dredge sites;
6. The area is not less than 50 nor more than 100 acres, and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in the Act, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that purpose;
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

V. Findings From the Eligibility Survey and Analysis Under the Act

An analysis was made of each of the blighting factors listed in the Act to determine whether each or any are present in the Area and, if so, to what extent and in what locations. Surveys and analyses within the Area included:

- Survey of the condition of the parcels;
- Field survey of conditions of sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
- Analysis of existing uses and their relationships to neighboring properties; and
- Site coverage.

The following parcels represent vacant parcels and were evaluated under the vacant land blighting criteria:

- 13-09-205-003
- 13-09-010-001
- 13-10-200-003
- 13-10-200-006
- 13-10-404-001
- 13-10-404-005
- 13-10-302-016
- 13-10-302-017

All other parcels listed in the Appendix are considered improved parcels for purposes of this Report and were evaluated under the improved parcel blighting criteria.

Each blighting factor is rated on one of the three following categories:

Not Present	Indicates that no information was available or that no evidence could be documented as part of the various surveys and analyses.
Present to a Limited Extent	Indicates that conditions exist which document that the factor is present, but the distribution of impact of the blighting condition is limited.
Present to a Major Extent	Indicates that conditions exist which document that the factor is present throughout a major portion of the proposed Area and the presence of such conditions have an influence on adjacent and nearby development.

The following is a summary evaluation of the respective factors, presented in the order of their listing in the Act. A definition of each category is presented followed by the conditions that exist and the relative extend to which each factor is present.

IMPROVED BLIGHTED AREA

1. Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repair, suffering the building or improvements to fall into a state of decay. Dilapidation as a factor, then, should be based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. Reasonable and defensible criteria should be developed to be used in determining the comparative quality of all buildings and improvements in the proposed project area, including a specific showing of those found in an advanced state of disrepair.

Building components examined were of two types:

Basic Structural – Includes the basic elements of a building: foundation walls, load bearing walls and columns, floor structure, roof and roof structure.

Structural Components – Includes normal additions to structures such as porches and steps, window and window units, doors and door units, chimneys, and gutters and downspouts.

Overall Conclusion – Present to a Limited Extent

The bridges and overpasses in the Area are severely dilapidated. They exhibit severely cracking structural concrete down to where the rebar is showing. The rebar is severely rusted and the pylons are severely water damaged. The sides of the tunnel walls have large portions of missing concrete and have large holes in them.

2. Obsolescence

Obsolete buildings are characterized by conditions indicating that they are not readily adaptable for modern uses. In this case, the buildings are evaluated based on modern industry standards.

Obsolescence can be broken into the following two categories.

Functional Obsolescence

Functional obsolescence occurs when buildings can no longer perform their intended function in an efficient manner. For example, buildings are obsolete when they contain characteristics or deficiencies which limit the use and marketability of such buildings. In manufacturing for example, buildings may become obsolete over time due to changes in manufacturing methods or changes in industry standards.

Economic Obsolescence

Economic obsolescence occurs when the values of buildings decline due to market conditions, vacancies, neighborhood decline, property location within a community, or other factors which affect the economic value of buildings. These factors are generally beyond the owners' control.

Site improvements, including sewer and water lines, public utility lines (i.e., gas, electric and telephone), parking areas, sidewalks, curbs and gutters, and lighting may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements.

Conclusion – Present to a Major Extent

The buildings in the Area demonstrate economic obsolescence. The results of our analysis indicate that the majority of the parcels demonstrate obsolescence to a major extent.

Improved Parcels – These parcels demonstrate both functional and economic obsolescence to a major extent.

Economic Obsolescence – There is some first floor commercial vacancy along these corridors. Many of these buildings were built to a standard of a previous era reflected in the economic opportunity. Additionally, the industrial buildings along Kimberly and Kenton lack appropriate access and are very land locked and narrow. To bring them to today's standards and into modern productive use would take a complete renovation of the buildings and reconfiguration of the parcels and commercial depths along these streets.

Functional Obsolescence - The ingress/egress to vehicular traffic to the site is along Elston and Lawrence and is very narrow. Additionally, the ingress/egress to the industrial buildings along Kenton and Kimberly is very narrow. There is truck and other commercial vehicle stacking along these roads causing congestion and road blockages at times. The loading areas are generally accessed along the streets and are difficult to be accessed by modern trucks and delivery vehicles. Additionally, the layout of these building, the veritable “hodge podge” of building types and uses, and the era of construction does not lend itself towards an adaptive reuse that has market viability.

As a result, the economic value of these buildings in their current state has declined significantly over their original use. Therefore, these parcels demonstrate both functional and economic obsolescence to a major extent.

3. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.).

The condition of roadways, alleys, curbs gutters, sidewalks, off-street parking and surface areas may also evidence deterioration, as well as surface cracking, crumbling, potholes, depressions, loose paving materials, weeds/grasses protruding through the concrete and asphalt surfaces, and conditions of general property maintenance.

Conclusion – Present to a Major Extent

Improved Parcels – Of the 83 buildings within the Area, 77, or 92% of them exhibit deterioration. The Consultant catalogued deterioration that included major defects in building components, including collapsed or missing gutters, broken windows, evidence of water damage on the sides of the buildings and/or roof leaks, building foundations cracking, missing tuck-pointing, cracked exterior wall surfaces, cracked sidewalks, cracked parking lots, overgrown weeds, cracked curbs and gutters, surface damage to parkways, severely deteriorated bridged and concrete mullions, cracked and concrete in the alleys. These are conditions that are not readily correctable through normal maintenance. This type of deterioration is very indicative of an area that has lacked investment and is blighted.

