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Legislation Text

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OFFICE OF THE MAYOR

CITY OF CHICAGO

RAHM EMANUEL
MAYOR

September 24, 2015

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF
CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith ordinances authorizing amendments to various TIF Districts.

Your favorable consideration of these ordinances will be appreciated.

Mayor

Very truly yours,

ORDINANCE

WHEREAS, under ordinances adopted on May 17, 2000, and published in the Journal of Proceedings of the City Council (the "Journal") for such date at pages 31380 to 31518, and under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4.1 et seq., as amended (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved "The Cicero/Archer Avenue Tax Increment Financing Redevelopment Plan and Project" (the "Plan," (a copy of which is attached hereto as Exhibit 2) for a portion of the City known as the "Cicero/Archer Redevelopment Project Area" (the "Area") (such ordinance being defined herein as the "Approval Ordinance"); (ii) designated the Area as a "redevelopment project area" within the requirements of the Act (the "Designation Ordinance") and, (iii) adopted tax increment financing for the Area (the "Adoption Ordinance"); and

WHEREAS, the Approval Ordinance, the Designation Ordinance, and the Adoption Ordinance are collectively referred to in this ordinance as the "TIF Ordinances"; and

WHEREAS, Public Act 92-263, which became effective on August 7, 2001, amended the Act to provide that, under Section 11-74.4-5(c) of the Act, amendments to a redevelopment plan which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that notice is given as set forth in the Act as amended; and

WHEREAS, the Corporate Authorities now desire to amend the Plan to change the land uses proposed in the Plan with respect to certain parcels of property, which such amendment shall not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of the redevelopment project, (4) increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, (5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan, or (6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10;

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. Approval of Amendment Number 1 to Plan. The "Amendment Number 1 Cicero/Archer Tax Increment Financing Redevelopment Plan and Project," a copy of which is attached hereto as Exhibit 1 (the "Amendment Number 1"), is hereby approved. Except as amended hereby, the Plan shall remain in full force and effect.

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SECTION 3. 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 4. Supersedes All ordinances (including, without limitation, the TIF Ordinances), resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflicts.

SECTION 5. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

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EXHIBIT 1 Amendment Number 1

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**CITY OF CHICAGO AMENDMENT NUMBER 1 CICERO/ARCHER TAX INCREMENT
FINANCING PLAN AND PROJECT**

NOTICE is hereby given by the City of Chicago of the publication and inclusion of changes to the City of Chicago Cicero/Archer Tax Increment Financing Redevelopment Plan and Project (as amended by this Amendment Number 1 the "Plan") for the Cicero/Archer Redevelopment Project Area approved pursuant to an ordinance enacted by the City Council on November 2015 pursuant to Section 5/11-74.4-5 of the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS Section 5/11-74.4-1 et seq. (the "Act").

/. In Section I entitled, "Introduction and Executive Summary", in sub-section E, entitled "Plan Objectives & Strategies", the following shall be added before the sixth bullet:

- Construction of residential development

2. *In Section HI entitled, "Statutory Basis for Tax Increment Financing", in sub-section B, entitled "The Redevelopment Plan and Project for the Cicero/Archer Tax Increment Financing Redevelopment Project Area:", following the sixth and final paragraph, the first of the three listed anticipated benefits is deleted and replaced with the following:*

- An increased property and sales tax base arising from new commercial, industrial, and residential development and the rehabilitation of existing buildings.

3. *In Section IV entitled, "Redevelopment Goals and Objectives," in sub-section A, entitled "General Goals for the Cicero/Archer Avenue Redevelopment Area", the following shall be added as number 8:*

Within the Area, create affordable residential units that will contribute positively to the health, safety and general welfare of the City.

4. *In Section IV entitled, "Redevelopment Goals and Objectives," in sub-section B, entitled "Redevelopment Objectives", the following shall be added as number 9:*

Create affordable residential housing within the Area.

5. *In Section IV entitled, "Redevelopment Goals and Objectives, " in subsection C, entitled "Development and Design Objectives, J. Land Use", the following shall be added after the fifth bullet:*

- Promote new affordable residential development

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6. *In Section VI entitled, "Redevelopment Plan and Project, " the fifth paragraph in sub-section B, entitled "Generalized Land Use Plan", shall be deleted and replaced with the following:*

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, and promoting new businesses and residential developments at selected locations. The generalized land use plan highlights areas for use as commercial and as residential that will enhance existing development and promote new development within the Area. The generalized land use plan designates six (6) land uses within the Area:

- i. Residential/Commercial
- ii. Public/Institutional
- iii. Commercial
- iv. Commercial/Industrial
- v. Institutional/Commercial
- vi. Transportation

7. *In the Appendix "Attachment Two Maps and Plan Exhibits", Exhibit C entitled "Generalized Land Use Plan Cicero/Archer Redevelopment Area", shall be replaced with "Exhibit C: Future Land Use Plan Map "*

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ANDREW J. MOONEY COMMISSIONER Work Product
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EXHIBIT 2 Plan

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31384

Exhibit 'A". (To Ordinance)

Revision Number 1.

*Cicero/Archer Tax Increment Financing Redevelopment Plan And
Project.*

October 22, 1999. Revised February 28, 2000.

FORWARD

The proposed Cicero/Archer Redevelopment Plan and Project Area is part of an overall effort to facilitate redevelopment in the vicinity of Midway Airport. Recent transportation investments by the public sector for Midway Airport, the Adlai Stevenson Expressway and the CTA's extension of the Orange Line have or will help to revitalize this portion of the City. However, these investments are not directed toward improvement of properties along commercial corridors or within industrial sites. The City is proposing to establish several Tax Increment Financing Districts to help facilitate private redevelopment efforts that can build upon the public investment in the transportation network and revitalize important commercial and industrial sites located in the southwestern portion of the City.

On the following page is a map indicating the six Tax Increment Financing districts that together will help to revitalize properties in the vicinity of Midway Airport. The location of the proposed Cicero/Archer Redevelopment Project Area and its relation to the other five districts is also indicated. Criteria for establishing a Tax Increment Financing district, land use and zoning patterns and the goals of the City were used to determine the final configuration of the six districts. However, the overall goal is to establish all six districts so that revitalized commercial and industrial sites can provide growth for the City and employment and business opportunities for the residents of the City of Chicago.

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I. INTRODUCTION AND EXECUTIVE SUMMARY

A. Area Location

The Cicero/Archer Redevelopment Project Area (hereafter referred to as the "Area") is located on the southwest side of the City of Chicago ("City"). Some segments of the Area contain concentrations of vacant parcels and deleterious land uses. Underutilized properties and obsolete buildings of significant size are located in a number of prominent locations. The northern limits of the Area are approximately eight and one-half miles southwest of the central business district. A location map is provided on the following page indicating the general location of the Area within the City of Chicago.

The Area covers approximately 94 acres and includes 40 (full and partial) city blocks. The Area is irregularly

shaped and follows several commercial corridors along major streets. The Area includes properties adjacent to the following roadways:

- Cicero Avenue from 45th Street to approximately 53rd Street;
- 47th Street from Laramie Avenue to Knox Avenue; and
- Archer Avenue from Laramie Avenue to Keating Avenue;

The boundary of the Area is identified on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

B. Existing Conditions

The Area is comprised of three connected commercial corridors. The Area consists primarily of older commercial properties located along the commercial corridors formed by the streets noted above. (See Exhibit B, Existing Land Use Assessment Map included in Attachment Two of the Appendix). Many structures in the Area are in need of repair due to depreciation of physical maintenance and other conditions as documented in the Eligibility Study included as Attachment One of the Appendix. Zoning classifications in the Area are predominately commercial and business categories but several pockets of industrial and residential zoning are also present. Existing Zoning is shown on Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix. Approximately seventy-one percent (71%) of the buildings in the Area are or exceed 35

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years of age. Declining conditions are also evidenced by deterioration and depreciation of maintenance of some of the public infrastructure components (principally streets and sidewalks) and deterioration of private properties as documented in the Eligibility Study. Along Cicero Avenue the blighting factors that exist present a negative image to visitors and Chicago residents using Midway Airport.

The Area is characterized by the following conditions:

- the predominance (71%) of structures that are 35 years old or older;
- obsolescence (58% of buildings or parcels);
- excessive land coverage (64% of buildings or site improvements); and
- depreciation of physical maintenance (75% of buildings or site improvements).

Additional blighting factors were also found to be present to a minor extent and are discussed in more detail in the Eligibility Study included as Attachment One of the Appendix. The condition of some streets, sidewalks, curbs, and street lighting requiring repair and maintenance were present.

C Business & Industry Trends

The age of many of the buildings and the inability of Area properties to provide contemporary commercial building sites and buildings has contributed to a gradual decline in overall conditions of the commercial corridors in the Area. Approximately 14,000 square feet of vacant floor space was observed in the Area. Along Cicero Avenue and 47th Street numerous vacant lots exist that were once occupied by residential or commercial structures. In many instances, these lots are of insufficient size or configuration to accommodate many types of modern commercial uses. In other portions of the Area, buildings exhibit signs of depreciation of maintenance and deterioration. In many instances, the lack of maintenance and deterioration is fostered by obsolescence and excessive land coverage issues that prevent contemporary parking and site development standards to be met.

This inability to provide contemporary development sites and provide for common commercial amenities such as on site parking is common through-

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out the Area. The possibility exists that the businesses in the Area may look outside the Area to continue or expand their operations. Loss of additional commercial tenants, due to an inability to meet contemporary commercial space needs, would be an adverse impact to the Area's viability as an employment center within the City. Loss of commercial tenants would be detrimental to the surrounding residential neighborhoods and to those who utilize Midway Airport.

Efforts by public entities to check decline in the Area have been limited to on-going maintenance of public streets and infrastructure and a small portion of the Area is included in a State of Illinois Enterprise Zone. The presence of numerous vacant lots and buildings in need of repair and maintenance is evidence that the public efforts to date have not been enough. Additional portions of the Area may become blighted and lose the ability to generate jobs and tax revenue if these conditions are not reversed.

D. Redevelopment Plan Purpose

Tax increment financing ("TIF") is permitted by the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act"). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This Cicero/Archer Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes the documentation as to the qualifications of the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as defined in the Act. The purposes of this Plan are to provide an instrument that can be used to guide the correction of Area problems, attract new private development that will produce new employment and tax increment revenues and to stabilize existing development in the Area. This Plan identifies those activities, sources of funds, procedures and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

f. Plan Objectives & Strategies

An overall strategy to retain viable businesses, recruit new businesses into the City, and check the loss of jobs from the City is at the heart of the redevelopment efforts. The City has chosen to utilize tax increment financing to revive the commercial corridors, industrial sites and vacant land that make up the Area.

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This Plan represents an opportunity for the City to implement a program that can achieve a number of citywide goals and objectives, as well as some that are specifically directed at the Area. These goals and objectives include:

- support and retention of the existing tax base of the Area;
 - expansion of the tax base through reuse and rehabilitation of existing commercial properties that are presently vacant or underutilized;
 - development of new commercial buildings on vacant and/or underutilized properties in the Area;
 - capitalize on the public investment currently underway at Midway Airport, along the Stevenson Expressway (I-55) and recently completed by the Chicago Transit Authority ("CTA") outside of the Area;
 - establishment of a program of planned public improvements designed to enhance the retention of existing business and to promote the Area as a place to do business; '
 - improvement of the condition and appearance of properties within the Area;
 - eliminate the conditions that may cause the Area to become blighted and that qualify- the Area as a conservation area and a blighted area; and
- property assembly as indicated herein to facilitate the development.

This Plan creates the mechanism to revitalize the Area by improvement of the physical environment and infrastructure. The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital.

In implementing this Plan, the City is acting to facilitate the revitalization of the entire Area. The major corridors of the Area should be maintained as a series of commercial corridors that provide services to industries and residential neighborhoods in the vicinity of the Area and users of Midway Airport. In some instances transformation of underutilized sites from existing

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uses to more productive commercial operations will be encouraged. The City recognizes that blighting influences will continue to weaken the Area and that the entire Area may become blighted if decline is not reversed. Consequently, the City wishes to encourage private development activity by using TIF as a prime implementation tool to complete various public projects.

This Plan is also intended to build upon the Area's proximity to Midway Airport and the Stevenson Expressway by providing opportunities to attract commercial uses that can benefit from airport proximity. Implementation of the Plan can also provide support and growth and expansion opportunities for existing business. An improved business atmosphere in the Area and removal of the blighting influences will also enhance the stability and value of residential properties adjacent to the Area and provide a more visually pleasing gateway to Midway Airport.

F. Redevelopment Plan and Project Activities and Costs

The projects anticipated for the Area may include, but are not limited to:

- property assembly;
- street, alley and sidewalk reconstruction;
- transportation improvements;
- utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;
- private developer assistance;
- environmental remediation and site preparation;
- marketing and promotion;
- environmental remediation; and
- planning studies.

The anticipated activities and associated costs are shown on Table Three. Estimated Redevelopment Project Costs. The total estimated cost for the activities listed in Table Three are \$30.360\000.

G. Summary & Conclusions

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of PGAV-Urban Consulting ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Area as a redevelopment project area under the Act (defined herein). The Consultant has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicate that the requirements necessary to designate the improved portion of the Area as a conservation area and the vacant land in the Area as a blighted area are present. Therefore, the Area is qualified under the terms of the definitions in the Act. This Plan and the supporting documentation contained in the Eligibility Study (included herein as Attachment One of the Appendix) indicate that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would nor reasonably be anticipated to be developed without the adoption of the Plan.

SECTION II - LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include nearly 94 acres of land, the statutory minimum of 1.5 acres is exceeded.

The boundaries represent an area that is a connected series of commercial corridors that serve adjacent residential neighborhoods and users of Midway Airport. These commercial corridors contain common characteristics that influence the viability of the entire Area:

- each corridor represents an older commercial core that has suffered from decline;
- occupancy rates, building age, building conditions and streetscape conditions are relatively similar throughout the entire Area;
- each corridor is in relatively close proximity to the other (i.e. where one corridor ends the other begins and there is no clear demarcation of the boundaries between corridors)

The boundaries of the Area are shown on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix and the boundaries are described in the Legal Description of the Area included as Attachment Three of the Appendix. A listing of the permanent index numbers and the 1998 equalized assessed value for all properties in the Area are provided as 1998 Estimated E.A.V. by Tax Parcel included as Attachment Four of the Appendix.

SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

A Introduction

In January 1977, TIF was made possible by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current E.A.V. of real property within the redevelopment project area over and above the "certified initial E.A.V." of such real property. Any increase in E.A.V. is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current E.A.V. does not result in a negative incremental property tax.

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

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- a) **net revenues of all or part-of any redevelopment project;**

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

Tax increment financing does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a prescribed period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, various redevelopment projects, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the Plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

As used herein and in the Act, the term "redevelopment project" ("project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term "area" means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted area and conservation area. Redevelopment plan "plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax base of the taxing districts which extend into the redevelopment project area.

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The increase or "increment" can be used to finance "redevelopment project costs" such as property assembly, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc. as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas;
and

2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions which lead to blight, are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

- a blighted area (both "improved" and "vacant" or a combination of both); or
- a conservation area; or
- a combination of both blighted areas and conservation areas within the definitions for each set forth in the Act.

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The, Act does not offer detailed definitions, of the blighting factors used to qualify areas. The definitions set forth in the Illinois Department of Revenue's "Definitions and Explanations of Blight and Conservation Factors (1988)" were used: in this regard in preparing this; Plan.

B. The Redevelopment Plan and Prnlect for the Cicero/Archer Tax Increment Financing Redevelopment Project Area.

As: eyidenced herein,, the Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Area as a whole will be redeveloped without the use of TIF

This Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Area in order to stimulate private investment in the Area., The goal of

the City, through implementation of this Plan, is that the entire Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development:

1. Occurs on a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards; and
2. Occurs on a reasonable, comprehensive and integrated basis to ensure that the blighting factors are eliminated; and
3. Accomplishes objectives within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

This Plan sets forth the overall Project which are those public and private activities to be undertaken to accomplish the City's above-stated goal. During implementation of the Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment 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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This Plan specifically describes the Area and summarizes the factors which qualify the improved portion of the Area as a conservation area and the vacant portion of the Area as a blighted area as defined in the Act. (Also, see the Eligibility Study included as Attachment One of the Appendix).

Successful implementation of this Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Area. Only through the utilization of tax increment financing will the Area develop on a comprehensive and coordinated basis, thereby reducing or eliminating the conditions which have precluded development of the Area by the private sector.

The use of incremental property taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Area. These improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Area. These anticipated benefits include:

- An increased property and sales tax base arising from new commercial and industrial development and the rehabilitation of existing buildings.
- An increase in temporary construction and full-time employment opportunities for residents of the City.

- The construction of an improved system of roadways, utilities and other infrastructure which better serves existing businesses and industries and accommodates desired new development.

SECTION IV - REDEVELOPMENT GOALS AND OBJECTIVES

Information regarding the needs of the Area and proposals for the future was obtained from the City of Chicago, various neighborhood groups, comments expressed at neighborhood meetings and field investigations by the Consultant.

The Area boundaries have been established to maximize the development tools created by the Act and to address Area problems and needs. To address these needs, various goals and objectives have been established for the Area as noted in this section.

