



Very truly yours,

AN ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS APPROVING A  
REDEVELOPMENT PLAN<sup>J</sup> FOR THE FOSTER/EDENS  
REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "Act"), for a proposed redevelopment project area to be known as the Foster/Edens Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, by authority of the Mayor and the City Council of the City (the "City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") and pursuant to Section 5/11-74.4-5(a) of the Act, the City's Department of Planning and Development established an interested parties registry and, on August 17, 2017, published in a newspaper of general circulation within the City a notice that interested persons may register in order to receive information on the proposed designation of the Area or the approval of the Plan; and

WHEREAS, notice of a public meeting (the "Public Meeting") was made pursuant to notices from the City's Commissioner of the Department of Planning and Development, given on dates not less than 15 days before the date of the Public Meeting: (i) on September 12, 2017 by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area, and (ii) with a good faith effort, on September 12, 2017 by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being ... mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, the Public Meeting was held on September 28, 2017 at 7:00 p.m. at the 17<sup>th</sup> District Police Station, 4650 North Pulaski Road, Chicago, Illinois; and

WHEREAS, the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act since September 29, 2017, being a date not less than 10 days before the meeting of the Community Development Commission of the City ("Commission") at which the Commission adopted Resolution 17-CDC-23 on October 10, 2017 fixing the time and place for a public hearing ("Hearing"), at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study) was sent by mail on October 13, 2017, which is

within a reasonable time after the adoption by the Commission of Resolution 17-CDC-23 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were closest to the

boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on October 19, 2017, by publication in the Chicago Sun-Times or Chicago Tribune on November 16, 2017 and November 21, 2017, by certified mail to taxpayers within the Area on November 29, 2017; and

WHEREAS, a meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on November 3, 2017 at 10:00 a.m., to review the matters properly coming before the Board and to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area, and other matters, if any, properly before it; and

WHEREAS, pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Commission held the Hearing concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on December 12, 2017; and

WHEREAS, the Commission has forwarded to the City Council a copy of its Resolution 17-CDC-26 attached hereto as Exhibit B, adopted on December 12, 2017, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, the Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit and, if applicable, the feasibility study and the housing impact study), testimony from the Public Meeting and the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

Section 1. Recitals. The above recitals are incorporated herein and made a part hereof.

Section 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

Section 3. Findings. The Corporate Authorities hereby make the following findings as

required pursuant to Section 5/11-74.4-3(n) of the Act:

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan:

i) conforms to the comprehensive plan for the development of the City as a whole; or

ii) either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date

i greater than 20 years;

d. The Plan will not result in displacement of residents from inhabited units.

Section 4. Approval of the Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 5. Powers of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

Section 6. Invalidity of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

Section 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage

List of Attachments

The Plan

CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing

Legal description of the Area

Street location of the Area

Map of the Area

Exhibit A: The Plan

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

City of Chicago, Illinois

September 29, 2017 Revised December 19, 2017

City of Chicago Rahm Emanuel, Mayor

Department of Planning and Development David L. Reifman, Commissioner

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*City of Chicago Redevelopment Plan and Project*

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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.

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## 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 the 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 Michoacan), 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.

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### 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.

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**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)(1)), 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:

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- 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, 10 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, 105nXS 5/10-22.20a and 5/10-23.3a;

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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 1) 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 e) 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

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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.

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### **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 I**

**Estimated Redevelopment Project Costs Redevelopment Project Area**

*Eligible Activities*

1. Analysis, Administration, Studies, Surveys, Marketing, etc.
2. Property Assembly including Acquisition, Site Prep and Demolition. Environmental Remediation
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements
4. Affordable Housing Construction and Rehabilitation Costs

5 Public Works cv\_ Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) (Note 1 below)

6. Job Training, Retraining, Welfarc-to-Work

7. Relocation costs

8. Day Care Services

9. Interest subsidy

Total Eligible Redevelopment Project Costs (Notes 2-5 below)

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Notes for Plan Table I - 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.
- (■I) 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 CMS A, published by the U.S. Department of Labor.  
<[http://inflationdata.com/Inflation/Inflation\\_Calculators/Inflation\\_Rate\\_Calculator.asp//results](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.

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#### 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.

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#### 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.

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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 LAV 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").

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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.

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## **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., 12<sup>th</sup> 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.

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#### 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.

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- 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.

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## **XL 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.