Therefore, deterioration is present to a major extent.

4. Presence of structures below minimum code standards

This includes all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require building to be constructed in such a way as to sustain the safety of certain loads expected from these types of occupancy, to be safe for occupancy against fire and similar hazards, and to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies, which threaten the health and safety of its inhabitants.

Conclusion – Not Present

5. Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Some examples of such illegal use include the conduct of any illegal vice activities such as drug manufacture or dealing and prostitution sale, or uses in violation of national, state, or local environmental and occupational safety and health regulations.

Conclusion – Not Present

6. Excessive Vacancies

This refers to the presence of buildings or sites which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy, utilization and vacancies within buildings.

Conclusion – Present to a Major Extent

Improved Parcels – There are 83 buildings within these commercial corridors. Eleven buildings exhibit vacancies. Nine of the 11 vacancies are vacant commercial store fronts along the street level and 2 buildings are completely vacant. That means that 13.25% of all buildings in the improved area exhibit excessive vacancy. Therefore, this is present to a major extent.

7. Lack of ventilation, light, or sanitary facilities

This refers to substandard conditions which adversely affect the health and welfare of building occupants, (e.g., residents, employees, or visitors.)

Conclusion – Not Present

8. Inadequate utilities

This refers to deficiencies in the capacity or condition of all overhead and underground utilities including, but not limited to, storm drainage, water supply, electrical power, telephone, sanitary sewers, gas, and electricity. Inadequate utilities include those which are:

1. of sufficient capacity to serve the uses in the redevelopment project and surrounding areas,
2. deteriorated, antiquated, obsolete, or in disrepair, or
3. lacking.

Conclusion – Present to a Major Extent

Entire Area - According to data provided by the City, the underground utilities, particularly the water mains and sewer lines, have reached the end of their 100-year useful service lives. Additionally, other additions and replacements are needed to the water mains and sewer lines due to insufficient size to comply with modern capacity requirements.

Due to the age and condition of the water and sewer lines, inadequate utilities were found to be present to a major extent on these parcels.

9. Excessive land coverage and overcrowding of structures and community facilities

This refers to the over-intensive use of property and the crowding of buildings and accessory facilities to the site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel.

Conclusion – Present to a Major Extent

Improved Parcels – The size, shape, and configuration of these parcels are irregular and lack a coordinated planning effort. The building configuration on the parcels along these improved commercial corridors is irregular in that the building separations are sometimes non-existent, with back to back buildings and, in other cases, the building separations are quite large. The buildings were built without a coordinated planning effort and were done on a piecemeal basis, leading to such irregularities, lack of configuration and overcrowding of structures. This overcrowding of structures creates difficulties with commercial ingress and egress to the buildings, parking access for customers, problems with general traffic patterns and congestion on Lawrence and Elston Avenues.

10. Deleterious Land-Use or Layout

This includes evidence of incompatible land-use relating to the mix of building types, improper platting, inadequate street system, parcels of irregular size or shape, or improper layout of the buildings.

Conclusion – Present to a Major Extent

Improved Parcels – This size, shape, and configuration of these parcels are irregular and lack a coordinated planning effort. The building configuration on the parcels along these improved commercial corridors is irregular in that the building separations are sometimes non-existent, with back to back buildings and, in other cases, the building separations are quite large. The buildings were built without a coordinated planning effort and done on a piecemeal basis leading to such irregularities, lack of configuration and overcrowding of structures. Additionally, residential homes and apartments are crowded in between older commercial buildings, and uses such as auto body repair shops are immediately adjacent to residential uses. This mix of uses and overcrowding of structures creates difficulties with commercial ingress and egress to the buildings, parking access for customers, problems with general traffic patterns and congestion on Lawrence and Elston Avenues.

11. Environmental clean-up

This refers to the remediation costs incurred for, or studies 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 – Not Present

12. Lack of community planning

This indicates the area as a whole was developed without the benefit or guidance of overall community planning. Most of the properties within the Area were originally platted and developed on a parcel-by-parcel and building-by-building basis with little evidence of coordination and planning among buildings and activities. The lack of community planning at the time of the original development is one of several factors which have contributed to the problem conditions previously cited.

Conclusion – Present to a Major Extent

Improved Parcels - Although the development of this type of commercial along arterial street boundaries may have coincided with the community planning in a previous era, the total Area lacks coordination with the land uses within the Area. Residential single family homes exist next to auto body shops and other commercial uses. The residential single family homes are sandwiched in between commercial uses with very narrow side separations between the buildings. Larger industrial and institutional buildings are located next to wood construction sandwich shops and restaurants. They are not coordinated in any way with past or current planning efforts. Therefore, the lack of community planning is a blighting factor throughout the Area present to a major extent.

13. The total equalized assessed value of the proposed redevelopment area has declined 3 of the last 5 years

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

Conclusion – Present to a Major Extent

	2011	2012	2013	2014	2015	2016
Total EAV of All Improved Parcels	\$ 28,073,542	\$ 25,778,765	\$ 24,834,534	\$ 23,870,472	\$ 26,504,980	\$ 24,257,455
Change	-8.17%	-3.66%	-3.88%	11.04%	-8.48%	

The EAV of the improved parcels in the Area has declined 4 of the last 5 years.