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A. General Goals for Cicero/Archer Redevelopment Area

Listed below are the general goals adopted by the City for redevelopment of the Area. These goals provide the overall focus and direction of this Plan:

1. Improve the quality of Life in the City by revitalizing the Area. This can be accomplished through creation of secure, functional, attractive, marketable and competitive business environments.
2. Stabilize the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Area.
3. Retain viable businesses within the Area.

-J. Attract new business to the Area.

5. Improve the appearance of the commercial corridors of the Area through: building facade renovation/restoration: removal of signage clutter: restoration of deteriorated signage. In doing so this will have the added benefit of improving the appearance of properties along the main access to Midway Airport.
6. Create new job opportunities within the Area.
7. Employ residents from within the Area as well as adjacent neighborhoods and redevelopment project areas.

B. Redevelopment Objectives

Listed below are the redevelopment objectives that will guide planning decisions regarding redevelopment within the Area:

1. Reduce or eliminate those conditions that qualify the improved portion of the Area as a "conservation area" and the vacant land of the Area as a "blighted area". These conditions are described in detail in the Eligibility Study (see Attachment One of the Appendix).
2. Create an environment that stimulates private investment in the upgrading and expansion of existing businesses and the construction of new business facilities.
3. Encourage visually attractive buildings, rights-of-way and open spaces.

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4. Provide public improvements and facilities in relationship to projected demand.
5. Assist in the establishment of job readiness programs to provide residents with skills necessary to secure jobs.
6. Provide opportunities for women-owned and minority-owned businesses to share in the process and benefits of redevelopment of the Area.
7. Maximize the existing transportation network of the Area and ensure that the Area is served by a street system and public transportation facilities that provide safe and convenient access.'

8. Create a coherent urban design for the Area.

C. Development and Design Objectives

Listed below are the specific development and design objectives which will assist the City in directing and coordinating public and private improvement and investment throughout the Area in order to achieve the general goals and redevelopment objectives for the Area identified previously in this Plan.

The following guidelines are intended to help attract desirable new businesses and employment opportunities, foster a consistent and coordinated development pattern and create an attractive and quality image and identity for the Area.

1. Land Use

- Promote new commercial development and integrate new development with existing businesses.

- Facilitate rehabilitation and development of commercial, retail and commercial service uses while recognizing the existence of institutional and residential uses, given the Area's current boundaries and existing land use and zoning patterns.
- Protect areas designated for a particular land use through implementation of the generalized land use plan for the Area.

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- Encourage expansion of business in the Area where concentrations of sound businesses exist.
- Provide for ancillary uses associated with Midway Airport in locations that do not infringe on surrounding residential neighborhoods.

2. Building and Site Development

- Repair and rehabilitate existing commercial buildings in poor condition.
- Reuse vacant buildings in serviceable condition for new business or commercial uses.
- Ensure that the design of new buildings is compatible with the surrounding building context.
- Promote the use of lighting, signage and landscaping that adds visual interest and promotes a unique identity within the area.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage secure parking, service and support facilities that can be shared by multiple businesses and industrial uses.
- Encourage consistent decorative elements around the perimeter of commercial buildings to provide street level identity.

3. Transportation and Infrastructure

- Provide safe and convenient access to the Area for trucks, autos and public transportation.
- Improve streets, street lighting, curbs, sidewalks and traffic signalization.

- Promote developments that take advantage of access to the City's mass transit network.

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- Provide well-defined, safe pedestrian connections.
- Upgrade public utilities and infrastructure throughout the Area.
- Upgrade the Cicero Avenue corridor as a major entrance to the Area.

4. Urban Design

- Establish a streetscape system to guide the design and location of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage within each commercial/industrial district in the Area.
- Promote high-quality architectural design throughout the Area.
- Replace signage that is deteriorated and unattractive.
- Landscape the major street corridors and repave deteriorated sidewalks and curbs.
- Preserve and promote buildings with historic and architectural value, where appropriate.
- Clear, clean and maintain vacant land and use vacant lots for permanent, attractive open space or off-street parking.
- Eliminate graffiti, trash, weeds and other visually offensive conditions.

5. Landscaping and Open Space

- Provide landscaped buffer areas to reduce the impact of commercial activities on adjacent residential neighborhoods.
- ' Encourage landscaped setbacks.
- Promote the use of landscaping and attractive fencing to screen dumpsters, waste collection areas, loading areas, service areas and the perimeter of parking lots and other vehicular use areas.

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- Promote the development of shared open spaces within the commercial corridors, including courtyards, outdoor eating areas, recreational areas, etc.
- Ensure that open spaces are designed, landscaped and lighted to achieve a high level of security.

SECTION V - BASIS FOR ELIGIBILITY OF THE AREA & FINDINGS

A Introduction

Attachment One of the Appendix (the "Eligibility Study") contains a comprehensive report that documents all factors required by the Act to make a determination that the area is eligible under the Act. A brief synopsis of this Eligibility Study is included in this Section.

To designate redevelopment project area, according to the requirements of the Act, a municipality must find that there exist conditions which cause such project area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The criteria and the individual factors that were utilized in conducting the evaluation of the physical conditions in the Area are outlined under the individual headings that follow.

B. Area Background Information 1. Location and Size of Area

The northern portion of the Area is located eight and one-half miles southwest of downtown Chicago. The Area includes the following commercial corridors:

- Cicero Avenue from 45th Street to approximately 53rd Street:
- 47th Street from Laramie Avenue to Knox Avenue: and
- Archer Avenue from Laramie Avenue to Keating Avenue;

The boundaries of the Area are described in the Legal Description included as Attachment Three of the Appendix and are geographically shown on Exhibit A. Boundary Map of TIF Area, included in Attachment Two of the Appendix. Existing land uses are identified on Exhibit B. Existing Land Use Assessment Map, included in Attachment Two of the Appendix.

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2. Description of Current Conditions

The Area consists of 40 (full and partial) city blocks, 114 buildings and 395 parcels covering approximately 94 acres. The gross land use percentage breakdown of the Area's acreage is provided on the following page:

Percentage of Gross Land Area

3.7%
32.9%
9.7%
9.7%
44.0%

Percentage of Net Land Area ¹

6.6%
58.8%
17.3%
17.3%
N/A

¹ Net land area exclusive of public rights-of-way.

Much of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by the three conservation area factors that exist to a major extent listed below as well as seven additional factors that exist to a minor extent presented later in this Plan:

Obsolescence

58% of buildings or parcels exhibited evidence of obsolescence. Obsolescence identified in the Area includes: structures containing vacant space, structures with design and space layouts that are no longer suitable for their current use, parcels of limited and narrow size and configuration and obsolete site improvements including limited provisions for on-site parking.

Excessive Land Coverage

64% of buildings or site improvements exhibited evidence of excessive land coverage. Examples of excessive land coverage identified in the Area include: building or site improvements exhibiting nearly 100% lot coverage, lack of required off-street parking and inadequate provision for loading or service areas.

Depreciation of Physical Maintenance

Depreciation of physical maintenance was identified on 75% of buildings and site improvements in the Area. Examples observed in the Area include: unpainted or unfinished surfaces, peeling paint, loose or missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair. Trash and debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

The Area on the whole has not been subject to growth and development through investment by private enterprise on a level consistent with other sections of the City and would not reasonably be anticipated to be developed without the adoption of this Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area.

Along portions of Cicero Avenue and 47th Street, numerous vacant lots exist where once viable commercial or residential structures stood. Some commercial uses along Cicero Avenue and 47th Street are vacant and underutilized. The presence of depreciation of physical maintenance, obsolescence, and excessive land coverage impact negatively on the Area and surrounding residential areas and uses. The Commercial corridor along Archer Avenue exhibits a streetscape in need of improvement.

The City is currently developing this Plan in an attempt to attract new growth and development.

The City and the State of Illinois ("State") have designated a portion of this section of the community as Enterprise Zone 2. (see Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix). However, this initiative only covers a small portion of the Area to the east of Cicero Avenue and the Cicero Avenue right-of-way. This Enterprise Zone designation is not enough to eliminate further decline in those portions of the Area within the Enterprise Zone. In addition, the Enterprise Zone designation does not cover all sections of the Area. However, in the future, the Enterprise Zone could be expanded and in conjunction with the components of this Plan, could assist in addressing some portions of the Area by providing additional incentives for attracting new businesses and retaining existing ones that can build on these existing mechanisms.

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From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of the City of Chicago, increased from \$28.7 billion to \$33.9 billion according to Cook County records. This represents a gain of \$5.2 billion (annual average of 3.6%) during this six-year period. From 1993 through 1998, the E.A.V. of Lake Township, the township which includes the Cicero/Archer Redevelopment Project Area, increased from \$3.1 billion to \$4.0 billion according to Cook County records. This represents a gain of \$0.9 billion (annual average of 5.8%) during this six-year period. In 1993 the E.A.V. of the Area was \$14.3 million. In 1998, the E.A.V. of the Area was \$19.9 million. This represents a gain of \$5.6 million (annual average of 7.8%) during the six-year period between 1993 and 1998.

While this percentage increase is substantial, the majority of growth occurring in the Area during the past 6 years occurred in the reassessment year of 1997 and occurred on a small number of properties scattered throughout the Area. Between 1996 and 1997 the EAV of the Area grew by 21.1%.

However, eleven properties (2.8% of the 395 properties in the Area) account for 54.2% of the growth between 1996 and 1997. When these eleven properties are removed from calculations the E.A.V. growth rate of the Area between 1996 and 1997 falls to 9.6% (compared to 10.6% for Lake Township). Therefore, during the 1997 reassessment period the Area's growth rate (excluding the 11 properties mentioned above) was 9.4% below that experienced in Lake Township as a whole. The limited number of building permits issued for new construction since 1994 also indicates that E.A.V. growth occurring in the Area is due to reassessment and not due to new construction. Only 3 permits for new buildings and 33 permits for rehabilitation projects have been issued in the Area since July 1, 1994. According to building permit information provided by the City the total construction costs of these improvements was approximately \$1.7 million (approximately \$0.5 million in E.A.V.). Therefore, the majority of the growth occurring in the Area is not coming from new investment but is coming from reassessment. Historic trends also indicate that E.A.V. growth is only occurring during reassessment years. In the 2 years prior to 1997, the E.A.V. of the Area declined. Between 1995 and 1996 the E.A.V. of the Area declined by

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approximately 5426,000 or -2.5%. Between 1994 and 1995 the E.A.V. of the Area declined by approximately \$186,000 or -1.1%. Therefore, the 1995 and 1996 E.A.V. of the Area was lower than the 1994 E.A.V. and only recovered during the reassessment year of 1997. In addition, between 1997 and 1998 the E.A.V. of the Area declined. This means that in three of the last 4 years the E.A.V. of the Area declined. Furthermore, E.A.V.'s for individual properties also indicate that investment is not occurring. Between 1996 and 1997, 57 (14.5%) of the properties in the Area experienced E.A.V. declines and 9.6% of the properties in the Area are delinquent in the payment of 1995 through 1997 real estate taxes.

Vacant floor space and building code violations indicate that the building stock of the Area is declining. There is approximately 14,000 square feet of vacant commercial floor space in the Area. Much of this vacant floor space is located in buildings that are obsolete in terms of contemporary business requirements such as building design and site layout. Therefore, reuse of much of the vacant floor space in the Area is unlikely. Since July 1, 1994, 66 building code violations have been issued on buildings. Twenty-four violations were issued for properties on Archer Avenue, 4 were issued for properties on 47th Street and 38 were issued for properties on Cicero Avenue. These violations suggest that properties are gradually becoming obsolete and maintenance on these structures is declining as the buildings age. Approximately 71% of the buildings in the Area are or exceed

35 years of age. Only one demolition permit has been issued in the Area since July 1, 1994. Much of the 9.1 acres of vacant land in the Area (primarily along Cicero Avenue and 47th Street) has been vacant for more than 5 years.

The number of code violations, vacant floor space in obsolete buildings, tax delinquencies and vacant lots suggest; that a cycle of decline is occurring along Cicero Avenue and 47th Street. As buildings age, they become obsolete and maintenance on those buildings declines. The structures eventually become vacant and are left standing to deteriorate further or are demolished and the lot is left vacant.

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As part of the documentation of existing conditions in the Area a separate analysis was performed that looked at development opportunities in the Area. According to information provided by the Goodman Williams Group, a Chicago based real estate research group, development opportunities exist along the major streets of the Area. The property along Cicero Avenue, 47th Street and Archer Avenue is a development opportunity because of its access to I-55, the proximity to Midway Airport and the large, skilled labor force in the proximity of the Area. However, many of these sites are currently underutilized or in need of revitalization. The limiting development factors on these potential development sites are the presence of marginal commercial structures, the presence of obsolete site layouts and obsolete structures and the necessity to assemble multiple parcels to create developable sites. These conditions are common along Cicero Avenue and 47th Street.

C. Existing Land Use and Zoning Characteristics

A tabulation of existing land use by category is shown on the following page:

The existing land uses itemized in Table One are predominantly commercial in nature as 32.9 percent of the gross land area or 58.8 percent of the net Area (exclusive of public right-of-way) is commercial. Vacant/Undeveloped land is also significant in the Area as 9.7 percent of the gross land area or 17.3 percent of the net Area (exclusive of public right-of-way) is vacant. One major institutional use (Hearst School) is located in the Area. No public parks are located in the Area. Several residential pockets are present in the Area. The residential pockets are multi-family uses located along Archer Avenue and along Cicero Avenue near the Archer/Cicero intersection. There are 23 multi-family residential structures containing a total of 212 residential units and 7 mixed-use (buildings with first floor commercial uses and second floor residential uses) structures containing a total of 11 residential units in the Area. There are no single-family residential structures

in the Area. One hundred seventy eight of the 212 multi-family residential units are occupied and 10 of the 11 mixed-use residential units are occupied. Approximately 3.7 percent of the gross land area or 6.6 percent of the net land area (exclusive of public right-of-way) is residential.

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The land use survey and map are intended to focus on the uses at street level which usually are the predominant use of the property. It should be recognized, however, that some of the multi-story buildings along Archer Avenue are actually mixed-use structures. The upper floors of these buildings are often intended for multi-family use, constructed so that the business owner could live above his shop and maximize the rental income potential of the building. In the overwhelming majority of these instances, these upper floors experience high rates of occupancy even if the first floor commercial space is vacant. The focus on ground floor uses is not intended to minimize the importance of the second* floor uses. In fact, maximum use and occupancy of these mixed-use buildings is and should be encouraged.

Table One Tabulation of Existing Land Use

Land Area Gross Acres

% of Gross % of Net Land Area Land Area 1

Residential

Commercial

Institutional

Vacant/Undeveloped

Sub total - Net Area

Public Rights-Of-Way

94.1 Ac. 100.0%

Note:

- Net land area exclusive of public rights-of-way

The majority of property within the Area is zoned in ■ "commercial" or "business" categories. A small portion of the Area is zoned as industrial and residential zoning covers the limited amount of residential uses in the Area as well as Hearst School. (See Exhibit D. Generalized Existing Zoning Map included in Attachment Two of the Appendix). Along the boundaries of the Area, residential uses are in close proximity to businesses. The boundary separating residential and commercial uses is typically an alley.

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D. Investigation and Analysis of Cdnservation Factors and Blight-ins Factors

Th determmihg whether the proposed Area meets the eHgibility requirements of the Act; various methods of research were utilized in addition to the field surveys. The data includes information assembled from the sources below-:

1. Contacts with local individuals knowledgeable of Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items were utilized.
2. Aerial photographs, Sidwell block sheets, etc. were utilized.
3. Inspection and research as io the condition of local buildings, streets, utilities, etc.
4. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures to determine conditions of local properties, utilities, streets, etc. and determine eHgibility of designated areas for tax increment financing.
5. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
6. Adherence to basic findings of need as established by the Illinois General Assembly in establishing the Act. These are:

- a. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the Act.
- b. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
- c. These findings are made on the basis that the presence of blight or conditions, which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

In making the determination of eligibility, it is not required that each and even* property or building in the Area qualify. It is the Area as a whole that must be determined to be eligible and that the factors are reasonably distributed throughout the Area.

The Act currently sets forth 14 separate factors that are to be used to determine if an area qualifies as a "conservation area". In addition, two thresholds must be met. For an area to qualify as a conservation area 50% or more of the structures in the area must have an age of 35 years or more and a combination of 3 or more of the 14 factors must be found to exist such that although the area is not yet a blighted area, it is detrimental to the public safety*, health, morals or welfare and may become a blighted area. For vacant areas to be declared as a "blighted area" additional criteria and factors must be met.

The Act currently does not define the blight terms, but the Consultant has utilized the definitions for these terms as established by the Illinois Department of Revenue in their 1988 Compliance Manual. The Eligibility Study included in the Appendix defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

Conservation Area: A combination of 3 or more of the following factors for improved property must exist for an area to qualify as a conservation area under the Act:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures

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5. Presence of structures below minimum code standards
6. Abandonment¹ T. Excessive vacancies
8. Overcrowding of structures and community facilities

9. Lack of ventilation, light, or sanitary facilities
10. Inadequate utilities
11. Excessive land coverage
12. Deleterious land use or layout
13. Depreciation of physical maintenance
14. Lack of community planning

Table Two. Conservation Area Factors Matrix, provided on the following page, tabulates the condition of all improved properties in the approximately 94-acre, 40 full and partial block Area. Table Two documents the conditions of improved portions of the Area. The data contained in Table Two indicate that three blighting factors associated with improved land are present to a meaningful extent and generally distributed throughout the Area.