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*City of Chicago Eligibility Report*

## **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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- Legal Description and Boundary Map of the Area
- Map 1 - Boundary Map of the Area
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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 5/1-74.4-1 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.

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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 5 factors to a major extent and 4 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 FA V (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 5/1-74.4-3).
- One or more blighting criteria are present in the Area for the vacant parcels of land. (65 ILCS 5/1-74.4-3).

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- 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 5/1 1-74.4-3)
- 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.

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### 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.

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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 5/1 1-74.4-3).

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.

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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).

- I. 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:

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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.

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**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.

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

<b>Not Present</b>	Indicates that no information was available or that no evidence could be documented as part of the various surveys and analyses.
<b>Present to a Limited Extent</b>	Indicates that conditions exist which document that the factor is present, but the distribution of impact of the blighting condition is limited.
<b>Present to a Major Extent</b>	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 extent 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.

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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.

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### 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**

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**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.

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**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.

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#### 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.



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.

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## 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.

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IJ. 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

1). 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 analytical results indicated that various PNA compounds and/or chromium were detected at concentrations exceeding the most current stringent Tier I SRO's. In addition, several VOC's were identified above Tier I 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

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**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**

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Total AV of	\$	\$	\$	\$	\$	\$
Vacant Parcels	1,570,460	1,465,602	1,465,602	1,465,602	1,556,743	812,873

2.9706

Total EAV of All Vacant Parcels

\$ 4,665,208

\$ 4,1

\$ \$ 3,901,579 3,994,205

-11.86% -5.11% 2.37%

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

**Overall Conclusion for Vacant Land Blighting Factor I - 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 mine ponds present.

### Conclusion for Vacant Land Blighting Factor 2 - Not Present

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### 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 Blighting 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.

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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.

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## **APPENDIX**

### **Table 1 - Boundary Map**

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## **Table 2 - Existing Land Use Map**

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## **Table 3 - Proposed Land Use Map**



124,442 43,712 56,643 19,334 27,661 35,897 27,608 12,999 27,969 27,720

40,421 30,849 29,502 171,491 127,985 26,036

36,283

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34,981 23,097 25,296

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1,052,831 1,225,814

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348,836 122,533 158,782 54,197 77,539 100,626 77,391 36,439 78,403 77,705

113,308 86,476 82,700 480,724 358,768 72,984

101,709

0 0

98,059 64,746 70,910

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13-10-301-004 13-10-301-005 13-10-301 -007 13-10-301-008 13-10-301-009 13-10-301-010 13-10-301-011 13-10-301-012 13-10-301-013 13-10-301-014 13-10-301-015 13-10-301-016 13-10-301-017 13-10-301-020 13-10-301-021 13-10-301-022 13-10-301-023 13-10-301-024 13-10-302-005 13-10-302-009 13-10-302-012 13-10-302-018 13-10-302-019 13-10-302-020 13-10-302-021 13-10-308-013 13-10-308-014 13-10-308-015 13-10-308-016 13-10-308-017 13-10-308-018 13-10-308-022 13-10-308-052 13-10-308-058 13-10-308-063 13-10-309-001 13-10-309-002 13-10-309-003 13-10-309-004 13-10-309-005 13-10-309-009 13-10-309-010 13-10-309-045 13-10-309-051 13-10-309-076





74,487 150,700 34,384 187,904 187,904 125,721 103,292 99,567 110,396 215,345 165,753  
115,924 56,967 93,520 93,520 121,536 86,639 80,435 84,901 77,203 50.539 112,857 113,087  
113,087 230,314 138,094 208,639 114,713 229,568 305,742

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95,833 82,678 458,419 143,316 136,474 35,135 35,385 63,574 36,949 35,455 33,554 30,852 145,699 90,978

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13-10-311-028 13-10-311-029 13-10-311-030 13-10-311-031 13-10-311-032 13-10-311-033 13-10-311-034 13-10-311-035 13-10-311-036 13-10-311-037 13-10-311-038 13-10-311-039 13-10-311-040 13-10-311-041 13-10-311-042 13-10-311-043 13-10-311-044 13-10-311-045 13-10-311-046 13-10-311-048 13-10-311-050 13-10-311-051 13-10-311-052 13-10-311-053 13-10-312-071 13-10-312-072 13-10-312-073 13-10-312-074 13-10-312-075 13-10-312-078 13-10-312-079 13-10-312-080 13-10-312-089 13-10-312-090 13-10-313-057 13-10-313-058 13-10-313-059 13-10-313-060 13-10-313-061 13-10-313-062 13-10-313-063 13-10-313-064 13-10-313-065 13-10-314-052 13-10-314-053