Summary of Findings

The conditions in the Area as a whole demonstrate that the Area has not been subject to growth and development through private investment. Under the Act, three of the seven blighting factors, or three of the first six and two of the second six blighting factors, were found to be present in the vacant parcel in the boundary of the Area. The most frequent conditions were:

- Dilapidation
- Deterioration
- Obsolescence
- Excessive Vacancies
- Inadequate Utilities
- Deleterious Land Use
- Excessive Land Coverage
- Lack of Community Planning
- Declining EAV

Unless corrected, these conditions will persist and continue to delay future economic development in the Area.

Through the establishment of the Area and the use of tax increment financing, the City will be able to address the blighting factors that are present throughout the Area and promote development in the Area.

Vacant Blighted Area

VACANT LAND FACTOR 1 – Combination of Two Factors

A combination of two or more of the following factors: obsolete platting of the vacant land, diversity of ownership of such land, tax and special assessment delinquencies on such land, deterioration of structures or site improvements in neighboring area adjacent to the vacant land, existence of remediation costs incurred due to Illinois Environmental Protection Agency or United States Environmental Protection Agency standards, the decline of the equalized assessed value of the property for 3 of the last 5 calendar year prior to the year in which the redevelopment project area was designated.

A. Analysis of Obsolete Platting

The vacant parcels in their current configurations exhibit irregular sizes and shapes that will make it difficult to develop the Area in a manner that is compatible with contemporary standards and requirements.

The American Institute of Real Estate Appraisers defines obsolescence as follows: “One of the causes of depreciation. An impairment of desirability and usefulness caused by new inventions, current changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external [economical].”

Real estate development is driven by the highest and best use of a property at the time the property is developed. Over time, changes in technology, design, and economics may alter the highest and best use of a property causing it to become functionally or economically obsolete. Obsolescence has an overall blighting effect on the surrounding area, detracting from the desirability of the overall area.

Conclusion for Obsolete Platting – Present to a Major Extent

The lack of interior access roads and the current parcel configuration make it difficult to accommodate multiple users or the development plans that are in conformance with the planning efforts of the City. The configuration was conducive to a manufacturing plant and is not practical for contemporary development standards or standards associated with the Plan for the Area as proposed by the City. The Area’s configuration, lay-out, and lack of access roads and other basic infrastructure make it obsolete by modern-day standards and create a material and serious impediment to development on the site.

B. Analysis of Diversity of Ownership

All parcels are currently owned by one entity.

Conclusion for Diversity of Ownership – Not Present

C. Analysis of Tax and Special Assessment Delinquencies Exist

All taxes and assessments are currently up to date with respect to payment.

Conclusion for Tax and Special Assessment Delinquencies – Not Present

D. Analysis of Deterioration of structures or site improvements in neighboring areas

Conclusion for Deterioration of Structures in Neighboring Areas – Not Present

E. Analysis of Illinois Environmental Protection Agency remediation costs incurred

1. Historical Environmental Investigations and Remediation Activities Conducted by historic owners in the Area

The analysis of the soil samples revealed that levels of toxic materials were exceeded in the following areas: benzene, toluene, ethylbenzene, xylene, polynuclear aromatic hydrocarbons, arsenic barium, cadmium, chromium, lead, mercury, selenium, silver, lead and total recoverable petroleum hydrocarbons.

The analytically results indicated that various PNA compounds and/or chromium were detected at concentrations exceeding it most current stringent Tier 1 SRO's. In addition, several VOC's were identified above Tier 1 SRO's in the soil samples taken. The concentration of 1,1,1-trichloroethane detected in this sample exceeds the default soil saturation limit for this chemical and the total sum VOC's and concentration of TRPH exceed the default soil attenuation capacity for subsurface soil.

The cost of remediation is significant.

Conclusion- Present to a Major Extent

F. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years

Analysis – The percentage in the Area EAV has increased more than the percentage increase in the Consumer Price Index and the percentage increase in the overall EAV for the City for the past 3 of 5 years.

Conclusion – Present to a Major Extent

	2011	2012	2013	2014	2015	2016
Total AV of Vacant Parcels	\$ 1,570,460	\$ 1,465,602	\$ 1,465,602	\$ 1,465,602	\$ 1,556,743	\$ 812,873
	2.9706	2.8056	2.6621	2.7253	2.6685	2.8032
Total EAV of All Vacant Parcels	\$ 4,665,208	\$ 4,111,893	\$ 3,901,579	\$ 3,994,205	\$ 4,154,169	\$ 2,278,646
Change		-11.86%	-5.11%	2.37%	4.00%	-45.15%

Analysis - The EAV of the Vacant Parcels have declined the last 3 of 5 years.

Overall Conclusion for Vacant Land Blighting Factor 1 – Because three (3) of the sub-factors are present and evenly distributed throughout all parcels in the Area, this blighting factor is established as present for all the vacant parcels.

VACANT LAND FACTOR 2 – Unused Quarries or Mines

The area consists of one or more unused quarries, mines, or strip mine ponds

Analysis

There are no quarries, mines, or strip mind ponds present.

Conclusion for Vacant Land Blighting Factor 2 - Not Present

VACANT LAND CRITERIA 3 – Unused Rail

The area consists of unused rail yards, rail tracks, or railroad right-of-way.