Blighted Vacant Area: The following are various provisions that permit vacant property to qualify as blighted:

1. Combination of 2 or more of the following factors:
 - i. Obsolete platting of the vacant land,
 - ii. Diversity of ownership of such land,
 - iii. Tax and special assessment delinquencies on such land.
 - iv. Flooding on all or part of such vacant land,
 - v. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land,or
2. The area immediately prior to becoming vacant qualified as a blighted improved area, or
3. The area consists of an unused quarry or unused quarries, or
4. The area consists of unused rail yards, rail tracks or railroad rights-of-way, or
- 5. The area, prior to its designation, is subject to chrome flooding which adversely impacts on real property in the area and such

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flooding is substantially caused by one or more improvements within or in proximity to the area which improvements have been in existence for at least 5 years, or

6. The area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or
7. 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 a redevelopment project area and which area meets at least one of the factors itemized herein, 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 designated purpose.

The following discussion identifies the relevant eligibility- considerations for the vacant portions of the Area. The vacant areas discussed below have been vacant for some time and would be available for development if private sector interest was identified.

Approximately 9.1 acres or 17.3 percent of the net land area (exclusive of public right-of-way) was identified as vacant. It is evident from historic plats and photos that buildings once existed on some of these sites and demolition of these structures has occurred over time. Since July 1, 1994 only one structure has been demolished according to permit data provided by the City. Therefore, it is evident that demolition of these structures occurred more than 5 years ago and these vacant sites have not generated any development activity for some time. Given the deteriorated condition of existing structures in the vicinity of the vacant land and the presence of other factors necessary to qualify as blighted property under the Act on the vacant land, the vacant portions of the Area qualify as a blighted area.

Further discussion of the relevant eligibility considerations for the vacant areas is included in the Eligibility Study included as Attachment One of the Appendix. The vacant parcels are illustrated on the Exhibit B, Existing Land Use Assessment Map included in Attachment Two of the Appendix and summarized in the discussion below:¹

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E. Summary of Findings/Area Qualification

It was determined in the investigation and analysis of conditions in the Area that the improved portions of the Area qualify as a "conservation area" and the vacant portions of the Area qualify as a "blighted area" under the Act. The qualifying factors that were determined to exist in the improved area and vacant area are summarized later in this section. The Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify consistent with the strategy of the City- in other redevelopment project areas.

The loss of businesses from this Area, mirroring the experience of other large urban centers, further documents the trend line and deteriorating conditions of the Area. Closures and abandonment of some vacant commercial storefronts and vacant land are further evidence of declining conditions in the Area.

The City and the State have designated a portion of the Area (approximately 24.8%) as State of

Illinois Enterprise Number Zone 2 as a further response to deteriorating conditions in the Area. However, this designation only covers a small portion of the Area east of Cicero Avenue and the right-of-way of Cicero Avenue. This designation recognizes the significant needs of a portion of the Area and reinforces the need for public financial incentives are required to attract private investment (see Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix).

The conclusion of the Consultant is that the number, degree and distribution of eligibility factors as documented in this report warrant the designation of the Area as a conservation area and as a blighted area as set forth in the Act. The summary tables contained on the following pages highlight the factors found to exist in the Area that cause it to qualify. Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a conservation area or blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary'. Secondly, the distribution of conservation area and blighted area eligibility factors throughout the Area must be reasonable so that a good area is not arbitrarily found to qualify as a conservation or blighted area simply because of proximity to an area that exhibits blighting factors.

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The presence of multiple conservation area and blighted area factors, vacant land and declining EA.YVs of some area properties indicates that the

- . Area on the whole has not been subject to growth and development as a result of investment by private enterprise .and is not anticipated to be developed without the adoption of this Plan.
- . These have been previously docu-
- . mented. All properties within the Area will benefit from the TIF program.

1. Improved Land Statutory Factors

..! EXISTING IN I AREA

i 71?oofbldgs. i are or exceed ! 35, years of age.

Dilapidation

Major Extent

¹ Minor Extent

Illeal use of individual structures

5 • ' Presence of structures below miiiimum code standards Minor Extent

Abandonment

• Minor Extent

• Excessive vacancies

8 • Overcrowding of structures and community facilities

Not Present |

9 Lack of ventilation, li^ht or sanitary facilities

Minor Extent ¹

10 : Inadequate utilities

11 Excessive land coverage

12 Deleterious land use or layout

13 Depreciation of physical maintenance

14 Lack of community planning

Notes:

1 Only three factors are required by the Act for eligibility. Ten factors are present in the Area. Three factors were found to exist: one major event and seven were found to exist to a minor extent.

2 Area is not a factor for designation but rather a threshold that must be met before an area can be designated as a conservation area.

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2. Vacant/Unimproved Land-Statutory Factors

EXISTING IN VACANT/ UNIMPROVED; PORTION OF AREA

Two or more of the following factors: i. Obsolete platting (Present) ii Diversity of ownership (Present) iii Tax and assessment delinquencies (Present)

iv. Flooding (Does not exist)

v. Deterioration of structures or site improvements in neighboring areas adjacent, to the vacant land (Present)

Or

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' 2 j; Area immediately prior to becoming vacant qualified as i i a blighted improved area: Or

Area consists of unused quarry or quarries: Or

Area consists of unused rail yards, rail tracks or railroad right-of-way: Or

Area prior to designation is subject to chronic flooding, caused by improvements:

Or

Area consists of unused disposal site containing earth, stone, building debris, etc.:

Or

Area is not less than 50 nor more than 100 acres and 75% is vacant:

The analysis presented above is based upon field review and data assembled by the Consultant. The conclusions presented in this report are those of the Consultant. The study and survey of the Area indicate that requirements necessary for designation of the improved portion of the Area as a conservation area and the vacant portion of the Area as a "blighted area" are present.

Therefore, the Area is qualified as both a conservation area and blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act (see full text of Attachment One, Eligibility Study included in the Appendix).

SECTION VI – REDEVELOPMENT PLAN AND PROJECT

A. Introduction

This section presents the Plan and Project for the Area. Pursuant to the Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a redevelopment plan must be prepared. A redevelopment plan is defined in the Act at 65 ILCS 5/11-74.4-3 (n) as:

the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

B. Generalized Land Use Plan

The generalized land use plan for the Area is presented on Exhibit C. Generalized Land Use Plan included in Attachment Two of the Appendix.

The generalized land use plan for the .Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it states land use categories and even alternative land uses that apply to each block in the Area. Existing land uses that are not consistent with these categories may be permitted to exist. However, TIF assistance will only be provided for those properties in conformity with this generalized land use plan.

The commercial corridors of the .Area should be revitalized through improvement of the existing streetscape and infrastructure. Redevelopment

of small-scale individual properties with the primary focus being a series of planned commercial retail/service corridors is anticipated.

In addition, provisions for other land uses, including, residential and public/institutional uses are included. The various land uses should be arranged and located to minimize conflicts between neighboring land use activities.

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses, and promoting new business development at selected locations. The generalized land use plan highlights areas for use as commercial business that will enhance existing development and promote new development within the Area. The generalized land use plan designates six (6) land use categories within the Area:

- i. Residential/Commercial
- ii. Public/Institutional
- iii. Commercial
- iv. Commercial/Industrial
- v. Institutional/Commercial
- vi. Transportation

These six categories, and their location are identified on Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix. These six categories were developed from several factors: existing land use, the existing underlying zoning district and the land use anticipated in the future.

The intent of the Generalized Land Use Plan is for continued commercial use of these corridors by providing opportunities for commercial expansion and revitalization that will serve the residents of the Area as well as individuals traveling to and from Midway Airport. It is not the intent of the generalized land use plan to eliminate non-conforming existing uses in this Area or to eliminate residential uses. The intent is to prohibit the expansion of these uses where appropriate and allow the commercial nature of the Area to remain intact. In some instances, transformation from residential use to commercial may be desirable. It should be clearly noted that existing uses may remain until such time that they are no longer viable for their current use.

C. Redevelopment Projects

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be

undertaken. An essential element of the Plan is a combination of private projects, public projects and infrastructure improvements. All redevelopment project activities shall be subject to the provisions of the City's ordinances and applicable codes as may be in existence and may be amended from time to time. Projects and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Projects:

Rehabilitation of existing properties including adaptive reuse of certain existing buildings built for one use but proposed for another use (so long as such rehabilitation can comply with applicable City codes and the Generalized Land Use Plan contained herein). New construction or reconstruction of private buildings at various locations as permitted by the Plan. ;

2. Public Redevelopment Projects:

Public projects and support activities will be used to induce and complement private investment. These may include, but are not limited to: street improvements; public building rehabilitation; land assembly and site preparation: street work; transportation improvement programs and facilities; public utilities (water, sanitary and storm sewer facilities); environmental clean-up; park improvements; school improvements; landscaping; traffic signalization; promotional and improvement programs; signage and hghting, as well as other programs as may be provided by the City and permitted by the Act.

3. Property Assembly:

Property assembly in accordance with this plan may be undertaken by the private sector. Additionally, the City may encourage the preservation of buildings that are structurally sound and compatible with the overall redevelopment ofthe .Area.

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To meet the goals and objectives of the Plan, the City may acquire and assemble property throughout the Area. Exhibit G-1, Land Acquisition Map located in Attachment Two ofthe Appendix, indicates the parcels currently proposed to be acquired for clearance and redevelopment in the Project Area. Exhibit G-2, Land Acquisition List also included in Attachment Two of the Appendix portrays the acquisition properties in more detail. Parcels of land may be acquired for the purposes of land assembly for future redevelopment. Site preparation may include demolition of existing improvements and environmental remediation, where appropriate.

To meet the goals, policies or objectives of this Plan, the City may acquire and assemble property

throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be acquired for the purposes of (a) sale, lease, or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. 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.

The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Acquisition, clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tax-producing redevelopment closely follows site clearance.

The City may (a) acquire any historic structure (whether a designated City or State landmark or on, or eligible for, nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

In connection with the City exercising its power to acquire real property not currently identified on Exhibit G-1, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of the Plan.

For properties described on Exhibit G-1, Land Acquisition Map located in Attachment Two of the Appendix, the acquisition of occupied properties by the City shall commence within, four years from the date of the publication of the ordinance approving the Plan. Acquisition shall be deemed to have commenced with the sending of an offer letter. After expiration of this four-year period, the City may acquire such property pursuant to the Plan under the Act according to its customary procedures described in the preceding paragraph.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project 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 advisor} and/or financial assistance as determined by the City.

The estimated costs associated with the eligible redevelopment projects are presented in Table Three, Estimated Redevelopment Project Costs below.

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TABLE THREE Estimated Redevelopment Project Costs

	<u>Activity Cost¹</u>
1. Planning, Legal. Professional Services,	\$ 1,000,000
1. Administrative	
2. Property Assembly; Site Clearance &	\$ 7,000,000
2. Clean-Up; Site Preparation	
3. Rehabilitation Costs	
4. Public Works or Improvements	
5. Job Training	
6. Taxing Districts' Capital Costs ,	
7. Relocation Costs	
8. Interest Subsidy	

S 8,000,000 S 4,000,000 S 3,360,000 S 2,000,000 S 2,000,000 S 3,000,000

***Total Redevelopment Project Costs \$30,360,000**

Further descriptions of costs are provided in Section VII of this Plan. Certain costs contained in this table will become eligible costs as of November 1, 1999 pursuant to an amendment to the Act.

In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are an upper limit of expenditures. Adjustments may be made in line items within the total and may be made without amendment to the Plan. The City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Except as permitted by the Act, in no instance shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

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These are projects that are necessary to carry out the capital improvements covering portions of the Cicero/Archer Redevelopment Area and to address the additional needs identified in preparing this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. Some of the costs listed in Table Three, Estimated Redevelopment Project Costs will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. Except as permitted by the Act, in no instance shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

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). Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Plan and which may include affordable housing requirements.

The City proposes to achieve its redevelopment goals and objectives for the Area through the use of public financing techniques including, but not limited to tax increment financing. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

D. Assessment of Financial Impact on Taxing Districts

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

monitor development in the 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 presently levy taxes against properties located within the Area:

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services, for kindergarten through twelfth grade. Hearst School is located within the Area. This school as well as other Chicago Public Schools near the Area are shown on Exhibit A, Boundary Map of TIF Area included as Attachment Two of the Appendix.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. No parks are located within the Area. Parks located near the Area are identified on Exhibit A, Boundary Map of TIF Area included in Attachment Two of the Appendix.

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

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

City of Chicago Library Fund. The Chicago Library District operates and maintains 79 libraries throughout the City of Chicago. Several other branches located in the Area library services for residents of the Area and

adjacent neighborhoods. 45

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The extent of the land use changes discussed previously are not likely to result in significant new service demands from the City and other taxing districts. In addition, in some other locations existing residential uses may be replaced by new or expanded commercial uses and therefore will have an offsetting effect.

The City finds that the financial impact on taxing districts of the City implementing the Plan and establishing the Area is not significant and that the Plan and Area will not result in significant increased demand for facilities or services from any taxing district. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements. These services are provided by the Metropolitan Water Reclamation District (M.W.R.D.) and the City (fire and police protection as well as sanitary collection, recycling, etc.). It is not anticipated that the demand for increased services and facilities will be significant because nearly all of the Area is currently developed or was developed at one time and is currently receiving services via the existing infrastructure. Any increase in demand can be adequately handled by existing facilities of the M.W.R.D. Likewise, services and facilities of the City of Chicago are adequate to handle any increased demand that may occur.

The major goals of this Plan are to: revitalize and restore existing business areas; assist in property assembly; accomplish the planned program of public improvements; achieve new business in-fill development wherever possible and address the needs identified herein which cause the Area to qualify for TIF under the Act. Existing built-up areas are proposed to be revitalized and stabilized. Revitalization is not expected to result in a need for new facilities or expanded services from area taxing bodies.

The costs presented in Table Three - Estimated Redevelopment Project Costs, have included a limited portion of costs associated with capital improvement projects for Area taxing jurisdictions. The City will monitor the progress of the Plan and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demand for facilities or services in the future, the City will consider utilizing tax increment proceeds or other revenues, to the extent they are available to assist in addressing needs that are in conformance with this Plan.

The Area represents a very small portion (approximately 0.06%) of the total tax base of the City. In recent years, E.A.V. has been declining on some Area properties as previously noted. Taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deterioration in the Area and attract new growth and development in the future.

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It is expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values, in adjoining neighborhoods of the community. The potential for the realization of this trend is borne out by data that

was compiled by the Illinois Department of Revenue (DOR). In a recent report from December 10, 1997, the DOR notes that E.A.V. has grown at a faster rate (6.7%) in areas outside of TIF boundaries, in communities where TIFs have been created than it does in communities that have not created TIFs where the E.A.V. grew by only 3.5%. Therefore, DORs research suggests that establishment of the Area and implementation of the Plan are likely to also have this spillover effect. This spillover effect will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

Prior Efforts

Prior public improvements and activities initiated by the City and others have been limited to on-going maintenance of public infrastructure. Each of these prior efforts involved area residents, elected officials, businesses and neighborhood groups. In addition, as part of the process of preparing this Plan several community meetings were held and elicited comments and input from those residing in or doing business in the Area with respect to this Plan.

Each of the efforts outlined previously were directed at specific major public improvements in the Area. However, broader efforts that address Area-wide issues are needed:

- Eliminate blighting factors:
- Redevelop vacant sites:
- Improve transportation services, including provision for parking areas, and incorporation of vehicular traffic and safety measures:
- Initiate employment training programs so as to better prepare the labor force in the Area for employment opportunities;
- Undertake physical improvements to improve the appearance, image and marketability of the Area; and
- Encourage other proposals that can create long-term economic life and stability.

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SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

The development and follow through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

A combination of private investments and projects and public improvements and projects is an essential element of the Plan. In order to achieve this end, the City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999:

1. 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, marketing, financial, planning or other services.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements.

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4. The cost of replacing, an; existing public building if pursuant to the

4. implementation of a redevelopment project the existing public builds

4. ing is to be demolished to use the site for private investment or de-

4. voted tp; a d^erent^use^^

the cost of

4. Construction of public improvements,
5. Cost of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.
6. 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 not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto.
7. 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 (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.
9. Payments in lieu of taxes.
10. 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 a Redevelopment Project Area; (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code (as

defined in the Act).

11. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- A) such costs are to be paid directly from the special tax- allocation fund established pursuant to the Act; and
- B) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
- C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
- D) the total of such interest payments paid pursuant to this Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act: and
- E) the 30% limitation in (B) and (D) above may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

1 - - An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act.

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- 13. Up to 50% 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 of the Illinois Affordable Housing, Act. If the units are part of a residential redevelopment project that includes units- not afford to low-.-and very low-income households, only the low- and Very; low-income units shall be eligible for this benefit under the; Act.
- 14. The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or apportion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income famines working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income .does,not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of

Housing and Urban Development.