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27,960 63,255 64,706 13,149 11,629 15,201 18,933 52,500  
190,096 94,978 28,680 35,683 18,409 11,339 40,007 30,944 41,149 35,683  
146,265 72,975 38,202 25,627 18,790 10,835 42,366 19,789 19,753 19,753 25,893 34,284 1.7,782 17,104 63,060 23,115 48,763  
33,590 31,635 31,653 64,587 67,517 67,194 48,055 4,509 37,686 17,252

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78,377 177,316 181,384 36,859 32,598 42,611 53,073 147,168 532,877 266,242 80,396 100,027 51,604 31,785 112,148 86,74.2  
115,349 100,027 410,010 204,564 107,088 71,838 52,672 30,373 118,760 55,473 55,372 55,372 72,583 96,105 49,847 47,946  
176,770 64,796 136,692 94,159 88,679 85,730 181,050 189,264 188,358 134,708 12,640 105,641 48,361

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13-10-314-054 13-10-314-055 13-10-314-056 13-10-314-057 13-10-314-058 13-10-314-059 13-10-315-030 13-10-315-031 13-10-315-032 13-10-315-033 13-10-315-037 13-10-315-038 13-10-31.6-020 13-10-316-024 13-10-31.6-026 13-10-316-035  
17,213 17,074 31,893 44,332 45,636 83,654 4,643 51,402 31,932 57,499 77,282 120,365 217,500 6,736 18,425 94,552

48,251 47,862 89,402 124,271 127,927 234,499 13,015 144,090 89,512 161,181 216,637 337,407 609,696 18,882 51,649 265,048

\$ 26,536,100

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**LEGAL DESCRIPTION OF THE AREA**

***Redevelopment Project Area.***

ALL THAT PART OF SECTIONS 9, 10 AND 15 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 NORTH CICERO AVENUE WITH THE NORTH LINE OF WEST FOSTER AVENUE;

THENCE NORTH ALONG THE WEST LINE OF NORTH CICERO AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVE, BEING ALSO THE NORTH LINE OF LOT 14 IN SAID SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 14 IN HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVE. EXTENDED EAST, TO THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE WEST LINE OF THE WEST HALF OF LOT 26 IN RIVERS EDGE SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, SAID WEST LINE ALSO BEING THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID WEST LINE OF THE WEST HALF OF LOT 26 IN SAID RIVERS EDGE SUBDIVISION TO THE SOUTH LINE THEREOF;

THENCE EAST ALONG SAID SOUTH LINE OF AFORESAID WEST HALF OF LOT 26 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 EAST HALF OF LOT 26 IN SAID RIVERS EDGE SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF LOT 26 TO THE SOUTH LINE THEREOF;

THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF THE EAST HALF OF LOT 26 AND THE SOUTH LINE OF LOT 26 IN AFORESAID RIVERS EDGE SUBDIVISION TO THE NORTH LINE OF WEST FOSTER AVENUE;

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

THENCE SOUTH ALONG THE WEST LINE OF NORTH PULASKI ROAD TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTT IN THE SALVATION ARMY SUBDIVISION IN SAID SECTION 10. SAID LINE ALSO BEING THE NORTH LINE OF THE NORTH 300 FEET OF THE SOUTH 508 FEET OF THE EAST 3/4 THS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

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THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 1 IN THE SALVATION ARMY SUBDIVISION AND ITS WESTERLY EXTENSION TO THE WEST LINE OF NORTH KEDVALE AVENUE;

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

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

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

THENCE WEST ALONG THE SOUTH LINE OF WEST FOSTER AVENUE TO THE NORTHWESTERLY LINE OF LOT 1 IN DOTY BROS. & GORDON'S ADDITION TO MONTROSE IN JAMES T. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN AFORESAID SECTION 10. SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY;

THENCE SOUTHWEST ALONG SAID SOUTHEASTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY TO THE WEST LINE OF SAID LOT 1 IN DOTY BROS. & GORDON'S ADDITION TO MONTROSE, SAID WEST LINE ALSO BEING THE EAST LINE OF NORTH KENTON AVENUE;

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

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

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH KIMBERLY AVENUE TO THE SOUTHWESTERLY LINE OF LOT 156 IN AFORESAID DOTY BROS. & GORDON'S ADDITION TO MON TROSE, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTH EAST OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY TO THE SOUTHEASTERLY LINE OF NORTH KILBOURN AVENUE;