Analysis

There is an unused rail spur along the northern portion of the Area which goes into the Area approximately 400 feet. This rail spur must be removed as part of the site preparation/environmental remediation plan.

Conclusion for Vacant Land Blighting Factor 3 – Present to a Major Extent.

VACANT LAND FACTOR 4 – Chronic Flooding

The Area prior to its designation is subject to chronic flooding that adversely impacts on real property in the Area which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding,

Conclusion for Vacant Land Blighting Factor 4 – Not Present

VACANT LAND FACTOR 5 – Unused Disposal Site

The Area consists of an unused or illegal disposal site, as defined by the Act, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.

Conclusion for Vacant Land Building Factor 5 – Present to a Limited Extent

Analysis

The vacant parcels were once the former Sunstar manufacturing facility. All the buildings and structures have been demolished and all the building material strewn on the site. The site has piles of bricks and broken stone. It has large blocks of steel reinforced concrete dumped on it with the steel rebar sticking out. There are large broken blocks of asphalt strewn in piles on the site. The site is currently covered by approximately 5 feet of construction debris on average.

VACANT LAND FACTOR 6 -- Vacancy

The Area is not less than 50 nor more than 100 acres, and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the Area, and which Area meets at least one of the factors itemized in the Act, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the Area has not been developed for that purpose.

Analysis

This is a former heavy industrial site and not a town center.

Conclusion – Not Present

VACANT LAND FACTOR 7 – Former Improved Blighted Area

The Area qualified as a blighted improved area immediately prior to becoming vacant.

Analysis

Because the structures were largely demolished recently, the Consultant is unable to determine the existence of this criterion. No conclusive data to this effect is currently available.

Conclusion – Not Present

OVERALL CONCLUSION FOR THE VACANT PARCELS

The vacant parcel clearly demonstrated three (3) of the seven (7) blighting factors delineated for vacant parcels in the Act. The Area exhibited three sub-criteria, resulting in meeting the first factor, and two additional factors, totaling three of the seven blighting factors. Since only one (1) of seven (7) is necessary or two (2) of the first set of six (6) (considered Factor 1) or one (1) of a second set of six (6), the vacant parcel qualifies as blighted under the Act.

APPENDIX

Appendix Table 1

Redevelopment Area Parcel Numbers and Estimated 2016 EAV

PINs	2016 AV	2016 EAV
13-10-302-017	\$ 375,582	\$ 1,052,831
13-10-302-016	\$ 437,291	\$ 1,225,814
13-10-404-001	\$ -	\$ -
13-10-404-005	\$ -	\$ -
13-10-500-003	\$ 0	\$ 0
13-10-500-005	\$ 0	\$ 0
13-10-999-001	\$ 0	\$ 0
13-09-206-003	\$ -	\$ -
13-09-404-015	\$ 124,442	\$ 348,836
13-09-404-017	\$ 43,712	\$ 122,533
13-09-404-018	\$ 56,643	\$ 158,782
13-09-404-022	\$ 19,334	\$ 54,197
13-09-404-023	\$ 27,661	\$ 77,539
13-09-404-024	\$ 35,897	\$ 100,626
13-09-404-025	\$ 27,608	\$ 77,391
13-09-404-026	\$ 12,999	\$ 36,439
13-09-404-027	\$ 27,969	\$ 78,403
13-09-404-028	\$ 27,720	\$ 77,705
13-09-404-035	\$ -	\$ -
13-09-404-036	\$ -	\$ -
13-09-404-037	\$ 40,421	\$ 113,308
13-09-404-038	\$ 30,849	\$ 86,476
13-09-404-039	\$ 29,502	\$ 82,700
13-09-404-040	\$ 171,491	\$ 480,724
13-09-404-041	\$ 127,985	\$ 358,768
13-09-404-042	\$ 26,036	\$ 72,984
13-09-404-046	\$ -	\$ -
13-09-404-047	\$ 36,283	\$ 101,709
13-10-100-001	\$ -	\$ -
13-10-200-003	\$ -	\$ -
13-10-200-006	\$ -	\$ -
13-10-300-069-8001	\$ 0	\$ 0
13-10-300-069-8002	\$ 0	\$ 0
13-10-301-001	\$ 34,981	\$ 98,059
13-10-301-002	\$ 23,097	\$ 64,746
13-10-301-003	\$ 25,296	\$ 70,910