A. Most Recent Equalized Assessed Valuation

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The purpose of identifying the most recent equalized assessed valuation (EA\0 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 1998 EAV of all taxable parcels in the Area is approximately \$19.9 million. This total EAV amount, by PIN, is summarized in 1998 E.A.V. by Tax Parcel included as Attachment Four of the Appendix. 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. If the 1998 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 1997 EAV with the 1998 EAV without further City Council action.

B. Redevelopment Valuation

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area The

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private redevelopment investment and. anticipated growth that will result from redevelopment and rehabilitation j activity in this Area is expected to increase the equalized assessed valuation to approximately \$25 million to \$30 million. This is based, in part, upon an assumption that the vacant buildings and vacant land in the Area will be improved and increase in assessed value. These actions will stabilize values in the remainder of the area and further stimulate rehabilitation and expansion of existing viable businesses. J

C. Sources of Funds

The primary source of funds to pay for Redevelopment Project Costs associated with implementing the Plan shall be funds collected pursuant to tax increment allocation financing to be adopted by the City in connection with the Plan. Under such financing, tax increment revenue resulting from increases in the E.A.V. of property, in the Area shall be allocated to a special fund each year (the "Special Tax' Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Plan and construction of the public improvements and projects, the City of Chicago, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations

may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund. 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 for such costs from incremental taxes.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include City, state and federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

In the future, the Area may be contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible redevelopment project costs, or obligations issued to

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pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Area made available to support such contiguous redevelopment project areas or areas separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-L Et Seq., as amended). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right of way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in 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 Three of this Plan.

D. Nature and Term of Obligation

Without excluding other methods of City or private financing, a major source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize TIF Revenue obligations, issued

pursuant to this Plan, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project

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costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project or the bonds. One or more bond issues: may be sold at any time in order to implement this Plan..

E. Completion of Redevelopment Project and Pldn

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the; City tr^iojrerHas p^vided- in the Act is to be made with respect to ^d valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this re-development project area is adopted (By December 31. 202,4).

F. Commitment To Fair Employment Practices, Affirmative Action Plan and Affordable Housine

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

1. The assurance of equal opportunity in all personnel and employment actions, including, but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.
2. Redevelopers will meet City of Chicago standards for participation of Minority Business Enterprises and Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements; provided, however, that some or all of these requirements may be waived or reduced for developers who are participating in one of the City's small business improvement programs.
3. This commitment to affirmative action will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. The City requires chat developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability

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criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the SMSA median income, and affordable rental units should be affordable to persons earning no more than 80% of the SMSA median income.

In order to implement these principles, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

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G. Housing Impact and Related Matters

Because the Area includes residential units whose occupants may be displaced as a result of the Plan, information regarding the potential impact on such residents and residential units is being provided in this Plan. Included in this Plan are Exhibit G-1, Land Acquisition Map and Exhibit C. Generalized Land Use Plan included as Attachment Two of the Appendix, which indicate that parcels of real property on which there are buildings containing residential units may be removed and that, to the extent those units are inhabited, the residents thereof will be displaced. The number and type of residential buildings in the Area potentially affected by this Plan were identified during the budding condition and land use survey conducted as part of the eligibility analysis for the Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including, where appropriate, physical building surveys, data received from building owners and managers and data bases maintained by the City's Department of Planning and Development, Cook County tax assessment records and census data.

The Area contains 23 multi-family buildings containing a total of 212 residential units and 7 mixed-use buildings containing a total of 11 residential units. One hundred seventy eight of the 212 multi-family residential units are occupied and 10 of the mixed-use residential units are occupied. No single-family residential uses are located in the Area.

Any buildings containing residential units that may be removed and any displacement of residents of inhabited units projected herein are expressly intended to be within the contemplation of the comprehensive program m-

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tended or sought to be implemented pursuant to this Plan. To the extent that any such removal or displacement will affect, households of low-income and very low-income persons, there shall be provided

affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Area. For the purposes hereof, "low-income households", "very low-income households", and "affordable households" shall have the meanings set forth in the Illinois Affordable Housing Act. ,

Based on the acquisition map designated in the Plan as Exhibit G-1, Land Acquisition Map located in Attachment Two of the Appendix, there are 3 mixed-use structures (containing a total of 5 residential units) that, if the Plan is implemented in that regard, would result in such buildings being removed. According to data taken from the 1990 U.S. Census, 3 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low-income and 2 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as very low-income: No multi-family or single-family residential units are identified for acquisition. Therefore, 5 of the 5 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low- and very low-income.

Based on the land use map included herein as Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix, when compared to Exhibit B, Existing Land Use Assessment Map, also included in Attachment Two of the Appendix, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in that regard, would result in such buildings being removed. The property associated with the 23 multi-family buildings (a total of 178 occupied units) and the property associated with the 7 mixed-use buildings (a total of 10 occupied units) located in the area are identified as a land use other than residential on Exhibit C, Generalized Land Use Plan included as Attachment Two of the Appendix and therefore would be removed. Fifty of the 178 inhabited multi-family households and 3 of the 10 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as low-income. Thirty-four of the 178 inhabited multi-family households and 2 of the 10 inhabited mixed-use households that would be removed are estimated to be occupied by families classified as very low-income. Therefore, 89 of the 188 inhabited multi-family and mixed-use households that would be removed are estimated to be occupied by families classified as low- and very low-income.

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Exhibit G-2, Parcels To Be Acquired By City included in Attachment Two of the Appendix and Attachment Four of the Appendix. 1998 Estimated E.A.V. by Tax Parcel, contain references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs.

H. Amending the Redevelopment Plan

This Plan may be amended in accordance with the provisions of the Act.

I. Conformity of the Plan for the Area To Land Uses Approved by the Planning Commission of the City

This Plan and the Project described herein include the generalized land uses set forth on the

Generalized Land Use Plan, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

[Attachment Three - Legal Description referred to in this Cicero /Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 constitutes Exhibit "C to the ordinance and is printed on pages 31499 through 31502 of this Journal.]

[(Sub)Exhibit "A" of Attachment Two - Maps and Plan Exhibits referred to in this Cicero/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 constitutes Exhibit "E" to the ordinance and is printed on page 31503 of this Journal. J

[(Sub)Exhibits "B", "C", "D", "E", "F", "G-1" and "G-2" of Attachment Two --Maps and Plan Exhibits referred to in this Cicero/Archer Tax Increment ... Financing Redevelopment Plan and Project Revision Number 1 printed on pages 31471 through 31481 of this Journal.]

[Attachment Four -- 1998 Estimated E.A.V. By Tax Parcel referred to in this Cicero/Archer Tax Increment Financing" Redevelopment Plan and Project Number 1 printed on pages 31482 through 31490 of this Journal.]

(T.I.F. Boundaries for the Midway Redevelopment Area, .Location Map and Table 2 referred to this Cicero/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 printed on pages 31491 through 31493 of this Journal.)

Attachment One - Eligibility Study referred to in this Cicero/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 reads as follows:

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Attachment One. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

Eligibility Study. Revision Number 1.

Cicero/Archer Tax Increment Redevelopment Plan And Project.

October 22, 1999. Revised February 28, 2000.

I

Introduction.

P.G.A.V. Urban Consulting (the "Consultant") has been retained by the City of Chicago (the "City") to prepare a Tax Increment Financing Redevelopment Plan and Project for the proposed redevelopment project area known as the Cicero/Archer Redevelopment Area (the "Area"). Prior to preparation of the Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area, containing all or part of forty (40) full or partial City blocks and approximately ninety-four (94) acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended ("the Act"). This report summarizes the analyses and findings of the Consultant's work. This assignment is the responsibility of P.G.A.V. Urban Consulting which has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that P.G.A.V. Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

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Following this introduction, Section II presents background information for the Area including the geographic location, description of current conditions and area data; Section III documents the building condition assessment and qualifications of the Area as a conservation area and as a vacant blighted area under the Act. Section IV, Summary and Conclusions, documents the findings of the Eligibility Study.

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Background Information.

A. Location And Size Of Area.

The Area is located eight and one-half {8½} miles southwest of downtown Chicago and is comprised of three (3) interconnected and related commercial corridors formed by Cicero Avenue, 47th Street and Archer Avenue. The Area contains approximately ninety-four (94) acres and consists of forty (40) (full and partial) blocks:

The Area includes property along the following streets:

Cicero Avenue from 45th Street to approximately 53rd Street; 47th Street from Laramie Avenue to Knox Avenue; and Archer Avenue from Laramie Avenue to Keating Avenue.

The boundaries of the Area are described in the Plan, Legal Description (Attachment Three - Appendix) and are geographically shown on Plan, (Sub)Exhibit A, Boundary Map (Attachment Two - Appendix). The existing land uses are identified on Plan,(Sub) Exhibit B, Existing Land-Use Assessment Map (Attachment Two - Appendix).

B. Description Of Current Conditions.

The Area consists of forty (40) (full and partial) city blocks, one hundred fourteen (114) buildings and approximately three hundred ninety-five (395) parcels covering approximately ninety-four (94) acres. Of the approximately ninety-four (94) acres in the Area, the gross land-use breakdown (shown as a percentage of gross land

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area) within the Area is as follows;

Land-Use	Of Gross Of Net Land Area	Percentage	Percentage Land Area"
Residential	3.7	6.6	
Commercial	32.9	58.8	
Institutional and Related	9.7	17.3	
Vacated/Underdeveloped	9.7	17.3	
Public Rights-of-Way	44.0	NA	

Much of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by:

- the predominance (seventy-one percent (71%)) of structures that are thirty-five (35) years old or older;
- obsolescence (fifty-eight percent (58%) of buildings or parcels);
- excessive land coverage (sixty-four (64%) of buildings or site improvements); and
- depreciation of physical maintenance (seventy-five percent (75%) of buildings or site improvements).

(I) Net land area exclusive of public rights-of-way.

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The Area on the whole has not been subject to growth and private investment and is not expected to do so without the adoption of the Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further private disinvestment in the Area.

Along Cicero Avenue and 47th Street vacant lots exist where numerous commercial and residential structures were removed. Also along Cicero Avenue are several underutilized properties (unused parking lots) and vacant storefronts, obsolete commercial uses (motels), and deteriorating structures. All of these conditions have resulted in a declining commercial corridor and a poor visual image along Cicero Avenue, one of the City's major transportation corridors.

Along Archer Avenue there are numerous commercial uses that exhibit excessive land coverage and obsolete layouts that provide little off-street parking. In addition, in this commercial corridor, excessive signage, depreciation of maintenance on building facades and streetscapes in need of upgrade and improvement and scattered vacant storefronts contribute to the declining visual character of the Area.

Efforts by the City to check decline have met with limited success. The City and the State of Illinois ("State") have included a portion of the Area in Enterprise Zone Number 2 (see (Sub)Exhibit F, Enterprise Zone Map located in Attachment Two of the Appendix). As noted on the map, this designation only covers a portion (approximately twenty-four and eight-tenths percent (24.8%)) of the Area east of Cicero Avenue and the Cicero Avenue right-of-way. However, these initiatives have not reversed decline in the Area. Additional areas along Cicero Avenue, 47th Street and Archer Avenue are still vacant and underutilized or the buildings exhibit depreciation of maintenance. Streetscapes along the major streets of the Area are in need of upgrade and improvement. It is anticipated that in the future, the Enterprise Zone benefits and incentives in conjunction with components of this tax increment finance strategy, will greatly assist in addressing Area-wide problems.

From 1993 through 1998, the Equalized Assessed Value (E.A.V.) of the City of Chicago, increased from Twenty-eight Billion Seven Hundred Million Dollars (\$28,700,000,000) to Thirty-three Billion Nine Hundred Million Dollars (\$33,900,000,000) according to Cook County records. This represents a gain of Five Billion Two Hundred Million Dollars (\$5,200,000,000) (annual average of three and six-tenths percent (3.6%)) during this six (6) year period. From 1993

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through 1998, the E.A.V. of Lake Township, the township which includes the Cicero/Archer Redevelopment Project Area, increased from Three Billion One Hundred Million Dollars (\$3,100,000,000) to Four Billion Dollars (\$4,000,000,000) according to Cook County records. This represents a gain of Nine Hundred Million Dollars (\$900,000,000) (annual average of five and eight-tenths percent (5.8%)) during this six (6) year period. In 1993 the E.A.V. of the Area was Fourteen Million Three Hundred Thousand Dollars (\$14,300,000). In 1998, the E.A.V. of the Area was Nineteen Million Nine Hundred Thousand Dollars (\$19,900,000). This represents a gain of Five Million Six Hundred Thousand Dollars (\$5,600,000) (annual average of seven and eight-tenths percent (7.8%)) during the six (6) year period between 1993 and 1998.

While this percentage increase is substantial, the majority of growth occurring in the Area during the past six (6) years occurred in the reassessment year of 1997 and occurred on a small number of properties scattered throughout the Area. Between 1996 and 1997 the E.A.V. of the Area grew by twenty-one and one-tenth percent (21.1%). However, eleven (11) properties (two and eight-tenths percent (2.8%) of the three hundred ninety-five (395) properties in the Area) account for fifty-four and two-tenths percent (54.2%) of the growth between 1996 and 1997. When these eleven (11) properties are removed from calculations the E.A.V. growth rate of the Area between 1996 and 1997 falls to nine and six-tenths percent (9.6%) (compared to ten and six-tenths percent (10.6%) for Lake Township). Therefore, during the 1997 reassessment period the Area's growth rate (excluding the eleven (11) properties mentioned above) was nine and four-tenths percent (9.4%) below that experienced in Lake Township as a whole. The limited number of building permits issued for new construction since 1994 also indicates that E.A.V. growth occurring in the Area is due to reassessment and not due to new construction. Only three (3) permits for new buildings and thirty-three (33) permits for rehabilitation projects have been issued in the Area since July 1, 1994. According to building permit information provided by the City the total construction costs of these improvements was approximately One Million Seven Hundred Thousand Dollars (\$1,700,000) (approximately Five Hundred Thousand Dollars (\$500,000) in E.A.V.). Therefore, the majority of the growth occurring in the Area is not coming from new investment but is coming from reassessment. Historic trends also indicate that E.A.V. growth is only occurring during reassessment years. In the two (2) years prior to 1997, the E.A.V. of the Area declined. Between 1995 and 1996 the E.A.V. of the Area declined by approximately Four Hundred Twenty-six Thousand Dollars (\$426,000) or negative two and Five-tenths percent (-2.5%). Between 1994 and 1995 the E.A.V. of the Area declined by approximately One Hundred Eighty-six Thousand Dollars (\$186,000) or negative one and one-tenths

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percent (-1.1%). Therefore, the 1995 and 1996 E.A.V. of the Area was lower than the 1994 E.A.V. and only recovered during the reassessment year of 1997. In addition, between 1997 and 1998 the E.A.V. of the Area declined. This means that in three (3) of the last four (4) years the E.A.V. of the Area declined. Furthermore, E.A.V.s for individual properties also indicate that investment is not occurring. Between 1996 and 1997, fifty-seven (57) (fourteen and five-tenths percent (14.5%)) of the properties in the Area experienced E.A.V. declines and nine and six-tenths percent (9.6%) of the properties in the Area are delinquent in the payment of 1995 through 1997 real estate taxes.

Vacant floor space and building code violations indicate that the building stock of the Area is declining. There is approximately fourteen thousand (14,000) square feet of vacant commercial floor space in the Area. Much of this vacant floor space is located in buildings that are obsolete in terms of contemporary business requirements such as building design and site layout. Therefore, reuse of much of the vacant floor space in the Area is unlikely. Since July 1, 1994, sixty-six (66) building code violations have been issued on buildings. Twenty-four (24) violations were issued for properties on Archer Avenue, four (4) were issued for properties on 47th Street and thirty-eight (38) were issued for properties on Cicero Avenue. These violations suggest that properties are gradually becoming obsolete and maintenance on these structures is declining as the buildings age. Approximately seventy-one percent (71 %) of the buildings in the Area are or exceed thirty-five (35) years of age. Only one (1) demolition permit has been issued in the Area since July 1, 1994. Much of the nine and one-tenth (9.1) acres of vacant land in the Area (primarily along Cicero Avenue and 47th Street) has been vacant for more than five (5) years.

The number of code violations, vacant floor space in obsolete buildings, tax delinquencies and vacant lots suggest that a cycle of decline is occurring along Cicero Avenue and 47th Street. As buildings age, they become obsolete and maintenance on those buildings declines. The structures eventually become vacant and are left standing to deteriorate further or are demolished and the lot is left vacant.

It is clear from the study of this Area and documentation in this Eligibility Study (long-term vacancies, properties that are tax delinquent, absence of new private development occurring, declining E.A.V.s of some Area properties, et cetera) that private revitalization and redevelopment has not occurred to overcome the blighted conditions that currently exist. The Area is not reasonably expected to be developed without the aggressive efforts and leadership of the City, including the adoption of the Plan.

C. Area Data And Profile.

Public Transportation.