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH KILBOURN AVENUE TO THE SOUTHWESTERLY LINE OF LOT 14 IN LAWRENCE & ELSTON AVENUES SUBDIVISION OF LOT 3 (EXCEPT THE EAST 6.97 CHAINS) IN AFORESAID JAMES H. REES' SUBDIVISION, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTHEAST OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF SAID 16 FOOT WIDE PUBLIC ALLEY TO THE SOUTHEASTERLY LINE OF NORTH GUNNISON STREET;

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH GUNNISON STREET TO THE NORTHEASTERLY LINE OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF NORTH ELSTON AVENUE TO THE SOUTH LINE OF WEST LAWRENCE AVENUE;

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

THENCE NORTH ALONG THE CENTERLINE OF NORTH CICERO AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 45 OF DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, A SUBDIVISION OF LOT 9 OF JAMES H. REES' SUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 45 OF AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, TO A POINT A DISTANCE OF 128.7 FEET EAST OF THE WEST LINE OF SAID LOT 45;

THENCE SOUTHEAST FROM A POINT 128.7 FEET EAST OF THE WEST LINE OF SAID LOT 45 TO THE SOUTHEASTERLY LINE THEREOF, SAID SOUTHEASTERLY LINE OF LOT 45 ALSO BEING THE NORTHWESTERLY LINE OF NORTH KILPATRICK AVENUE;

THENCE NORTHEAST ALONG THE NORTHWESTERLY LINE OF NORTH KILPATRICK AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR. SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 29 IN AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR AND A DISTANCE OF 78.3 FEET EAST OF THE WESTERLY LINE OF NORTH KILPATRICK AVENUE, SAID LINE BEING THE NORTHEASTERLY LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE SOUTHEAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 TO THE SOUTHEASTERLY LINE THEREOF, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WESTERLY OF KENTUCKY AVENUE;

"THENCE NORTHEAST ALONG SAID FIRST 16 FOOT WIDE PUBLIC ALLEY WESTERLY OF NORTH KENTUCKY AVENUE TO THE WESTERN EXTENSION OF THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE TO A POINT A DISTANCE OF 4.8 FEET SOUTHWEST OF THE NORTHEASTERLY LINE OF LOT 9 IN MCGRANE'S RESUBDIVISION OF LOTS 37 TO 41 IN MCGRANE'S SUBDIVISION OF LOT 10 OF JAMES II. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN SECTION 10;

THENCE NORTHEAST FROM SAID POINT ON LOT 9 A DISTANCE OF 4.8 FEET TO THE SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF NORTH ELSTON AVENUE.;

THENCE NORTHWEST ALONG THE SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF NORTH ELSTON AVENUE TO THE NORTHWEST CORNER OF LOT 17 IN ISAAC W. HIGGS SUBDIVISION OF LOT 8 OF JAMES II. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN SECTION 10, SAID NORTHWEST CORNER OF LOT 17 ALSO BEING THE SOUTHEAST LINE OF THE FIRST 20 FOOT WIDE PUBLIC ALLEY NORTHWEST OF NORTH KRUGER AVENUE:

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THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF THE FIRST 20 FOOT WIDE PUBLIC ALLEY NORTHWEST OF NORTH KRUGER AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWEST LINE OF LOT 16 IN AFORESAID ISAAC W. HIGGS' SUBDIVISION;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWEST LINE OF SAID LOT 16 TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY TO THE SOUTHWESTERLY LINE OF THE VACATED PARCEL OF PROPERTY BEARING PIN 13-10-308-063;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE OF THE VACATED PARCEL TO THE SOUTHEAST LINE THEREOF;

THENCE NORTHEAST ALONG SAID SOUTHEAST LINE OF AFORESAID VACATED PARCEL TO THE SOUTHWEST LINE OF NORTH ELSTON AVENUE;

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

THENCE NORTH ALONG THE CENTERLINE OF NORTH CICERO AVENUE TO THE CENTERLINE OF NORTH ELSTON AVENUE;

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

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH LACROSSE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN MATHILDA OHLSON'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTH OF NORTH LESLIE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 15 IN MATHILDA OHLSON'S SUBDIVISION TO THE EAST LINE THEREOF, SAID EAST LINE ALSO BEING THE WEST LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WEST OF NORTH CICERO AVENUE;