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13-10-301-004	\$ 26,455	\$ 74,159
13-10-301-005	\$ 39,802	\$ 111,573
13-10-301-007	\$ 22,628	\$ 63,431
13-10-301-008	\$ 28,256	\$ 79,207
13-10-301-009	\$ 25,193	\$ 70,621
13-10-301-010	\$ 24,282	\$ 68,067
13-10-301-011	\$ 25,594	\$ 71,745
13-10-301-012	\$ 21,413	\$ 60,025
13-10-301-013	\$ 28,693	\$ 80,432
13-10-301-014	\$ 29,672	\$ 83,177
13-10-301-015	\$ 30,458	\$ 85,380
13-10-301-016	\$ 28,019	\$ 78,543
13-10-301-017	\$ 20,050	\$ 56,204
13-10-301-020	\$ 1,365	\$ 3,826
13-10-301-021	\$ 2,038	\$ 5,713
13-10-301-022	\$ 2,038	\$ 5,713
13-10-301-023	\$ 18,804	\$ 52,711
13-10-301-024	\$ 29,461	\$ 82,585
13-10-302-005	\$ 246,748	\$ 691,684
13-10-302-009	\$ 585,427	\$ 1,641,069
13-10-302-012	\$ 422,256	\$ 1,183,668
13-10-302-018	\$ 77,719	\$ 217,862
13-10-302-019	\$ 227,497	\$ 637,720
13-10-302-020	\$ 374,423	\$ 1,049,583
13-10-302-021	\$ 85,803	\$ 240,523
13-10-308-013	\$ 56,119	\$ 157,313
13-10-308-014	\$ 18,454	\$ 51,730
13-10-308-015	\$ 24,878	\$ 69,738
13-10-308-016	\$ 15,356	\$ 43,046
13-10-308-017	\$ 28,010	\$ 78,518
13-10-308-018	\$ 42,407	\$ 118,875
13-10-308-022	\$ 111,023	\$ 311,220
13-10-308-052	\$ -	\$ -
13-10-308-058	\$ 98,308	\$ 275,577
13-10-308-063	\$ 16,608	\$ 46,556
13-10-309-001	\$ 50,175	\$ 140,651
13-10-309-002	\$ 24,599	\$ 68,956
13-10-309-003	\$ 23,226	\$ 65,107
13-10-309-004	\$ 23,226	\$ 65,107
13-10-309-005	\$ 23,699	\$ 66,433
13-10-309-009	\$ 8,218	\$ 23,037
13-10-309-010	\$ 8,218	\$ 23,037
13-10-309-045	\$ -	\$ -
13-10-309-051	\$ 1,972	\$ 5,528
13-10-309-076	\$ 27,130	\$ 76,051

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13-10-309-077	\$ 26,572	\$ 74,487
13-10-309-078	\$ 53,760	\$ 150,700
13-10-309-080	\$ 12,266	\$ 34,384
13-10-309-083	\$ 67,032	\$ 187,904
13-10-309-084	\$ 67,032	\$ 187,904
13-10-309-085	\$ 44,849	\$ 125,721
13-10-309-086	\$ 36,848	\$ 103,292
13-10-309-087	\$ 35,519	\$ 99,567
13-10-309-088	39382	\$ 110,396
13-10-309-093	\$ 76,821	\$ 215,345
13-10-309-094	\$ 59,130	\$ 165,753
13-10-309-095	\$ 41,354	\$ 115,924
13-10-310-007	\$ 20,322	\$ 56,967
13-10-310-008	\$ 33,362	\$ 93,520
13-10-310-009	\$ 33,362	\$ 93,520
13-10-310-010	\$ 43,356	\$ 121,536
13-10-310-028	\$ 30,907	\$ 86,639
13-10-310-029	\$ 28,694	\$ 80,435
13-10-310-030	\$ 30,287	\$ 84,901
13-10-310-031	\$ 27,541	\$ 77,203
13-10-310-042	\$ 18,029	\$ 50,539
13-10-310-043	\$ 40,260	\$ 112,857
13-10-310-044	\$ 40,342	\$ 113,087
13-10-310-045	\$ 40,342	\$ 113,087
13-10-310-046	\$ 82,161	\$ 230,314
13-10-310-049	\$ 49,263	\$ 138,094
13-10-310-050	\$ 74,429	\$ 208,639
13-10-310-051	\$ 40,922	\$ 114,713
13-10-310-052	\$ 81,895	\$ 229,568
13-10-310-053	\$ 109,069	\$ 305,742
13-10-310-054	\$ 1	\$ 3
13-10-310-055	\$ 34,187	\$ 95,833
13-10-310-056	\$ 29,494	\$ 82,678
13-10-310-057	\$ 163,534	\$ 458,419
13-10-311-016	\$ 51,126	\$ 143,316
13-10-311-017	\$ 48,685	\$ 136,474
13-10-311-018	\$ 12,534	\$ 35,135
13-10-311-019	\$ 12,623	\$ 35,385
13-10-311-020	\$ 22,679	\$ 63,574
13-10-311-021	\$ 13,181	\$ 36,949
13-10-311-022	\$ 12,648	\$ 35,455
13-10-311-023	\$ 11,970	\$ 33,554
13-10-311-024	\$ 11,006	\$ 30,852
13-10-311-026	\$ 51,976	\$ 145,699
13-10-311-027	\$ 32,455	\$ 90,978