A description of the transportation network of the Area is provided to document access to the Area and the existing and future potential needs of the Area. The direct connection service; to the CTA* train station locations provides all sections of the Area with reasonable commuter transit alternatives.. bus lines and

C.T.A Bus And Transit Routes. The Area is served by several C.T.A. bus routes: These routes include: North/South Routes:

Route 54B: Cicero Avenue

East/West Routes:

- Route 62/62H: Archer Avenue
- Route 47: 47th Street

Route 54B (Cicero Avenue) connects with the C.T.A. Orange Line at the new Midway Station immediately south of the Area and with the Blue Line north of the Area. No Metra commuter stations are located in the Area.

Street System. Region.

Access to the regional street system is primarily provided via the Adlai E. Stevenson Expressway (I-55) immediately north of the Area. In addition, Cicero Avenue (State Highway 50) traverses the Area from north to south. Minor improvements (landscape islands in the center of the right-of-way) to upgrade the appearance of Cicero Avenue have recently been completed.

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Local.

47th Street and Archer Avenue are: arterial class, streets. Archer Avenue generally has one (1) or two (2) travel lanes in each direction, and curbside parking lanes. 47th Street generally has one (1) travel lane in each direction and a curbside-parking lane. Cicero Avenue; Archer Avenue and 47th Street experience significant volume of traffic.

Viaducts And Rail Crossings. There are no rail crossings or viaducts; located in the Area.

Internal Traffic Patterns And Parking.

The commercial corridors of the Area generate the majority of the internal traffic within the Area.

South of the Area, rental car return lots, taxi and limousine staging areas and travelers accessing Midway Airport also generate large volumes of traffic along Cicero and Archer.

The major streets that comprise the spines of the Area have peak-period parking restrictions, which can increase street capacity and improve efficiency. Parking in the Area is typically limited to off-street parking provided by individual businesses. The commercial sections of the Area located along Cicero Avenue and Archer Avenue are in need of increased parking for patrons and employees. Individual businesses along these streets have narrow street frontage and some buildings that cover one hundred percent (100%) of the lot prevents any on-site parking. Along 47th Street the large number of vacant lots prevent any significant demand for parking.

Pedestrian Traffic.

Pedestrian traffic is present along the major arterial streets in the Area although heavy concentrations are not common, such as the pedestrian traffic associated with Hearst School during peak periods before and after school hours.

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Area Decline,

- During the past several decades declining; condition along Cicero

Avenue and Archer Avenue have begun to appear. Along Cicero Avenue many

vacant lots exist that once were occupied by residential buildings.

Over the years piece-meal demolition of structures along Cicero Avenue has occurred; There are also several examples of structures located along Cicero Avenue, These and other declining have resulted in a highly negative visual image throughout the Area. Along 47th Street west of Cicero Avenue there are many vacant lots or underutilized lots (lots that are paved but not serving as parking lots) that serve as a vacant commercial building) and undeveloped land uses (truck lot) exist. These conditions are adjacent to residential areas (Hearst School) and contribute to the poor visual image and declining conditions along 47th Street: Along the commercial corridor of Archer Avenue excessive, land coverage, excessive signage, deleterious land uses in the form of billboards, depreciation of maintenance on building facades; create a visual image of a streetscape

seriously in need of upgrade and maintenance.

The entire Area is in need of revitalization and improvement by private investment. Confidence in the Area can be revived through the City's implementation of this Plan which is intended to prompt investment of private sector capital through:

- provision of adequate off-street parking for employees and customers;
- strengthening and defining corridor edges that separate commercial and residential areas;
- eliminating blighting factors; and
- promoting businesses along revitalized streetscapes.

Obstacles to efficient business operations for Area businesses include:

- a need to improve transportation facilities and services;
- improvement of the streetscape along the major commercial corridors of the Area;

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- elimination of blighted conditions; and
- a need to provide improved training programs for area employees.

The City proposes to use tax increment financing, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital. The Area on the whole has not been subject to growth and development through investment by private enterprise and is not likely to do so without the adoption of the Plan. The public projects that are anticipated for the Area may include, but are not limited to:

- property assembly;
- street, alley and sidewalk reconstruction; transportation
- improvements; utility work;
- property rehabilitation and improvements to various existing properties including streetscape improvements;

private developer assistance;
environmental remediation and site preparation;
marketing and promotion;
environmental remediation; and
planning studies.

This Eligibility Study documents the qualifications of the area for designation as a redevelopment project area. The purpose of the Plan is to provide an instrument that can be used to guide the correction of area problems that cause the area to qualify; attract new growth to the area; and stabilize existing development in the area.

D. Existing Land-Use And Zoning Characteristics. A tabulation of land area by land-use category is shown below:

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Table One. Tabulation Of Existing Land-Use.

Land-Use		Land Area Gross Acres	Percentage Of Gross Land Area	Percentage Of Net Land Area" ¹
Residential	3.53.7	6.6		
Commercial	31.0	32.9	58.8	
Institutional	9.19.7	17.3		
Vacant/Undeveloped	9.19.7	17.3		
Subtotal - Net Area	52.7	56.0	100.0	
<u>Public Rights-of-Way</u>	<u>41.4</u>	<u>44.0</u>	<u>NA</u>	
TOTAL:	94.1100.0	NA		

The existing land uses itemized in Table One are predominantly commercial in nature as thirty-two and nine-tenths percent (32.9%) of the gross land area or fifty-eight and eight-tenths percent (58.8%) of the net area (exclusive of public right-of-way) is commercial. Vacant/undeveloped land is also significant in the area as nine and seven-tenths percent (9.7%) of the gross land area or seventeen and three-tenths percent (17.3%) of the net area (exclusive of public right-of-way) is vacant.

Note:

(1) Net land area exclusive of public right-of-way.

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Several residential pockets are present in the area. The residential pockets are multi-family uses located along Archer Avenue and along Cicero Avenue near the Archer/Cicero intersection. There are twenty-three (23) multi-family residential structures containing a total of two hundred twelve (212) residential units and seven (7) mixed-use (buildings with first (1st) floor commercial uses and second (2nd) floor residential uses) structures containing a total of eleven (11) residential units in the area. There are no single-family residential structures in the area. One hundred seventy eight (178) of the two hundred twelve (212) multi-family residential units are occupied and ten (10) of the eleven (11) mixed-use residential units are occupied. Approximately three and seven-tenths percent (3.7%) of the gross land area or six and six-tenths percent (6.6%) of the net land area (exclusive of public right-of-way) is residential. Along the boundaries of the area adjacent residential uses are also in close proximity to commercial uses that front the major streets of the area. The boundary separating residential and commercial uses is generally an alley. These situations often create conflicts related to traffic generation and incompatible land uses.

There are no public parks located in the area. Hearst School, located on 47th Street west of Cicero Avenue, is the only major institutional use in the Area. Existing land uses are identified on (Sub)Exhibit B, Existing Land-Use Assessment Map included in Attachment Two of the Appendix

The majority of property within the area is zoned in "commercial" or "business" categories. A small portion of the area is zoned as industrial and residential zoning covers the limited amount of residential uses in the area as well as Hearst School. (See (Sub)Exhibit D, Generalized Existing Zoning Map included as Attachment Two of the Appendix.)

///.

Qualification Of The Area.

A. Illinois Tax Increment Allocation Redevelopment Act.

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two (2)) or industrial park conservation area as defined in Section 5/ 11-74.4-3(a) of the Act:

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- "(a) 'Blighted area' means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land-use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by, (1) 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; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites,, or (7) 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 five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of this subsection (a), 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 designated purpose.
- (b) 'Conservation area' means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities;

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inadequate utilities,, excessive land coverage;; deleterious land-use or layout; depreciation of physical maintenance; lack of community planning is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area".

The Act also states at 65 ILCS 5/11-74.4-3(n) that V;

"... No redevelopment plan shall be adopted unless a municipality has determined that the redevelopment project area on this whole has not been and development through investment: by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan."

Vacant areas may also qualify as blighted. In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land as described in the statute is:

"any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial agricultural purposes within five years, prior to the designation of the redevelopment area unless the parcel is included in an industrial park conservation area or the parcel has been subdivided." (65 ILCS 5/11-74.4-3(v) (1996 State Bar Edition), as amended.

As vacant land, the property may qualify as blighted if the:

"sound growth of the taxing districts is impaired by (1) 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 vacant land; flooding on all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) 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 identified in prbisfo[^] 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 designated purpose." (65 ILCS 5/11 -74.4-3(a)(1996 State Bar* Ediuoh); as amended.

On the basis of these criteria, the Areas consist of two qualified in two (2) ways. Approximately seven and three-tenths (7.3) acres of the Area qualify as a blighted area. The remaining eighty-six and eight-tenths (86.8) acres in the Area, is referred to as the Improved portion of the Area and qualifies as a conservation area within the requirements of the Act as documented below.

B. Survey, Analysis And Distribution Of Eligibility Factors.

Exterior surveys of observable conditions were conducted; of all of the properties located within the Area. An analysis was made of each of the conservation area eligibility factors contained in the Act to determine their presence in the Area. This survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, Underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area.

It was determined that the Area qualifies in two (2) ways. The Area qualifies as a conservation area consistent with provisions of the Act that apply to "improved" areas. Vacant or undeveloped land within the Area qualifies as a blighted area. Approximately nine and one-tenths (9.1) acres of the approximately ninety-four (94) acres in the Area are currently vacant. Vacant or undeveloped tracts of land comprise nine and seven-tenths percent (9.7%) of the gross land in the Area,

A building-by-building analysis of the forty (40) blocks in the Area was conducted to identify the eligibility factors present in the Area (see Conservation Area Factors Matrix, Table Two, on the following page and narrative regarding vacant areas contained in this section). Each of the factors relevant to making a finding of eligibility is present as stated in the tabulations.

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C- Building Evaluation Procedure.

This section identifies how the properties within the Area were evaluated. During

the field survey, all Components of and improvements to the Subject properties were examined to determine the presence and extent that existed in the Area. Field investigators by the Staff of the Consultant included a registered architect and professional planners. They conducted surveys and inspections of the Area in order to ascertain the existence and prevalence of the various blighting factors described in the Act and Area needs. These inspectors have been trained in the survey techniques and have extensive experience in similar undertakings.

The Consultant's staff was assisted by information obtained from various departments of the City of Chicago and Cook County. Based on these investigations and qualification requirements and the determination of needs and deficiencies in the Area, the qualification and the boundary of the Area were determined.

D. Investigation And Analysis Of Eligibility Factors.

In determining whether the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data include information assembled from the sources: below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, review of real estate records and related items, and other information related to the Area was used. In addition, aerial photographs, Sidwell block sheets, et cetera were also utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, et cetera.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, et cetera and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.

5. Adherence to basic findings of need expressed in the Act:

- i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within

the meaning of the Act.

- ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
- iii. These findings are made on the basis that the presence of blight or conditions, which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

E. Analysis Of Conditions Of Improved Property In The Conservation Area.

In making the determination of eligibility, each and every property or building in the Area is not required to qualify. It is the Area as a whole that must be determined to be eligible.

The following analysis details conditions which cause the Area to qualify under the Act, as a conservation area and as a blighted area, per surveys and research undertaken by the Consultant between January and June of 1999;

Age Of Structures - Definition.

Age, although not one of the fourteen (14) blighting factors used to establish a conservation area under the Act, is used as a threshold that an area must meet in order to qualify. In order for an Area to qualify as a conservation area the Act requires that "fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more". In a conservation area, according to the Act, the determination must be made that the Area is, "not yet a blighted area", but because of the presence of certain factors, "may become a blighted area".

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems than buildings constructed in later years because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be ideally suited for meeting modern-day space and development standards. These typical problematic conditions in older buildings can be the initial indicators that the factors used to qualify the Area may be present.

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Summary Of Findings Regarding Age.

The Area contains a total of one hundred fourteen (114) main¹ buildings, of which seventy-one percent (71%), or eighty-one (81) buildings are thirty-five (35) years of age or older as determined by field surveys and local research. Therefore, the Area meets the threshold requirement for a conservation area in that fifty percent (50%) or more of the structures in the Area are or exceed thirty-five (35) years of age.

1. Dilapidation -- Definition.

Dilapidation refers to an "advanced" state of disrepair of buildings or improvements, or the lack of necessary repairs, resulting in the building or improvement falling into a state of decay. Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure and foundation), building systems (heating, ventilation, lighting, and plumbing) and secondary structural components in such combination and extent that:

- a. major repair is required; or
- b. the defects are so serious and so extensive that the buildings must be removed.

Summary Of Findings Regarding Dilapidation. The field investigation did not indicate evidence of this factor

- (1) Main buildings are defined as those buildings presently located on each parcel that were constructed to accommodate the principal land uses currently occupying the buildings (or prior uses in the case of buildings are vacant). Accessory structures such as freestanding garages for single-family and or multi-family dwellings, storage sheds, communications towers, et cetera are not included in the building counts. However, the condition of these structures was noted in considering the overall condition of the improvements on each parcel.

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2, Obsolescence - Definition.

An obsolete building or improvement is one that is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse.

Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. Functional Obsolescence: Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, et cetera, which detracts from the overall usefulness or desirability of a property. Obsolescence in

such buildings is typically difficult and expensive to correct.

- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete Platting:** Obsolete platting would include parcels of limited or narrow size and configuration or 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. Plats that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities should also be considered obsolete.
- d. **Obsolete Site Improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, et cetera, may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, et cetera.

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Summary Of Findings Regarding Obsolescence.

The field survey of main buildings and parcels in the Area; found that certain buildings and parcels exhibit characteristics, of obsolescence* Obsolete buildings or site /improvements comprised fifty-eight percent (5.8%) or sixty-six (66) of the one hundred fourteen (114) main buildings in the Area. 'Obsolete: site⁵ topbrvments'are also in evidence due to obsolete ctmsp^etibrt of:|s'fffeets< Narrdw ; streets or driveways, irregular widths,: poor or inadequafei huTim sight lines and lack of paved surfaces on driveways and service areas, exist in the Area. Therefore, obsolescence is present to a major extent.

3. Deterioration-Definition.

Deterioration refers, to ••physical deficiencies or disrepair -in buildings or site> improvements requiring treatment or repair. While deterioration may be evident in basically sound biildings (i.e., lack of painting, loose, or nnssing materials, or holes and cracks over limited areas), such deterioration can be con^ected through normal maintenance. Such deterioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

Deterioration, which is not easily correctable in the course of normal maintenance, may also be evident in buildings. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon, the degree or extent of defects. This would include buildings with major defects in the secondary building components (i.e., doors, windows, porches, gutters and; downspouts, fascia materials, et

cetera) and major defects in primary building components (i.e., foundations, frames, roofs, et cetera), respectively.

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration; surface cracking, crumbling, potholes, depressions, loose paving materials, weeds protruding through the surface, et cetera.

Deterioration is the presence of structural and non-structural defects which are not correctable by normal maintenance efforts, but which require rehabilitation.

Summary Of Findings Regarding Deterioration.

Throughout the Area, deteriorating conditions were recorded on twenty-one percent (21%) or twenty-four (24) of the one hundred fourteen (114) buildings in the Area. The exterior field survey of buildings in the Area found structures with

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major defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, et cetera.

Several sections of sidewalks and curbs along 47th Street from Cicero Avenue to Laramie Avenue also exhibit signs of deterioration such as cracks and crumbling surfaces.

In addition, numerous properties in the Area that were formerly used for parking lots associated with Area businesses are cracked and contain potholes. This condition is most prevalent along Cicero Avenue and 47th Street. Site fencing for some area uses was observed to be rusting, damaged and deteriorating. In some instances Area properties also exhibited household debris and garbage. Therefore, deterioration is present to a minor extent.

4. Illegal Use Of Individual Structures - Definition.

This factor applies to the use of structures in violation of applicable national, state or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture; ;
- c. uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Summary Of Findings Regarding Illegal Use Of Individual Structures.

Illegal use of individual structures was observed in less than one percent (1%) or one (1) of the one hundred fourteen (114) buildings in the Area. Therefore, illegal use of individual structures is present to a minor extent.

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5. Presence Of Structures Below Minimum Code Standards - Definition.

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation.. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

Summary Of Findings Regarding Presence Of Structures Below Minimum Code Standards.

Throughout the Area, structures below minimum code were recorded in twenty-two percent (22%) or twenty-five (25) of the one hundred fourteen (114) buildings in the Area. The exterior field survey of main buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.

In addition, in the northern portion of the Area properties along 47th Street exhibited garbage and trash from drive-by dumping. Trash and debris from drive-by dumping is illegal and promotes unsanitary or unhealthy conditions. This open air dumping of trash creates conditions that promote the presence of disease carrying insects and vermin. Therefore, presence of structures below minimum code standards is present to a minor extent.

6. Abandonment -- Definition.

This factor only applies to the "conservation area" designation. Abandonment usually refers to the relinquishing by the owner of all rights, title, claim and possession with intention of not reclaiming the property or resuming its ownership, possession or enjoyment. However, in some cases a determination of abandonment is appropriate if the occupant walks away without legally relinquishing title. For example, a structure not occupied for twelve (12) months should probably be characterized as abandoned.

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Summary Of Findings Regarding Abandonment. The field investigation did not indicate evidence of this factor.

7. Excessive Vacancies - Definition.

Establishing the presence of this factor requires the identification, documentation and mapping of the presence of vacant buildings 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 occupancy or utilization and partial vacancies.

Summary Of Findings Regarding Excessive Vacancies.