THENCE NORTH ALONG THE WEST LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WEST" OF NORTH CICERO AVENUE TO THE NORTH LINE OF WEST FOSTER AVENUE;

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

Prepared by Haeger Engineering

*Foster/Edens Tax Increment Financing Eligibility Report - September 29, 2017*

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Exhibit B' CDC Resolution recommending to City Council approval of a redevelopment plan, designation of a redevelopment project area and adoption of tax increment allocation financing

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STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

## CERTIFICATE

I, Robert Wolf, the duly authorized and qualified Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 12<sup>th</sup> Day of December 2017 with the original resolution adopted at said meeting and noted in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

**ASSISTANT SECRETARY Robert Wolf**

Dated this 12<sup>th</sup> Day of December 2017

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17-CDC-26

TIC Aiiia Designation: CDC FormZb-rccomm11904

**COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF  
CHICAGO**

***RESOLUTION // -CDC- 2d'''l***

**RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CHICAGO FOR THE  
PROPOSED FOSTER/EDENS REDEVELOPMENT PROJECT AREA: APPROVAL OF  
THE REDEVELOPMENT PLAN, DESIGNATION AS A REDEVELOPMENT PROJECT  
AREA AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING**

WHEREAS, the Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council," referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11 -74.4-1 et seq.) (the "Act"); and

WHEREAS, the Commission is empowered by the Corporate Authorities to exercise certain powers set forth in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

WHEREAS, staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations, studies and surveys of the Foster/Edens area, the street boundaries of which are described on Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and previously has presented the following documents to the Commission for its review:

Foster/Edens Tax Increment Financing Eligibility Report (the "Report"); and Foster/Edens Tax Increment Financing Redevelopment Plan and Project (the "Plan"); and

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WHEREAS, a public meeting (the "Public Meeting") was held in accordance and in compliance with the requirements of Section 5/11-74-4-6(e) of the Act on September 28, 2017 at 7:00 P.M. at 17<sup>U</sup> District Police Station 4650 N Pulaski Road, Chicago, Illinois, being a date not less than 14 business days before the mailing of the notice of the Hearing (hereinafter defined), pursuant to notice from the City's Commissioner of the Department of Planning and Development given on September 12, 2017, being a date not less than 15 days before the date of the Public Meeting, by certified mail to all taxing districts having real property in the proposed Area and to all entities requesting that information that have taken the steps necessary to register to be included on the interested parties registry for the proposed Area in accordance

with Section 5/11-74.4.2 of the Act and, with a good faith effort, by regular mail to all residents and the last known persons who paid property taxes on real estate in the proposed Area (which good faith effort was satisfied by such notice being mailed to each residential address and the person or persons in whose name property taxes were paid on real property for the last preceding year located in die proposed Area), which to the extent necessary to effectively communicate such notice, was given in English and in other languages; and

WHEREAS, prior to the adoption by the 'Corporate Authorities' of "ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

WHEREAS, the Report and Plan were made available for public inspection and review since September 29, 2017, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution 17-CDC-23 on October 12, 2017 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

WHEREAS, notice of the availability of the Report and Plan, including how to obtain this information, were sent by mail on October 13, 2017, which is within a reasonable time after the adoption by the Commission of Resolution October 12, 2017 to: (a) all residential addresses that, after a good faith effort, were determined to be (i) located within the Area and (ii) located outside the proposed Area and within 750 feet of the boundaries of the Area (or, if applicable, were determined to be the 750 residential addresses that were outside the proposed Area and closest to the boundaries of the Area); and (b) organizations and residents that were registered interested parties for such Area; and

WHEREAS, notice of the Hearing by publication was given at least twice, the first publication being on November 16, 2017 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on November 21, 2017, both in the Chicago Sun-Times, being newspapers of general circulation within the taxing districts having property in the Area; and

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TIF Area Designation: CDC Form2bTccomm11304

WHEREAS, notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on November 29, 2017, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

"WHEREAS, notice of the Hearing was given by mail to the Illinois Department of Commerce and Economic Opportunity ("DCEO") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to DCEO and all Board members, on October 19, 2017, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, notice of the Hearing and copies of the Report and Plan were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and document in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on October 19, 2017, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on December 12, 2017 at 1:00 p.m. at City Hall, Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, the Board meeting was convened on at November 3, 2017 (being a date at least 14 days but not more than 28 days alter the date of the mailing of the notice to the taxing districts on October 19, 2017 in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to review the matters properly coming before the Board to allow it to provide its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area, adoption of Tax Increment Allocation Financing within the Area and other matters, if any, properly before it, all in accordance with Section 5/11-74.4-5(b) of the Act; and