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13-10-311-028	\$ 27,960	\$ 78,377
13-10-311-029	\$ 63,255	\$ 177,316
13-10-311-030	\$ 64,706	\$ 181,384
13-10-311-031	\$ 13,149	\$ 36,859
13-10-311-032	\$ 11,629	\$ 32,598
13-10-311-033	\$ 15,201	\$ 42,611
13-10-311-034	\$ 18,933	\$ 53,073
13-10-311-035	\$ 52,500	\$ 147,168
13-10-311-036	\$ 190,096	\$ 532,877
13-10-311-037	\$ 94,978	\$ 266,242
13-10-311-038	\$ 28,680	\$ 80,396
13-10-311-039	\$ 35,683	\$ 100,027
13-10-311-040	\$ 18,409	\$ 51,604
13-10-311-041	\$ 11,339	\$ 31,785
13-10-311-042	\$ 40,007	\$ 112,148
13-10-311-043	\$ 30,944	\$ 86,742
13-10-311-044	\$ 41,149	\$ 115,349
13-10-311-045	\$ 35,683	\$ 100,027
13-10-311-046	\$ 146,265	\$ 410,010
13-10-311-048	\$ 72,975	\$ 204,564
13-10-311-050	\$ 38,202	\$ 107,088
13-10-311-051	\$ 25,627	\$ 71,838
13-10-311-052	\$ 18,790	\$ 52,672
13-10-311-053	\$ 10,835	\$ 30,373
13-10-312-071	\$ 42,366	\$ 118,760
13-10-312-072	\$ 19,789	\$ 55,473
13-10-312-073	\$ 19,753	\$ 55,372
13-10-312-074	\$ 19,753	\$ 55,372
13-10-312-075	\$ 25,893	\$ 72,583
13-10-312-078	\$ 34,284	\$ 96,105
13-10-312-079	\$ 17,782	\$ 49,847
13-10-312-080	\$ 17,104	\$ 47,946
13-10-312-089	\$ 63,060	\$ 176,770
13-10-312-090	\$ 23,115	\$ 64,796
13-10-313-057	\$ 48,763	\$ 136,692
13-10-313-058	\$ 33,590	\$ 94,159
13-10-313-059	\$ 31,635	\$ 88,679
13-10-313-060	\$ 31,653	\$ 88,730
13-10-313-061	\$ 64,587	\$ 181,050
13-10-313-062	\$ 67,517	\$ 189,264
13-10-313-063	\$ 67,194	\$ 188,358
13-10-313-064	\$ 48,055	\$ 134,708
13-10-313-065	\$ 4,509	\$ 12,640
13-10-314-052	\$ 37,686	\$ 105,641
13-10-314-053	\$ 17,252	\$ 48,361

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13-10-314-054	\$ 17,213	\$ 48,251
13-10-314-055	\$ 17,074	\$ 47,862
13-10-314-056	\$ 31,893	\$ 89,402
13-10-314-057	\$ 44,332	\$ 124,271
13-10-314-058	\$ 45,636	\$ 127,927
13-10-314-059	\$ 83,654	\$ 234,499
13-10-315-030	\$ 4,643	\$ 13,015
13-10-315-031	\$ 51,402	\$ 144,090
13-10-315-032	\$ 31,932	\$ 89,512
13-10-315-033	\$ 57,499	\$ 161,181
13-10-315-037	\$ 77,282	\$ 216,637
13-10-315-038	\$ 120,365	\$ 337,407
13-10-316-020	\$ 217,500	\$ 609,696
13-10-316-024	\$ 6,736	\$ 18,882
13-10-316-026	\$ 18,425	\$ 51,649
13-10-316-035	\$ 94,552	\$ 265,048
Total	<u>\$ 9,466,360</u>	<u>\$ 26,536,100</u>

LEGAL DESCRIPTION OF THE AREA.

Redevelopment Project Area.

ALL THAT PART OF SECTIONS 9 AND 10 IN TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF CICERO AVENUE WITH THE NORTH LINE OF FOSTER AVENUE;

THENCE NORTH ALONG THE WEST LINE OF CICERO AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-100-001;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-100-001 TO THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE WEST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-017, SAID WEST LINE ALSO BEING THE EAST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-100-001;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-017, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-003;

THENCE EAST ALONG SAID SOUTH LINE TO THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE WEST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-017, SAID WEST LINE ALSO BEING THE EAST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-003;

THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-017, SAID SOUTH LINE ALSO BEING THE NORTHERLY LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-200-006;

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE NORTH LINE OF FOSTER AVENUE;

THENCE EAST ALONG THE NORTH LINE OF FOSTER AVENUE TO THE WEST LINE OF PULASKI ROAD;

THENCE SOUTH ALONG THE WEST LINE OF PULASKI ROAD TO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-404-005;

THENCE WEST ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO THE WEST LINE OF KEDVALE AVENUE;

THENCE NORTH ALONG THE WEST LINE OF KEDVALE AVENUE TO THE SOUTH LINE OF CARMEN AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF CARMEN AVENUE TO THE WEST LINE OF KEELER AVENUE;

THENCE NORTH ALONG THE WEST LINE OF KEELER AVENUE TO THE SOUTH LINE OF FOSTER AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF FOSTER AVENUE TO THE SOUTHEASTERLY LINE OF THE C & N W RAILWAY;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE TO THE EAST LINE OF KENTON AVENUE;

THENCE SOUTH ALONG THE EAST LINE OF KENTON AVENUE TO THE SOUTH LINE OF CARMEN AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF CARMEN AVENUE TO THE SOUTHEASTERLY LINE OF KIMBERLY AVENUE;

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF KIMBERLY AVENUE TO THE NORTHEASTERLY LINE OF THE FIRST PUBLIC ALLEY NORTHEAST OF ELSTON AVENUE BETWEEN KIMBERLY AVENUE AND KILBOURN AVENUE;

THENCE SOUTHEAST ALONG SAID PUBLIC ALLEY TO THE SOUTHEAST LINE OF KILBOURN AVENUE;

THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF KILBOURN AVENUE TO THE NORTHEASTERLY LINE OF THE FIRST PUBLIC ALLEY NORTHEAST OF ELSTON AVENUE BETWEEN KILBOURN AVENUE AND GUNNISON STREET;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF SAID PUBLIC ALLEY TO THE SOUTHEAST LINE OF GUNNISON STREET;

THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF GUNNISON STREET TO THE NORtheast LINE OF ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEAST LINE OF ELSTON AVENUE TO THE SOUTH LINE OF LAWRENCE AVENUE;

THENCE WEST ALONG THE SOUTH LINE OF LAWRENCE AVENUE TO CICERO AVENUE;

THENCE NORTH ALONG CICERO AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-309-078;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-309-078 TO THE SOUTHWESTERLY LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-309-078;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWEST LINE OF KILPATRICK AVENUE;

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THENCE NORTHEAST ALONG THE NORTHWEST LINE OF KILPATRICK AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-310-031;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-310-031 TO THE SOUTHWESTERLY LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-310-031;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE OF THE PUBLIC ALLEY BETWEEN KILPATRICK AVENUE AND KENTUCKY AVENUE;

THENCE NORTHEAST ALONG THE NORTHWESTERLY LINE OF SAID PUBLIC ALLEY, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-310-041, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST PUBLIC ALLEY NORTH OF LAWRENCE AVENUE;

THENCE EAST ALONG SAID NORTH LINE AND WESTERLY EXTENSION THEREOF TO ITS INTERSECTION WITH THE WESTERLY AND SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF ELSTON AVENUE;

THENCE NORTH AND NORTHWESTERLY ALONG SAID WESTERLY AND SOUTHWESTERLY LINE OF SAID PUBLIC ALLEY TO THE NORTHWEST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-308-023, SAID LINE ALSO BEING THE SOUTHEAST LINE OF THE FIRST PUBLIC ALLEY NORTHWEST OF KRUGER AVENUE;

THENCE SOUTHWEST ALONG SAID SOUTHEAST LINE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWEST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-308-022;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF TO THE NORTHWESTERLY LINE OF THE AFORESAID C & N W RAILWAY;

THENCE NORtheasterly ALONG SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-308-063;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE TO THE SOUTHEAST LINE OF THE PARCEL OF PROPERTY BEING PIN 13-10-308-063;

THENCE NORTHEAST ALONG SAID SOUTHEAST LINE TO THE SOUTHWEST LINE OF ELSTON AVENUE;

THENCE NORTHWEST ALONG THE SOUTHWEST LINE OF ELSTON AVENUE TO CICERO AVENUE;

THENCE NORTH ALONG CICERO AVENUE TO ELSTON AVENUE;

THENCE NORTHWEST ALONG ELSTON AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LACROSSE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LACROSSE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-09-404-014;

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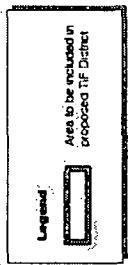
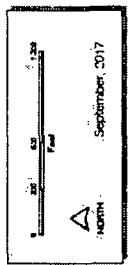
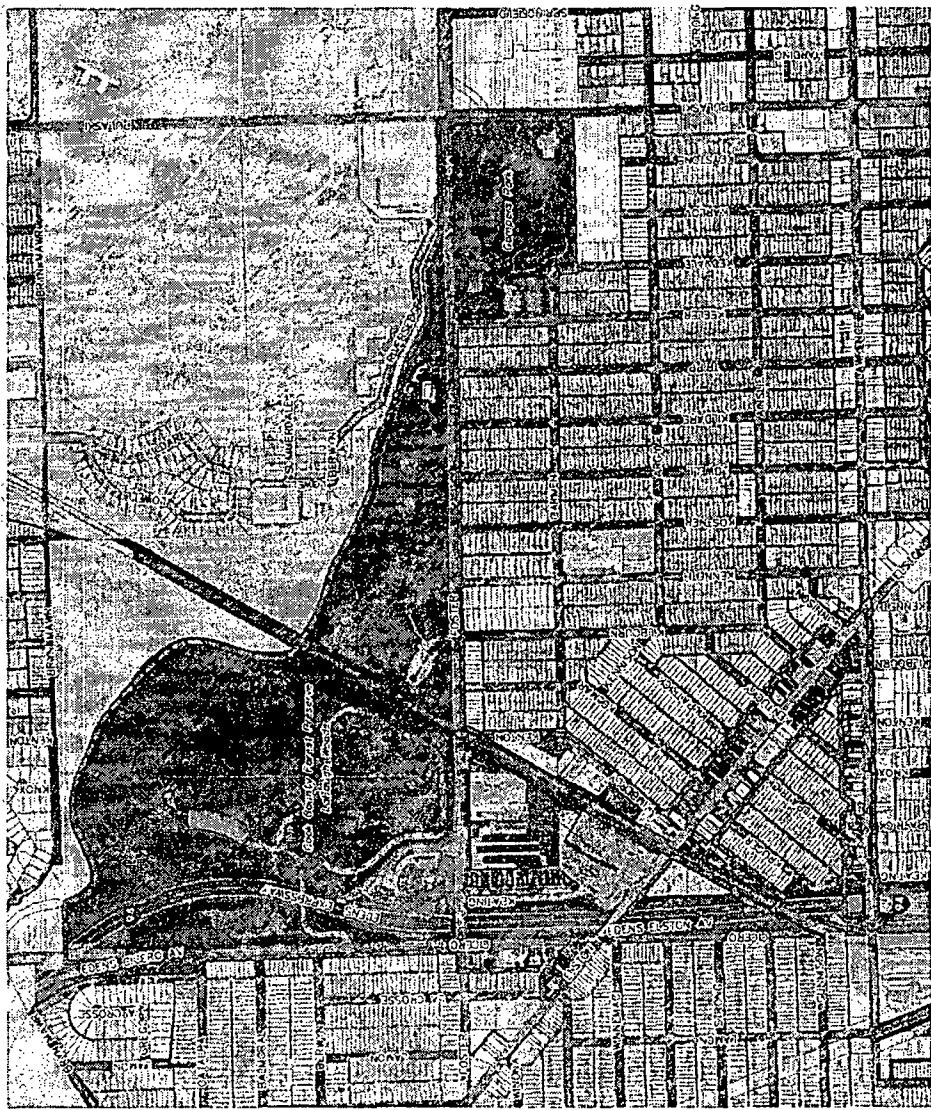
THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF THE PARCEL OF PROPERTY BEING PIN 13-09-404-014 TO THE WEST LINE OF THE PUBLIC ALLEY BETWEEN CICERO AVENUE AND LACROSSE AVENUE;