The field investigation indicates that eleven (11) buildings, ten percent (10%) of the total one hundred fourteen (114) buildings, have buildings with excessive vacancy of floor space. There is in excess of fourteen thousand (14,000) square feet of vacant industrial and commercial floor space in the Area. In some instances this vacant floor space has not been utilized for extended time periods. Therefore, excessive vacancy is present to a minor extent.

8. Overcrowding Of Structures And Community Facilities - Definition.

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, et cetera.

Summary Of Findings Regarding Overcrowding Of Structures And Community Facilities. ¹

The field investigation did not indicate evidence of this factor.

REPORTS OF COMMITTEES

9. Lack Of Ventilation, Light Or Sanitary Facilities - Definition.

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

Typical requirements for ventilation, light and sanitary facilities include:

- a. adequate mechanical ventilation for air circulation in spaces/rooms without windows (i.e., bathrooms, dust, odor or smoke-producing activity areas);
- b. adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- c. adequate sanitary facilities (i.e., garbage storage/enclosure, bathroom facilities, hot water and kitchen); and
- d. adequate ingress and egress to and from all rooms and units.

Summary Of Findings Regarding Lack Of Ventilation, Light Or Sanitary Facilities.

The exterior field survey of main buildings in the Area found structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area. Structures exhibiting a lack of ventilation, light or sanitary facilities were recorded in four percent (4%) or four (4) of the one hundred fourteen (114) main buildings. Therefore, lack of ventilation, light or sanitary facilities is present to a minor extent.

10. Inadequate Utilities -- Definition.

Inadequate utilities refers to deficiencies in the capacity or condition of utilities which service a property or area, including, but not limited to, storm drainage, water supply, electrical power, sanitary sewers, gas and electricity.

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Summary^ Of Findings Regarding Inadequate Utilities. The field investigation did not indicate the evidence of this factor.

11. Excessive Land Coverage - Definition.

This factor may be documented by shpwng mstanees: wheiie building coverage is excessive. Excessive coverage refers to the bv^-mtensive'tiSe'.;ol.pfQp6^ and the crowding of buildings and accessory facilities onto a site. Problem Conditions include buidings either improperly situated on the; parcel or located on. parcels of inadequate size and/or shape in relation to present-day-standvd'S/Pf devdppment: for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insum^entprbVislbn-foYlight'and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper, access to a public right-of-way, lack of required Off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect , on nearby development as problems associated with lack of. parking or loading areas impact adjoining properties.

Summary Of Findings Regarding Excessive Land Coverage.

Structures exhibiting one hundred percent (100%) lot coverage with party or firewalls separating one structure from the next is a historical fact of high-density urban development. This situation is common throughout the Area.

Numerous commercial and industrial businesses are located in structures that cover one hundred percent (100%) (or nearly one hundred percent (100%)) of their respective lots. Other businesses are utilizing one hundred percent (100%) of their lot for business operations. These conditions typically do not allow for off-street loading facilities for shipping operations or do not provide parking for patrons and employees. This has prompted overflow parking and truck traffic associated with normal business operations to utilize surrounding residential areas for parking and access.

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In the Area, sixty-four percent (64%) or seventy-three (73) of the one hundred fourteen (114) structures revealed some evidence of excessive land coverage. Therefore, excessive land coverage is present to a major extent.

12. Deleterious Land-Use Or Layout - Definition.

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Summary Of Findings Regarding Deleterious Land-Use Or Layout.

As in many communities that have evolved over the years, commercial uses have merged with residential uses in the Area. It is not unusual to find small pockets of isolated residential buildings within a predominantly commercial area. Although these areas may be excepted by virtue of age ("grandfather") clauses as legal nonconforming uses, they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is commercial. As noted previously, fifty-eight and eight-tenths (58.8%) of the net acreage (exclusive of public right-of-way) of the Area is used for commercial purposes. Some of these commercial uses are poorly organized and lack proper screening for outside storage areas. There are also several billboards scattered throughout the Area that are considered deleterious. The combination of limited on-site parking and unorganized and unscreened yard areas in close proximity to residential development not only contributes to decline but also causes conflicts in traffic, parking and environmental conditions. Ten percent (10%) or eleven (11) of the one hundred fourteen (114) structures in the Area were considered to be deleterious uses. Therefore, deleterious land-use or layout is present to a minor extent.

13. Depreciation Of Physical Maintenance - Definition.

This factor considers the effects of deferred maintenance and the lack of maintenance of buildings, improvements and grounds comprising the Area. Evidence to show the presence of this factor may include, but is not limited to, the following:

- a. Buildings: unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs, and porches; cracks; broken windows; loose gutters and downspouts; loose or missing Shingles; damaged building areas still in disrepair; et cetera. This information

may be Collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration^

- b. ;FrOnt yards, side yards, back yards and vacant parcels: accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of :paying and dust control; potholes, standing water; fences in disrepair;; 1m and pruning of vegetation, et cetera.
- C. Public or private utilities: utilities that are subject to mterruption.of service due to on-going maintenance problems such as leaks or breaks, power outages or shut-downs, or inadequate levelsi of service, el; cetera.
- d. Streets, alleys and parking areas: potholes; broken or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, et cetera.

Summary Of Findings Regarding Depreciation Of Physical Maintenance.

Depreciation of physical maintenance is widespread throughout the Area. A majority of the parcels in the Area exhibit characteristics that show a depreciation of physical maintenance. Of the one hundred fourteen (114) main buildings in the Area, seventy-five percent (75%) or eighty-six (86) of the buildings are impacted by a depreciation of physical maintenance, based on the field surveys conducted. These are combined characteristics in building and site improvements.

Commercial yard areas in the Area exhibit signs of depreciation Of physical maintenance due to a lack of paving and dust control and debris storage. Graffiti was observed on several structures and site improvements in the area. Curbs, off-street parking areas and sidewalks throughout the Area exhibit signs of depreciation of physical maintenance due to broken or cracked surfaces and areas of loose or missing materials. Examples include:

Along 47th Street west of Cicero Avenue weeds are present on vacant lots and parking areas on numerous properties are in need of repaving due to cracked and crumbling surfaces. In addition, sidewalks along 47th Street west of Cicero Avenue are cracked and pavement surfaces are in need of repair. Therefore, depreciation of physical maintenance is present to a major extent.

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14. Lack Of Community Planning - Definition.

This may be counted as a factor if the area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the Area's development. Indications of a lack of community planning include:

1. Streets in the industrial and commercial areas that are too narrow to accommodate truck movements.

2. Street intersections that do not conform to modern traffic engineering standards and practices.
3. One-way street systems that exist with little regard for overall systematic traffic planning.
4. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
5. Viaducts that are lower than minimum height requirements creating truck clearance problems.
6. Some larger tracts of land suffer from improper platting that has led to some parcels having awkward configuration and/or unusual dimensions for their use.
7. Some properties in the Area do not enjoy good access to public streets.
8. Some pockets of residential land-use and residential zoning exist that present incompatible relationships in areas with a heavy industrial environment.
9. Numerous commercial/industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.
10. Trailer storage, container storage and other uses that exhibit outside storage are a highly negative image for the Area and are operating virtually uncontrolled with respect to how they are maintained.

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' Summary Of Findings Regarding Lack Of Community Planning.

The field investigation indicates that less than one percent (1%) or one (1) of the one hundred fourteen (114) main buildings in the Area exhibits; a lack; of community planning. Therefore, lack of community planning is present; to a minor extent-.

F. Analysis Of Undeveloped Or Vacant Property.

In order for vacant land to qualify as blighted, it must first be found to be vacant. Vacant land is;

"any parcel or combination of parcels of real property without commercial, agricultural and residential buildings which has not been used for commercial agricultural purposes within five years prior to the designation of the redevelopment area Unless the parcel is included in an industrial park conservation area or the parcel has been subdivided" (65 ILCS 5/11-74.4-3(v), as amended).

As vacant land, the property may qualify as blighted if the "sound growth of the taxing districts is impaired by (1) 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 vacant land; flooding of all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused rail yards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) 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 five years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection (a), 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 designated purpose" (65 ILCS 5/ 1-74.4-3(a), as amended).

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Summary Of Findings Regarding Undeveloped Or Vacant Property.

Approximately seven and three-tenths (7.3) acres or thirteen and nine-tenths percent (13.9 %) of the net land area (exclusive of public right-of-way) was identified as containing the necessary requirements to qualify as, blighted under the Act. It is evident from historic plat maps and photos that building some of these sites and demolition of these structures has occurred over time. Since July 1, 1994 only one (1) structure has been demolished. Data provided by the City. Therefore, it is evident that these structures occurred more than five (5) years ago and these vacant sites have generated any development activity for some time. In addition, seven (7) lots identified as vacant are delinquent in the payment of 1995 through 1997 taxes. Given the deteriorated condition of existing structures on the land and the presence of the factors necessary to qualify as blighted property under the Act on the vacant land, the approximately seven and three-tenths (7.3) acres of vacant land qualifies as a blighted area.

The following discussion (paragraphs i - xi below) identifies tracts of land of varied sizes totaling seven and three-tenths (7.3) acres of land. The majority of these tracts of land have been vacant for more than five (5) years. These tracts are identified on Plan, (Sub)Exhibit B, Existing Land-Use Assessment Map (Attachment Two - Appendix).

The majority of the land identified as vacant is also obsolete in terms of current platting. The majority of vacant and unimproved land along Cicero Avenue and 47th Street are platted into small (twenty-five (25) or thirty (30) foot by one hundred fifty (150) foot) lots. These lots were typically utilized for residential or commercial uses that provided little off-street parking. Given that numerous parties own these small lots, it

would be difficult to consolidate enough of the vacant and improved land under single ownership to provide for the contemporary requirements of commercial development standards and zoning regulations. In addition, structures and site improvements in the proximity of these vacant lots were classified as deteriorated in the field investigation of the Area.

- i. An approximately zero and eight-tenths (0.8) acre tract of land exists in the 5100 -- 5148 block of 47th Street (cross streets -- Leclair Avenue on the east and Leamington Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into eight (8) lots. The tract is under multiple ownership (four (4) owners) and a deteriorated structure and site improvement are located across the street from this tract.

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- ii. Approximately zero and five-tenths (0.5) acres is encompassed by two (2) tracts of land in the 5000 - 5048 block of 47th Street (cross streets ~ Laverne Avenue on the east and Lawler Avenue on the west). These tracts have been vacant for more than five (5) years. Both tracts exhibit obsolete platting. The western tract is divided into six (6) lots. The western tract is under multiple ownership' (four (4) owners) and a deteriorated structure is located between the two (2) tracts on the same block. Two (2) lots on the western tract are delinquent in the payment of 1995 through 1997 taxes.
- iii. An approximately zero and eight-tenths (0.8) acre tract of land exists in the 4850 - 4898 block of 47th Street (cross streets - Lacrosse Avenue on the east and Lamon Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into eight (8) lots. The tract is under multiple ownership (three (3) owners) and deteriorated structure and site improvements are located across the street from this tract.
- iv. An approximately zero and seven-tenths (0.7) acre tract of land exists in the 5101 ~ 5149 block of 47th Street (cross streets - Leclair Avenue on the east and Leamington Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into seven (7) lots. A deteriorated structure is located on the block west of this tract.
- v. Approximately zero and five-tenths (0.5) acres is encompassed by two (2) tracts of land in the 5001 - 5049 block of 47th Street (cross streets -Laverne Avenue on the east and Lawler Avenue on the west). These tracts have been vacant for more than five (5) years. The tracts exhibit obsolete platting and are each divided into two (2) lots. The tracts are under multiple ownership (two (2) owners within each tract) and a deteriorated structure is located across the street from this tract. 1995 through 1997 taxes are delinquent on the two (2) lots of the western tract.
- vi. An approximately zero and four-tenths (0.4) acre tract of land exists in the 4900 - 4949 block of 47th Street (cross streets - Lamon Avenue on the east and Laporte Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into eight (8) lots. A deteriorated structure and site improvement is located on the same block adjacent to this tract.

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- vii. An approximately zero and five-tenths (0.5) acre tract of land exists in the 4851 - 4899 block of 47th Street (cross streets - Lacrosse Avenue on the east and Laporte Avenue on the west). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into six (6) lots. The tract is under multiple ownership (two (2) owners) and a deteriorated structure and site improvement are located on the block west of this tract. Two (2) lots in this tract are delinquent in the payment of 1995 through 1997 taxes.
- viii. Approximately zero and six-tenths (0.6) acres is encompassed by two (2) tracts of land in the 4500 ~ 4598 block of Cicero Avenue (cross streets ~ 45th Street on the north and 46th Street on the south). These tracts have been vacant for more than five (5) years. The tracts exhibit obsolete platting. The northern tract is divided into seven (7) lots and the southern tract is divided into five (5) lots. The northern tract is under multiple ownership (three (3) owners). One (1) lot on the southern tract is delinquent in the payment of 1995 through 1997 taxes and a deteriorated structure and site improvement is located across the street.
- ix. An approximately zero and six-tenths (0.6) acre tract of land exists in the 4700 - 4798 block of Cicero Avenue (cross streets - 47^h Street on the north and 48th Street on the south). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into ten (10) lots. The tract is under multiple ownership (two (2) owners) and a deteriorated structure and site improvement is located on this block adjacent to this tract.
- x. Approximately one and zero-tenths (1.0) acres is encompassed by two (2) tracts of land in the 4801 - 4899 block of Cicero Avenue (cross streets - 48th Street on the north and 49th Street on the south). These tracts have been vacant for more than five (5) years. The tracts exhibit obsolete platting. The northern tract is divided into eleven (11) lots and is under multiple ownership (five (5) owners). The southern tract is divided into three (3) lots. Deteriorated structures and site improvements are located on this block adjacent to these tracts. One (1) lot in the northern tract is delinquent in the payment of 1995 through 1997 taxes.
- xi. An approximately zero and nine-tenths (0.9) acre tract of land exists in the 5001 - 5099 block of Cicero Avenue (cross streets - 50th Street on the north and 51st Street on the south). This tract has been vacant for more than five (5) years. The tract exhibits obsolete platting and is divided into ten (10) lots. A vacant deteriorated structure and site improvement is located on this block adjacent to this tract.

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Hence, the vacant; portion of the Area exhibits obsolete platting, diversity of ownership, tax and special assessment delinquencies and deterioration of structures or site improvements in neighboring areas adjacent to the vacant; land. Therefore, the vacant land qualifies as a blighted area under the Act.

Gv Conclusion Of Investigation Of Eligibility Factors For The :R^elbp;ient: Project Area,

The Area is impacted by a-number of eligibility factors; This analysis demonstrates;that the improved portion of the Area qualifies;as a conservation area and the vacant land qualifies as a blighted area as defined in the Act- As documented, this is-due to conditions found to exist in the -improved" area; and in; the "vacant" area. The Plan includes measures designed to reduce or eliminate the deficiencies which cause the Area to qualify'consistent with the. strategy-of.the City of Chicago for revitalizing other designated redevelopment project areas and industrial corridors.

The City and the State of Illinois have also designated approximately twenty-four and eight-tenths percent (24.8%) of the Area as State of Illinois Enterprise Zone Number 2. This designation is in further response to the deteriorating conditions in the Area., recognition of the significant-needs, and realization that financial incentives are required to attract private investment. However, this designation as well as the major improvements associated with Midway Airport, the Stevenson Expressway and C.T.A. commuter rail lines only benefit a small portion of the Area and do not address Area-wide needs or the conditions that cause the Area to qualify • as a redevelopment area.

IV.

Summary And Conclusion.

The conclusion of the Consultant is that the number, degree and distribution of conservation and blighting eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the Area as a conservation area as set forth in the Act. Specifically:

Below and on the next page are two (2) summary tables highlighting the factors found to exist in the Area which cause it to qualify as a conservation area and as a blighted area.

A. Conservation Area Statutory Factors.

(2)

Eligibility Factor' 1'

Age¹

1. **Dilapidation**
 2. **Obsolescence**
 3. **Deterioration**
 4. **Illegal use of individual structures**
 5. **Presence of structures below minimum
code standards**
 6. **Abandonment**
 7. **Excessive vacancies**
 8. **Overcrowding of structures and community
facilities**
 9. **Lack of ventilation, light or sanitary facilities**
 10. **Inadequate utilities**
 11. **Excessive land coverage**
- Existing In Area**

71% of buildings are or exceed 35 years of age

Not Present

Major Extent

Minor Extent

Minor Extent

Minor Extent Not Present Minor Extent

Not Present Minor Extent Not Present Major Extent

Notes:

- 1) Only three (3) factors are required by the Act for eligibility. Ten (10) factors are present in the Area. Three (3) factors were found to exist to a major extent and seven (7) were found to exist to a minor extent.
- 2) Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

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Eligibility Factor" ¹

12. Deleterious land-use or layout
13. Depreciation of physical maintenance
14. Lack of community planning

Minor Extent Major Extent Minor Extent

B. Vacant/Unimproved Land - Statutory Factor.

Existing In Vacant / Unimproved Portion Of Area

1. Two (2) or more of the following factors:
 - i. Obsolete platting (Present)
 - ii. Diversity of ownership (Present)
 - u.