WHEREAS, the Commission has reviewed the Report and Plan, considered testimony from the Hearing, if any, the recommendation of the Board, if any. and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT COMMISSION OF THIO CITY OF CHICAGO:

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Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

- a. The Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;
- b. The Plan:
  - (i) conforms to the comprehensive plan for the development of the City as a whole; or
  - (ii) the Plan either (A) conforms to the strategic economic development or ...redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;
- c. The Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not later than December 31 of the year in which the payment to the municipal treasurer as provided in subsection (b) of Section 5/11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year of the adoption of the ordinance approving the designation of the Area as a redevelopment project area and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than 20 years;

- d. To the extent required by Section 5/11 B74.4-3(n) (6) of the Act, the Plan incorporates the housing impact study, if such study is required by Section 5/1 1-74.4-3(n)(5) of the Act;
- e. The Plan will not result in displacement of residents from inhabited units.
- f. The Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/1 1-74.4-4(a) of the Act;
- g. As required pursuant to Section 5/1 1-74.4-3(p) of the Act:
  - i) The Area is not less, in the aggregate, than one and one-half acres in size; and
  - ii) Conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a blighted area as defined in the Act;

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11- Area Designation. CDC Form 2b-recomm 111904

h. If the Area is qualified as a "blighted area", whether improved or vacant, each of the factors necessary to qualify the Area as a Redevelopment Project Area on that basis is (i) present, with that presence documented to a meaningful extent so that it may be reasonably found that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part or vacant part, as applicable, of the Area as required pursuant to Section 5/1 1-74.4-3(a) of the Act;

i. If the Area is qualified as a "conservation area", the combination of the factors necessary to qualify the Area as a redevelopment project area on that basis is detrimental to the public health, safety, morals or welfare, and the Area may become a blighted area;

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

List of Attachments:

Exhibit A: Street Boundary Description of the Area

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

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EXHIBIT A

Street Boundary Description of the Foster/Edens Tax Increment  
Financing Redevelopment Project Area

The Area is generally bounded by the North Branch Chicago River on the north, Foster and Lawrence Avenues on the south, Pulaski Road on the east and Cicero Avenue and the Edens Expressway on the west.

Exhibit C: Legal description of the Area

*City of Chicago Eligibility Report*

**LEGAL DESCRIPTION OF THE AREA.**

*Redevelopment Project Area.*

ALL THAT PART OF SECTIONS 9, 10 AND 15 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 NORTH CICERO AVENUE WITH THE NORTH LINE OF WEST FOSTER AVENUE;

THENCE NORTH ALONG THE WEST LINE OF NORTH CICERO AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVE, BEING ALSO THE NORTH LINE OF LOT 14 IN SAID SUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 14 IN HAMILTON'S SUBDIVISION OF LOT 1 IN CALDWELL'S RESERVE, EXTENDED EAST, TO THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTH EASTERLY AND SOUTHEASTERLY ALONG THE CENTERLINE OF THE NORTH BRANCH OF THE CHICAGO RIVER TO THE WEST LINE OF THE WEST HALF OF LOT 26 IN RIVERS EDGE SUBDIVISION, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, SAID WEST LINE ALSO BEING THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID WEST LINE OF THE WEST HALF OF LOT 26 IN SAID RIVERS EDGE SUBDIVISION TO THE SOUTH LINE THEREOF;

THENCE EAST ALONG SAID SOUTH LINE OF AFORESAID WEST HALF OF LOT 26 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 EAST HALF OF LOT" 26 IN SAID RIVERS EDGE SUBDIVISION-;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF LOT 26 TO THE SOUTH LINE THEREOF";  
T HENCE SOUT HEASTERLY ALONG SAID SOUTH LINE OF THE EAST HALE" OF LOT 26 AND "THE SOUTH LINE OF LOT 26 IN AFORESAID RIVERS EDGE! SUBDIVISION TO THE NORTH LINE OF WEST FOSTER AVENUE;  
THENCE EAST ALONG "THE NORTH LINE OF WEST FOS TER AVENUE TO "THE WEST LINE OF NORTH PULASKI ROAD;  
THENCE SOUT H ALONG THE WEST LINE OF NORTH PULASKI ROAD TO THE INTERSECTION WITH THE EAST ERLY EXTENSION OF THE NORTH LINE OF LOT I IN THE SALVATION ARMY SUBDIVISION IN SAID SECTION 10, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTH 300 FEET OF THE SOUTH 508 FEET" OF THE EAST 3/4 TITS OF THE NORTH EAST QUAR TER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;