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

THENCE EAST ALONG THE NORTH LINE OF FOSTER AVENUE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Prepared by Haeger Engineering

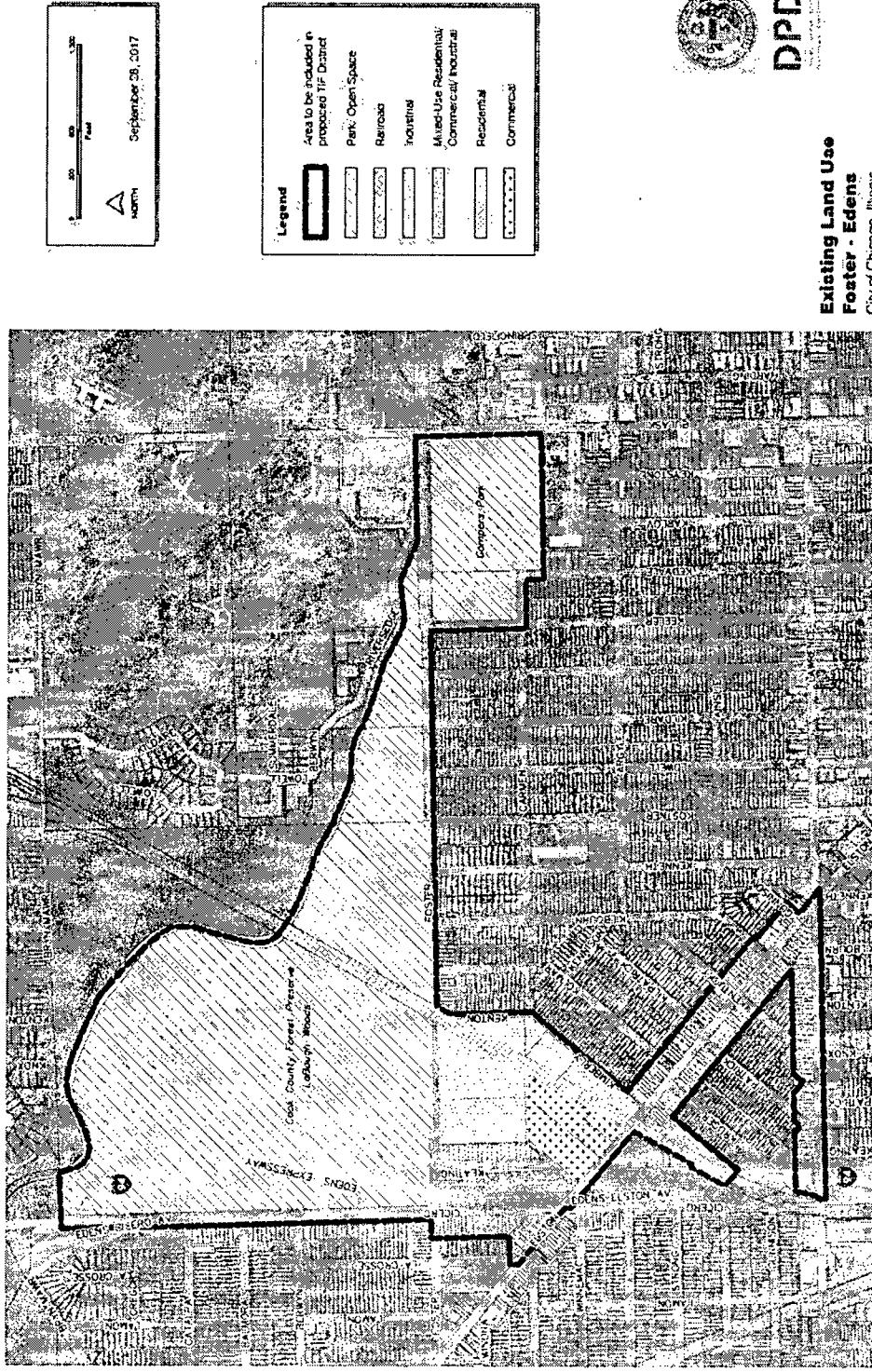
Map 1 – Boundary Map



DPD
Department of
Planning and
Development

Foster-Edens TIF Boundary Map
City of Chicago, Illinois

Map 2 – Existing Land Use Map



Map 3 – Proposed Land Use Map