Tax and assessment delinquencies (Present)

- iv. Flooding (Does not exist)
- v. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land (Present)

Notes:

- (1) Only three (3) factors are required by the Act for eligibility. Ten (10) factors are present in the Area. Three (3) factors were found to exist to a major extent and seven (7) were found to exist to a minor extent

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Or

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

Or

3. Area consists of unused quarry or quarries;

Or

4. Area consists of unused rail yards, rail tracks or railroad right-of-way;

Or

5. Area prior to designation is subject to chronic flooding caused by improvements;

Or

6. Area consists of unused disposal site containing earth, stone, building debris, et cetera;

Or

- 7: Area is not less than fifty (50) nor more than one hundred (100) acres and seventy-five percent (75%) is vacant.

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to qualify the Area as a conservation area, and a vacant blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of conservation

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area and blighted:area eligibility factors throughout the Area must be reasonable so that a basically good area is not arbitrarily found to be a conservation area or blighted area simply because of proximity to an area that exhibits blighting factors. The imprpyedfportion, ofthe Area isnotyetbUghted, but the presence.of the factors, described in this Eligibility Study is detrimental to the public safety, health, morals and welfare and the^eamaybecome a blighted area under the Act.

Research indicates that the Area on the whole has not been subject to growth and; development as a result of investment by private enterprise and will not be; developed without action by the City. These have been previously documented. All properties within .the Area will benefit from the Plan. The conclusions presentedih this Ehgibility Study are those of the Consultant.

The analysis contained herein was based upon data assembled by the Consultant. The study and survey of the Area indicate that requirements necessary for designation as a conservation area and a blighted area are present. Therefore, the. Area qualifies, in two (2) ways. The vacant portion of the Area qualifies as a blighted area and the improved portion of the Area qualifies as a conservation, area to be designated as a redevelopment project area and eligible for Tax Increment Financing" under the Act.

[Table Two referred to in this Eligibility Study constitutes Table Two to the Cicero/Archer Tax Increment Financing Redevelopment Plan and Project Revision Number 1 and is printed on page 31493 of this Journal.]

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(Sub)Exhibit "B" Of Attachment Two-Maps And Plan Exhibits. (To Cicero/Archer Tax Increment Financing
Redevelopment Plan And Project Revision Number 1)

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Existing Land-Use Assessment Map.

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(Sub)Exhibit "C Of Attachment Two - Maps And Plan Exhibits. (To Cicero/Archer Tax
Increment Financing Redevelopment Plan And Project Revision Number 1)

Generalized Land-Use Plan.

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48TH

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(Sub)Bxhibit "D" Of Attachment Two - Maps And Plan Exhibits. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

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Generalized Existing Zoning Map.

(Sub)Exhibit "B" Of Attachment Two - Maps And Plan Exhibits. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

Subarea Key Map.

44TH

45TH

40TH

47TH

48TH

49TH

50TH

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(Sub)Exhibit "F" Of Attachment Two - Maps And Plan Exhibits. (To Cicero/Archer Tax Increment Financing
Redevelopment Plan And Project Revision Number 1)

Enterprise Zone Map.

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(Sub)Exhibit "G-I" Of Attachment Two-Maps And Plan Exhibits. (To Cicero /Archer Tax Increment Financing
Redevelopment Plan And Project Revision Number 1}

Land Acquisition Map.

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REPORTS OF COMMITTEES

(Sub)Bxhibit "G~2" Of Attachment Two-Maps And Plan Exhibits. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

Parcels To Be Acquired By City. (Page 1 of 5)

COUNT	AREA NO.	PIN NO.	199S EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1	1904423025	6289		
2	1	1904423026	6589		
3		1904423027	6589		
4		1904423026	6589		

S		1904423029	6.289	
e	,	1904423030	6.289	
7	1	1904423031	Exemol	
8	1	1904423032	Exemsl	
9	1	1904423033	Exemol	
10	1	1904423034	ExemDi	
11	1	1904423035	6589	Y
12	1	1904423036	6589	
11	1	1904423037	6589	
14	1	1904423038	12.114	
15	1	1904423039	12.114	
16	1	1904423040	69.083	
17	1	1904423043	86.566	
18	2	1904431019	38.456	
19	2	1904431020	19.334	
20	2	1904431021	30.107	
21	2	1904431022	30.107	
22	2	1904431023	6.289	
23	2	1904431024	6589	
24	3	1904431027	47.186	
25	3	1904431028	47.186	
26	3	1904431029	32.352	
j 27	3	1904431030	6.289	
l 28	3	1904431031	25.058	-
f 29	3	1904431032	25.058	
j 30	3	1904431033	25.058	
l 31	3	1904431034	25.058	
l 32	3	1904431035	6.285	
i 33 3		1904431041	98.451	
l 34	4	1904430029	11.261	
l 35	4	1904430030	4.795	
36	4	1904430031	4.796	
l 37 4		1904430032	4.795	
38	4	1904430033	4.796	
39	4	1904430034	4.796	
40	4	1904430035	4.796	
41	4	1904430036	11.264	
42	5	J904427036	9.151	
43	6	l1904427029	9.14?	Y
44	6	1904427030	3.895	Y
45	5	1904427031	3895	
46 6		1S04427032	3.895	
47 j 6		1904427033	3.895	
48 6		1904427034	3.8S5 ;	
49 1 7		1904425029	M 259 i	
50 i 7		19044 25030 j	4.756 j Y	

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(Sub)Exhibit "&2" Of Attachment Two - Maps Arid Plan Exhibits. (To Cicero/Archer Tax;
Increment Financing Redevelopment Plan And; Project Revision Number 1)

Parcels; To Be Acquired; By City. (Page 2 of 5)

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**(Sub)Exhibit "G-2" Of Attachment Two-Maps Arid Plan Exhibits. (To Cicero/Archer Tax .Increment
Financing Redevelopment Plan And Project Revision Number 1)**

Parcels Tq Be Acquired By City. (Page 3 of 5)

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(Sub)Exhibit "G-2" Of Attachment Two ~ Maps And Plan Exhibits. (To Cicero/Archer Tax
Increment Financing Redevelopment Plan And Project Revision Number 1)

Parcels To Be Acquired By City. (Page 4 of 5)

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		73607	Y
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	7	191011301132396	Y
r184	6		Y
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186		55895	
	1	191011300118406	
2B	2		
188	26	191011300118406	
	3		
189	2\$	19101070014958	
	1		
29		1910107007666	
	2		
29		1910107007666	
	3		
29	1910107004	76660	
193	29	1910107007666	
	6		

' 194	29	5 191010700 7.660	Y
		6	
195	29	191010700 7 660	1
		7	
196	29	191010700 7.660	
		8	
-197	29	191010700 7.660	1
		9	
198	29	191010701 7.660	
		0	
199	29	191010701 7.660	
		1	
200	29	191010701 7.660	
		2	
201	29	191010701 50.645	i
		3	
202	29	1910107C14 57.519	!
203	29	i 1910107015! 57.519	I !

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REPORTS OF COMMITTEES

(Sub)Exhibit "G-2" Of Attachment Two - Maps And Plan Exhibits. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

Parcels To Be Acquired By City. (Page 5 of 5)

COUNT	AREA NO.	PIN NO.	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING > UNIT (1)
304	29	1910107016	■ 57.519		
205	29	1910107017	57.519		
20S	29	1910107018	37.519		
207	29	1910107021	7.660		
208	29	1910107022	15.325		
209	29	1910107031	65.938		
210	29	1910107052	4.595		
211	30	1910100007	74.607		
212	30	1910100008	74.607	Y	
213	30	1910100009	9.448		
214	30	1910100010	9.448		
215	30	1910100011	9.823		
216	30	191C100012	17.173		
217	30	1910100013	17.173		
211	30	1910100014	17.173		
219	30	1910100015	17.173		
220	30	1910100016	17.173		
221	30	1910100017	17.173		
222	30	1910100046	258.261		
223	31	1910100004	80.406		
224	31	1910100005	1.750		
225	31	1910100052	41.898		

226	32	1903312016	193.364	Y
227	32	1903312017	6.130	
i 228	33	1903312001	11.534	
229	33	1903312002	Exemw	
l 230	33	1903312003	14.352	
231	33	1903312005	5.979	
232	33	1903312006	7.176	
233	33	1903312007	11.961	
234	33	1903312008	72.896	
' 235	33	1903312009	72.896	V
236	33	1903312010	8.371	
237	33	1903312034	7.176	
238	33	1903312035	7.176	
. 239	34	i 1903306037 i	620.52S	
I	J	TOTAL	io.704.524	<http://io.704.524> ;

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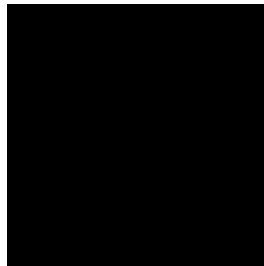
5/17/2000

Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project
Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel. (Page 1 of 9)"

COUNT	ASSESSEE PIN »	1998 EAV	TAX DELINQUENT	RESIDENTIAL &U1U3INQ' UNIT (1)
48	1904426030	Exempt		
49	1904426031	Exempt		
50	1904426032	Exempt		
51	1904426033	Exempt		
53	1904426034	Exempt		
S3	1904426035	Exempt		
54	1904426036	Exempt		
95	1SO4427029	9.149	Y	
56	1904427030	3.895	Y	
57	1904427031	3.895		

58	1904427032	3.895
99	1904427033	3.895
BO	1904427034	3.895



61	1904427035	23.617
62	1904427036	9,151
63	1904428040	Exempt
64	1904429037	Exempt
65	1904430029	11,261
66	1904430030	4,796
67	1904430031	4.796
68	1904430032	4.796
69	1904430033	4.796
70	1904430034	4.798
71	1904430035	4.796
72	1904430036	11.264
73	1904431015	11.264
74	1904431016	33.113
75	1904431017	32.474
76	1904431018	32.474
77	1904431019	38.4S6
78	1904431020	19.334
79	1904431021	30.107
BO	1904431022	30.107
81	1904431023	6.289
82	1904431024	6.289
83	1904431025	Exempi
84	1904431026	Exempi
85	1904431027	47 186
86	1904431028	47.186

87	1904431029	32.352
88	1904431030	6.289
89	1904431031	25.05B
90	1904431032	25.058
91	1904431033	25.058
92	1904431034	25.058
93	1904431035	6.289
94	1904431041	98.451
95	1909200001	60.477

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REPORTS OF COMMITTEES

Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel (Page 2 of 9)

COUNT	ASSESSEE PINK	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1903308037	820325		
3	1903312001	11.534		
3	1903312002	Exempt		
4	1903312003	14.352		
S.	1903312005	5.979		
6	1903312006	7.176		
7	1903312007	11.981		
8	1903312008	72.896		
9	1903312009	72.696	Y	
10	1903312010	8.371		
11	1903312016	193.364	Y	
12	1903312017	6.130		
13	1903312034	7.176		
14	1903312035	7.176		
15	1904423025	6589		
16	1904423026	6589		
17	1904423027	6.289		
18	1904423028	6589		
19	1904423029	6.289		
20	1904423030	6.289		
21	1904423031	Exempt		
22	1904423032	Exempt		
23	1904423033	Exempt		
24	1904423034	Exempt		

25	1904423035	6589	Y
26	1904423036	6.289	
27	1904423037	6589	
28	1904423038	12.114	
29	1904423039	12.114	
30	1904423040	69.083	
31	1904423043	86.586	
32	1904424032	14.387	
33	1904424033	4.796	
34	1904424034	4.796	
35	1904424035	4 796	
36	1904424036	4.796	
37	1904424037	4.796	
38	190442403B	12.933	
39	1904425029	11.259	
40	1904425030	4.796	Y
41	1904425031	4.796	Y
42	1S04425032	4.796	
43	1904425033	4.796	
44	1904425034	4.796	
45	190442503S	4 796	
46	1904425036	11 264	
47	1904426029	Ejcempi	

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Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

1998 Estimated E.A:V. By Tax Parcel (Page 3 of 9)

COUNT	ASSESSEE PIN #	1998EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
98	1909200002	24.543		
67	1909200003	24.543		
98-	1909200004	24543		
99	190920000S	6,594		
100	1909200008	6,594 ;		
101.	1909200007	17784		
102	1909201001	45.632		
103	1009201002	6594		
104	1909201003	6.594		
105	1909201004	6.594		
108	1909201005	6.594		

107	1909201006	6594	
108	1909201007	6.594	
109	1909201008'	15,488	
110	1909202001.	«;484	
111	1909202002	6,594	
112	1909202047	8.704	
113	1909202049	Exempt	
114	1909203001	15;484	Y
115	1909203002	6.594	V
116	1909203003	6.594	
117	1909203004	36.245	
118	1909203005	.49,425	
119	1909203006	6.594	
120	1909203007	6.594	
121	1909203008	15.488	
122	1909204001	15.484	
123	1909204002	58.347	
124	1909204003	6.594	
125	1909204004	6.594	
126	1909204005	65.155	
127	1909204006	65.155	
128	1909204007	6.S94	!
129	1909204008	144.383	i
130	1909205041	179.408	
131	1909206001	11.261	
132	1909206002.	4.796	
133	1909206003	4.796	
134	1909206004	6.594	Y
135	1909206005	6,594	Y
136	1909206006	6.594	
137	1909206007	48.989	
136	1909206008	81.184	
139	1909207001	31.927	
140	1909207002	18.699	
141	1909207003	18.717	!
142	1909207004	18.699	
143	1909207019	I 326.496	1

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REPORTS OF COMMITTEES

Attachment. Four. (To Cicero/Archer Tax Increment Fmancing Redevelopment Plan And Project
Revision Number 1)

1998 Estimated B.A.V. By Tax Parcel (Page 4 of 9)

COUNT	ASSESSEE PIN #	1996 EAV	TAX DEUNOUEMENT	RESIDENTIAL BUIJINGV UNIT (1)
■ 144	■ 1909207020	18560		
445	1909207021	15.639	t	
148;	1909207022	25.782		
147	1909207023	25.782		
148	1909207035	10.084		
149	1909207036	g;149		
150	1909207037	72.595		
151	1909207038	152,735		
15J	1909207043	39.092		
153	1909207044	82.352		
154'	1909215019	42.837		
155	1909215020	29.134		
156	1909215021	29,134		
157	1009215022	29.134		
158	1909215026	14595		
159	1909215027	14.895		
180	1909215028	71724		
161	1909215029	72.724		
162	1909215030	14.895		
163	1909215031	14.895		
164	1909215032	14.895		
165	1909215033	80.502		
166	1909215034	80.502		
167	1909215035	8.005		
168	1909215036	8.005		
169	1909215037	54.040		
170	1909215038	54.040		
171	1909215039	54.040		
172	1909215040	67,542		
173	1909215045	24.018		
174	1909223024	46.571		
175	1909223025	46.571		
176	1909223026	14.461		
177	1909223027	13.855		
178	1909223028	129.896		
179	1909223029	8.005		
180	1909223030	100,753		
181	1909223031	23.262		
182	1909223032	14.453		
183	1909223033	14.459		
184	1909223034	17,319		
165	' 1909223035	64.638		
186	1909223036	57.654		
187	1909223037	48.459		

188	1909223038	48.459	
189	1909223039	97.241	
190	1909223040	97.241	1
191	j 1909223041	45.867	i

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Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel (Page 5 of 9)

COUNT	ASSESSEE PIN#	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
192	1909223044	39.842		
193	1909231029	8.005		
194	1909231030	8505		
195	1909231031	8.005		
196	1909231032	8.005		
197	1909231033	8.005		
198	1909231034	8.005		
199	1909231035	39.216		Mixed-Use
200	1909231036	17.114		
201	1909231037	17.114	*	
202	1909231038	54.042		
203	1909231039	162.134		
204	1909231060	543.238		
205	1909404009	4Z961		
206	1909404010	109.839		
20T	1909404011	109.839		
208	1909404013	45.660		
209	1909404013	40.398		Mixed-Use
210	1909404014	74.991		Mixed-Use
211	1909404015	89.836		Mutt-FamUy
212	1909404016	97.418		
213	1909405017	357.903		Multi-Family
214	1909405018	142.934		
215	1909406011	161.568		Multi-Family
216	1909406012	161.766	1	Multi-Family
217	1909406013	161.766		Multi-Family
218	1909406014	137.029		Multi-Family
219	1909406015	138.483		Multi-Family
220	1909406016	128.592		Multi-Family
221	1909407004	80.253		
222	1909407005	80.052		

223	1909407008	67.182	
224	1909407007	114.950	
225	1909407008	99.639	
226	1909407009	156.953	
227	1909408036	64.656	
228	1909408037	115.949	
229	1909408038	115.949	
230	1909408039	38.146	
231	1909408040	51.324	
232	1909408041	34.495	
233	1909408042	34.495	
234	1909408043	40.668	
	1909409061		Multi-Family
235	1909409081-1001	23.935	
236	1909409061-1002	17.766	
237	1909409061-1003	17.766	
238	1909409061-1004	17.766	

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REPORTS OF COMMITTEES

Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel (Page 6 of 9)