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THIINCT WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID LOT 1 IN THE SALVATION ARMY SUBDIVISION AND ITS WESTERLY EXTENSION TO THE WEST LINE OF NORTH KEDVALE AVENUE,  
THENCE NORTH ALONG THE WEST LINE OF" NORTH KEDVALE AVENUE TO THE SOUTH LINE OF" WEST CARMEN AVENUE:  
THENCE WEST ALONG THE SOUTII LINE OF WEST CARMEN AVENUE TO THE WEST LINE OF NORTH KEELER AVENUE;  
THENCE NORTH ALONG T HE WEST LINE OF NORTH KEELER AVENUE TO THE SOU TH LINE OF WEST FOSTER AVENUE;  
THENCE: WEST ALONG HIE SOUTH LINE "OF WEST FOSTER AVENUE TO THE NORTHWESTERLY LINE OF LOT 1 IN DOT Y BROS. & GORDON'S ADDI TION "TO MON TROSE: IN JAMES II. REES" SUBDIVISION OF T HE SOUTHWEST QUARTER IN AFORESAID SECTION 10, SAID LINE ALSO BEING THE: SOUTHEASTERLY LINE OF" THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF" WAY:  
THENCE SOU THWES T ALONG SAID SOUTHEAS TERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY TO THE WES T LINE OF SAID LOT 1 IN DOT Y BROS & GORDON'S ADDIT ION TO MONTROSE, SAID WEST LINE ALSO BEING THE EAST LINE OF NORTH KENTON AVENUE;  
OF WEST CARMEN AVENUE;  
THENCE WEST ALONG THE SOUTH LINE OF WEST CARMEN AVENUE TO THE SOUTHEASTERLY LINE OF NORTH KIMBERLY AVENUE;  
THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH KIMBERLY AVENUE TO THE SOUTHWESTERLY LINE OF LOT 156 IN AFORESAID DOT Y BROS. & GORDON'S ADDIT ION TO MONTROSE, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF "THE 16 FOOT WIDE PUBLIC ALLEY NOR TIT EAST OF NORTH ELSTON AVENUE;  
THENCE SOUTHEAST ALONG T HE NORTHEASTERLY LINE OF SAID 16 FOOT WIDE PUBLIC-ALLEY TO THE SOUTHEAS TERLY LINE OE NORTH KILBOURN AVENUE;  
THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH KILBOURN AVENUE TO THE SOUTHWESTERLY LINE OF LOT 14 IN LAWRENCE & ELSTON AVENUES SUBDIVISION OF LOT 3 (EXCEPT THE EAST 6.97 CHAINS) IN AFORESAID JAMES II. REES' SUBDIVISION, SAID LINE ALSO BEING THE NORT HEAS TERLY LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORT HEAS T

OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF SAID 16 FOOT" WIDE PUBLIC ALLEY TO THE SOUTHEASTERLY LINE OF NORTH GUNNISON STREET;

THENCE SOUTHWEST ALONG THE SOUTHEASTERLY LINE OF NORTH GUNNISON STREET "TO THE: NORTHEASTERLY LINE OF NORTH ELSTON AVENUE;

THENCE SOUTHEAST ALONG THE NORTHEASTERLY LINE OF NORTH ELSTON AVENUE TO THE SOUTH LINE OF WEST LAWRENCE AVENUE,

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THENCE WEST ALONG THE SOUTH LINE OF WEST LAWRENCE AVENUE TO THE CENTERLINE OF NORTH CICERO AVENUE,

THENCE NORTH ALONG THE CENTERLINE OF NORTH CICERO AVENUE TO THE WESTERLY EXTENSION OF THE: SOUTH LINE OF LOT 45 OF DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, A SUBDIVISION OF LOT 9 OF JAMES IT. REES' SUBDIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 45 OF AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, TO A POINT A DISTANCE OF 128.7 FEET EAST OF THE WEST LINE OF SAID LOT 45;

THENCE SOUTHEAST FROM A POINT 128.7 FEET EAST OF THE WEST LINE OF SAID LOT 45 TO THE SOUTHEASTERLY LINE THEREOF, SAID SOUTHEASTERLY LINE OF LOT 45 ALSO BEING THE NORTHWESTERLY LINE OF NORTH KILPATRICK AVENUE;

THENCE NORTHEAST ALONG THE NORTHWESTERLY LINE OF NORTH KILPATRICK AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF AFORESAID DOTY BROS. & GORDON'S SECOND ADDITION TO MAYFAIR, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 30 TO A POINT A DISTANCE OF 78.3 FEET EAST OF THE WESTERLY LINE OF NORTH KILPATRICK AVENUE, SAID LINE BEING THE NORTHEASTERLY LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE SOUTHEAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 TO THE SOUTHEASTERLY LINE THEREOF, SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WESTERLY OF KENTUCKY AVENUE;

THENCE NORTHEAST ALONG SAID FIRST 16 FOOT WIDE PUBLIC ALLEY WESTERLY OF NORTH KENTUCKY AVENUE TO THE WESTERN EXTENSION OF THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY NORTH OF WEST LAWRENCE AVENUE TO A POINT A DISTANCE OF 4.8 FEET SOUTHWEST OF THE NORTHEASTERLY LINE OF LOT 9 IN MCGRANE'S RESUBDIVISION OF LOT'S 37 TO 41 IN MCGRANE'S SUBDIVISION OF LOT 10 OF JAMES IT. REES' SUBDIVISION OF THE SOUTHWEST QUARTER IN SECTION 10;

THENCE NORTHEAST FROM SAID POINT ON LOT 9 A DISTANCE OF 4.8 FEET TO THE: SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF NORTH ELSTON AVENUE;

THENCE NORTHWEST ALONG THE SOUTHWESTERLY LINE OF THE FIRST PUBLIC ALLEY SOUTHWEST OF NORTH ELSTON AVENUE TO THE NORTHWEST CORNER OF LOT 17 IN ISAAC W. HIGGS SUBDIVISION OF LOT 8 OF JAMES IT. REES' SUBDIVISION

OF THE SOUTHWEST QUARTER IN SECTION 10, SAID NORTHWEST CORNER OF LOT 17 ALSO BEING THE SOUTHEAST LINE OF THE FIRST 20 FOOT WIDE PUBLIC ALLEY NORTHWEST OF NORTH KRUGER AVENUE;

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THENCE SOUTHWEST ALONG THE SOUTHEAST LINE OF THE FIRST 20 FOOT WIDE PUBLIC ALLEY NORTHWEST OF NORTH KRUGER AVENUE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWEST LINE OF LOT 16 IN AFORESAID ISAAC W. HIGGS' SUBDIVISION;

THENCE NORTHWEST ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWEST LINE OF SAID LOT 16 TO THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY TO THE SOUTHWESTERLY LINE OF THE VACATED PARCEL OF PROPERTY BEARING PIN 13-10-308-063;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE OF THE VACATED PARCEL TO THE SOUTHEAST LINE THEREOF;

THENCE NORTHEAST ALONG SAID SOUTHEAST LINE OF AFORESAID VACATED PARCEL TO THE SOUTHWEST LINE OF NORTH ELSTON AVENUE;

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

THENCE NORTH ALONG THE CENTERLINE OF NORTH CICERO AVENUE TO THE CENTERLINE OF NORTH ELSTON AVENUE;

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

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF NORTH LACROSSE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 15 IN MATHILDA OHLSON'S SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 9, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY NORTH OF NORTH ELSTON AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 15 IN MATHILDA OHLSON'S SUBDIVISION TO THE EAST LINE THEREOF, SAID EAST LINE ALSO BEING THE WEST LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WEST OF NORTH CICERO AVENUE;

THENCE NORTH ALONG THE WEST LINE OF THE FIRST 16 FOOT WIDE PUBLIC ALLEY WEST OF NORTH CICERO AVENUE TO THE NORTH LINE OF WEST FOSTER AVENUE;

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

Prepared by ITacgr Engineering

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Exhibit D: Street location of the Area

The Area is generally encompasses the Cook County Forest Preserve area to the north, Gompers Park to the east, the Elston Ave. and Lawrence Ave. commercial corridors from approximately Kilbourn Ave. (to the east) to the Edens expressway (to the west) and the former Sunstar manufacturing property on the corner of Foster and Edens.

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Exhibit E: Map of the Area

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