COUNT	ASSESSEE PIN #	1996 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
233	1909409061-1003	17.766		>
240	1909409081-1006	17.766		
24V	1909409061-1007	17.766		
242	1909409061-1008	17.766		
243	1909409062	178.691		Multi-Famaly
244	1909409063	169.284		Multi-Family
24S	1909409064	128.088		Multi-Family
246	1909409065	131.143		Multi-Family
247	1909410027	304.909		
248	1909410063	170.852		
249	1909410064	150.339		
250	1909410066	57.780		Multi-Family (3 Structures)
251	1909411015	90.527		Muffl-Family
252	1909411016	90.527		
253	1909411020	21.799		MulB-Famiry
254	1909411021	20.992		
255	1909411022	92.566		MuKi-Family
258	1909411023	92.268		

257	1909411024	134.515		Multt-Family
258	1909411025	25.766		
! 259	1909411026	126.203		
260	1909411027	135258		
261	1909411028	6.897		
262	1909411029	180.570		
263	1909411037	18554		Multi-Family (Part of 1909411040)
264	1909411038	45.499		Multi-Family
265	1909411039	69.576		Multi-Family
266	1909411040	236.785		Multi-Family (Part of 1909411037)
267	.1909412013	ExemDt		
26a	1909412017	484.923		
269	1909412018	295.884		
270	1910100004	80.406		
271	1910100005	1.750		
272	1910100006	Exempt		
273	1910100007	74.607		
274	1910100008	74.607	Y	
275	1910100009	9.448		
276	1910100010	9.448		
277	I 1910100011	9.823		
273	1910100012	17.173		
279	1910100013	17.173		
280	1910100014	17.173		
2S1	1910100015	17.173		
282	1910100016	17.173		

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Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

1998 Estimated E.A.V. By Tax Parcel. (Page 7 of 9)

1 COUNT	ASSESSEE PIN # I 1998 EAV	TAX DEUNQUENT	RESIDENTIAL BUILDING / UNIT (1)
233 -	1910100017 17.173		
284	1910100046 258261		
283	1910100051 120.808		
286	1910100052 41.898		
28T	1910101052 284.449		

288	1910102001	56.834	
289	1910102002	18.499	
290	1910102051	Ex«mot	
291	1910102052	Examot	
292	1910107001	14.955	
. 293	1910107002	7.660	
294	1910107003	7.860	
293	1910107004	7.660	
296	1910107005	7.660	
297	1910107008	7.660	Y
298	1910107007	7.660	
299	1910107008	7.660	
300	1910107009	7.660	
301	1910107010	7.680	
302	1910107011	7.880	
303	1910107012	7.660	
304	1910107013	60.645	
I 305	1910107014	57.519	
308	1910107015	57.519	
307	1910107016	57.519	
308	1910107017	57.519	
309	1910107018	57.519	
310	1910107021	7.660	
311	1910107022	15.325	
312	1910107051	65.938	
313	19101070S2	4.595	
314	1910113001	55.895	
315	1910113002	118.406	
316	1910113003	718.406	
317	1910113004	Exemol	
31B	1910113005	14.154	
319	1910113006	72.482 1	
320	1910113007	13.350	
321	1910113008	21.217	
322	1910113009	19.046	

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REPORTS OF COMMITTEES

Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And

Project Revision Number 1)

J99S Estimated E.A.V. By Tax Parcel. (Page 8. of 9)

COUNT	ASSESSEE #W * 1 1998 EAV	TAX OEUNOUENT	RESIDENTIAL BWLOINa/UNIT (1)
323	1910113010 18.161		
• 324-	- 1910113011 - -13.350		
325	1910113012 13.350		
326	1910113013 13.350		
327	1910113014 13291		
32B	1910113015 18.346	Y	
323	1910113018 78.607	Y	
330	1910113017 132.333	Y	
331	1910113018 132.396	Y	
332	1910113051 142.S57	Y	
933	1910119001 14.965		
334	1910119002 7.660	I	
335	1910119003 7.660		
336	1910119004 7.660		
337	1910119005 7.860		
33B	1910119006 7.660		
339	1910119007 7.660		
340	1910119008 7.660		
341	1910119009 7.660		
342	1910119010 7.660		
343	1910119021 Exempt		
344	1910119052 189298		
345	1910119053 Exempt		
346	1910300001 82.965		
347	1910300002 72.861		
! 348	1910300003 72.861		
349	1910300004 72.861		
1 350	1910300005 16.914		
! 351'	1910300006 17.481		
352	1910300007 15.501		
353	1910300008 15.501		
354	1910300009 15.501		
355	1910300010 15.501		
356	1910300011 15.501		
357	1910300012 15.501		
358	1910300013 15.501		
359	1910300014 19.059		
360	1910300025 189.231		

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**Attachment Four. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And
Project Revision Number 1)**

1998 Estimated E.A.V. By Tax Parcel. (Page 9 of 9)

COUNT	ASSESSEE PIN #	1998 EAV	TAX DEUNQUENT	RESIDENTIAL BUILDING / UNIT (1) I
361	1910300026	86.383		
362	1910300027	60.627	y	
363	1910300028	19.504	Y	
364	1910300029	72.067		
365	1910300030	10.791		
366	1910300031	138.408		
367	1910310001	153.934		
368	1910310002	15.283		
369	1910310006	101.679		
370 :	1910310007	41.634		
371	1910310008	15.122		
372	1910310009	67.010		Mixed-Use.
373	1910310010	Exempt		
374	1910310011	Exempt		
375	1910310012	27.192		Mixed-Use
378	1910310013	40.067		Mixed-Use
377	1910310014	7.610		
378	1910310015	60.390		Mixed-Use
379	1910310016	99.632		
380	1910310017	99.632		
381	1910310018	99.632		
382	1910310019	42.905		
383	1910310020	14.390		
384	1910310021	52.782		
385	1910310022	52.782		
386	1910310023	52.782		
387	1910310024	52.782		
388	1910310025	52.782		
389	1910310026	64.294		

390	1910310046	247.940
391	1910310047	4.977
392	1910317016	17.332
333	! 1910317017	17.332
. 394	1910317018	17.332
395	1910317090	812.475
TOTAL		19.922.725

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REPORTS OF COMMITTEES

T.I.F. Boundaries For The Midway Redevelopment Areas. (To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

13TH

Won"? tnoUBM Connor

■11" 0"0"0"0" Ben"***- H"u(em) Connor f-lar)

PSV_--

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Location Map.

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(To Cicero/Archer Tax Increment Financing Redevelopment Plan And Project Revision Number 1)

REPORTS OF COMMITTEES

Table 2.
(To Cicero/Archer Tax Increment Financing Redevelopment Plan And
Project Revision Number 1)
Conservation Area Factors Matrix.

* Tettl U-alaart 1 < 1 4 a c 7 • 1 10 II II 11 14 fay* IMittai tUlfoi Inaan
fona-iti Fmml

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aV/Uatl
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ra rn 11 't
guaaaiv aUHK
ftoafa

latti TaafNiha.
Waa atattav
*«tta_

ftillilhal
HaMMO** Ua4 Laatlaaaw In Jill

<<<<>>>>•

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[illegible]

Belmont/Central TIF Redevelopment Plan and Project Amendment No. 2

However, it should be noted that the Project Area has benefited from community planning in recent times. Parking and loading facilities, and in some cases buffer areas and screening elements are now required by City codes. Additionally, there are major streetscape improvements occurring primarily along Central Avenue that are evidence of local initiatives. While there are some conditions that may have been a hindrance to original development without the benefit of sound community planning, the Project Area does not demonstrate this factor as a disadvantage.

12. Environmental Remediation Costs " ^ i , , ? t{E^ . v_.. -t' lfan^ai&a^^
i^ldfati^ft^siiCfdrl ora?study eonductedfb y ariiihldepe^ -ft
as^fiav^ remediationyhas/deter^ 'jjj^\$iffiii\$e>

clefth-up'of Hazardous Waste'; hazardous substances* ior>uq^ \ ■ «>
 "'■ ' required by'State'br federal law^ provided that t&^rtm^dfa^bi^ -Co^-jC^lltg^' : <■••. maferial impWimehtto
 trie deVelepment of the'redeVeloppr^ k factor may be counted.

Summary of Findings Regarding Environmental Remediation Costs:

Ffe/o' observation reveals that several properties may be affected by environmental contamination and three (3) sites are listed in- the Illinois ^Envirp^ Agency Site Remediation Program Database. These sites-have. all.previously .fe^ letters 'of ho- further remediation. The program database does,770/ indiciae jf.Siate or Federal funds were used in the remediation of the sites and does not. provide the credentials 'df'tfre remediation -consultants" involved; '^WenafoM^~Ms},factor was not- identified in the Project Area.

13. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation. .

If the total equalized assessed value of the proposed redevelopment projects, area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (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 three (3) of the last five (5) calendar years for which information is available then this factor-may be counted.

Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:

As discussed in Section II-B, Development Activity and Assessed Value Trends, of this Eligibility Study, analysis of historic EAV for the Project Area indicates that the EAV of the Project Area has declined in 2010, 2011, 2012, and 2013 (four years) and has experienced growth less than the change in the annual Consumer Price Index for All Urban Consumers in the Chicago-Gary-Kenosha MSA in those same (four) years. Additionally, the Project Area has experienced growth at a rate less 'than' that of the ' balance of the City in 2010, 2011, and 2013 (three years). The Project Area meets all three of these thresholds to qualify for this factor.

Added Area Eligibility Study (March 2015)

Attachment. Five, Pnge 22

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F. Conclusion of Investigation of Eligibility Factors for. the Improved Portion of the Redevelopment ProjectArea:.

The presence of ■deteriorated^^ and puWic. rightSrpftVvay; inadequate utilities; parcels With excessive;^ declining or sul>par 'EAV growth are^^ Furthermore, 'these' conditio and/jreas^ throughout the improved portions of the.- Project Area: the presence: of these T.F eligibility factors underscores a lack of private invesfnienf %^£toie&Jlp&a.^ ■»... «. --> -

The fax^in'cremenVpVq^
 elirhitiate^the defia^
 conservation area: cbhsistehkw^^ designated
 redevelbpmertifcareasi^^
 and analysis"; iK&-clear^ .Jhe^resence of thes'efctcto'rs'qualifieytt^^

Rr^e/^Arjeg^^alify^ a

G. Analysis of Undeveloped or Vacant Property;

For the purpose of qualification for TIF, the term "vacant land" is defined in the Act as follows:

Any parcel or combination: 'd^p^r6els!pfiisa1rprbpb^y without industrial, commercial, and residential buildings-; which. hasXhOtebeetij Us'ed^fbr- ■ mmmamiaj-.. agricultural purposes Within five (5) years prior'tb-the; designation pfjhe redeyelopmenUprpjecI area.....

• ■ ■- t\ .<*>Hv^..w';.●.. ;.,

As noted, only :1:8.acres:(1:^^% land by this definition.

*The vacant property is located on 22 of the 670 total parcels. These, vacant parcels.represent little opportunity for in-fill development and revitalization. Vacant land is identified in the Plan Appendix, Attachment Two^ Exhibits!- * ^^i/[^hAfid {Jse >Map. The blighting factors present on vacant parcels are summarized oh table 3-2 - Blighting Factors Matrix for Vacant Land below.*

;■; ■--^^. *; -.: ,

Table 3r2 . Blighting Factors Matrix for Vacant Land Belmont /
Central Amendment No. 2 Project Area

Sub-Area	•;-a»	;rBVI	-CT	„0:	,	H'	G	H	1	J	K	L	M	TOTAL
No. of Improved parcels	49	.16	.23	32	51	56	56	71	65	51	30	58	49	647 97%
No. of vacant parcels	0	•"■ 0	"2	0	"6	0	4	'1	3	1	0	3	2	22 ly.
Parcels In R.O.W.	0	0	0	0	0	0	0	0	0	1	0	0	0	1 0%
Proportion of parcels vacant	0%	0%	8%	0%	11*	0%	7%	1%	3%	2%	0%	5%	4%	
Total parcels (net R.O.W. parcels)	.49	16	25	52	57	56	60	72	88	52	30	61	51	669 100%
Sub-Area count	HI		IM'-I	r l	.1	1	.1	1	1	1	1	1	1	11 100%
yACAtfwwKeto^														
Obsolete Platting (by parcel)	0	0	0	0	0	0	0	0	0	0	C	0	0	• 0%
Diversity of Ownership (by sub-area)	0	0	:0	•0	0	0	0	0	0	0	0	0	0	- W
Tax Delinquencies 0	0	0	•• 1	0	0	0	0	0	0	1	0	2	0	4 IX
Tax Delinqu				0%						100%		67%	3 2	22 1P0%
Deterioration of Struct. Or Site Improvements in Neighbonno 0	0	2	0	C	0	4	1	3	1	0				
Environmental Clean-up - - -				No Determination										
Declining or Sub-par EAV Growth				YES, Area meets all thresholds										
Unused Quarry, Mints. Rail, etc	0	0	0	0	0	0	0	•0	0	0	0	0 6	_00 0	: ov.
Blighted Before Vacant	0	0	0	0	0	0	0	0	0	0 0	0 ""0 0		0 0%	
Chronic Flooding	0	0	0	0	0	0	0	0	0				0 0	ov.
Unused or Illegal Disposal Site	0	0	0	0	0	0	0	0	0	0		0	0 0	0%

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Using GIS software the Consultant evaluated the Project Area's vacant, land in terms of the conditions listed in Table 3-2 during field surveys; and subsequent analyses. The data was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

Vacant Blighted Area Category 1 Factors: ■■■

Obsolete Platting, Diversity of Ownership, Structures in Neighboring Areas, or Sub-Par E.A.V. (2 or More) , Deterioration of or Sub-

Vacant land may; qualify--a^^lfgri^are.a; i^^t^^)Vpf4he>sb.-(@) VacantBlighted Area, Category 1 Factors/are present or if any .one (ij of the Vacant Blighted Area Catfegi^l^Fa^o^rs-'is g^Mt^- f**-* * *-\\ . -., ; r,

Summary of Findings, Regarding Obsolete Platting:

The result of obsolete platting of- vacant land is parcels 'oMtnHed^'6r narrow.'size or configufapqhs of. parcels.6f^^ that would' be difficult to develop on a planned bas&an8 in a lrtA^ standards and requirements, orpJaWngihlfc created inadequate,i'hght-pf-way^\$M WiM^M^S> '*?/%«, or other public rights-of-way of that omitted ea^en^bf^fc^:^0^0it^

This Eligibility Study cbnHtders ^ Platting of the 22 vacant parcels in the PnjJecjLAr&a...

Summary of Findings Regarding^

Diversity of ownership refers.to.parcels of,yacant land owned by so large a number of individuals or entities that the ability fb assemble the land for development is retarded or impeded.

This Eligibility Study considers no finding regarding Diversity of Ownership of the 22 vacant parcels in the Project Area.

Summary of Findings Regarding Tax Delinquencies-There are only 22 (3% of total parcels) vacant parcels in the Project Area. For the 2013 tax, year, there were only four parcels found to be delinquent in the Project Area; with three (75%) of the vacant parcels found to be delinquent.

This Eligibility Study finds this factor present, but not significantly impacting the Project Area.

Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:

As indicated in the prior analysis of blighting factors on improved portions of the Project Area, approximately 65% of buildings exhibited deteriorated conditions, 36% of parcels show deteriorated site improvements, and 92% of sub-areas exhibited deteriorated right-

Belmont/Central TIF Redevelopment Plan and Project Amendment No. 2

of-way conditions: It was found that all 22 (.100%) of the vacant parcels are located adjacent to deteriorated buildings or site, improvements.-

All of the vacant land in the Project Area is adjacent to or near deteriorated buildings and site improvements. These deteriorated,) buildings, detracts from and marketability of nearby. See SL ; While- the vacant land only represents 1.8 acres in

the Project Area it is not possible to justify as a TIF to encourage private development.

Summary of Findings

As is noted in the discussion of the declining or sub-par equalized assessment factor, this factor was not determined to be present

Summary of Findings Regarding Declining or Sub-Par Equalized Assessment Factor

As indicated in the discussion of the declining or sub-par equalized assessment factor, the Project Area, analysis of the EAf has decreased from \$83.5 /sq ft to \$66 /sq ft in at least 3 of the parcels of the City of Chicago in the past 3 years; and 3 parcels have less than the CPI-U of the Chicago Garyzkeriq 3 of the past 5 years.

With regard to the second set of vacant land factors; if the category factors are not found to

exist, only one (1) category, S^ctq^ No category 2 factors were found to be present in the Project Area-

Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:

It is evident from aerial photography that some buildings have been demolished in the Project Area. Over the course of time, a large dense urban area experiences a cycle of growth and decay. With only 3% of the Project Area's parcels being vacant, this factor is not shown to be present to a meaningful extent at this time.

Summary of Findings Regarding Unused or Illegal Disposal Site:

Garbage and littering consisting of various materials was found on scattered vacant lots around the Project Area. However, none of these sites had accumulations of materials at a sufficient quantity to be classified as an "illegal disposal site", and for the purposes of this analysis this factor was not shown on Table 3-2 - Blighting Factors Matrix for Vacant Land to be present. Nonetheless, it should be noted that the presence of overgrown or litter-strewn vacant lots detracts from the appearance of the Project Area and inhibits investment.

H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area

The discussion above, and the evidence summarized in Table 3-2 - Blighting Factors Matrix for Vacant Land, indicate that the factors required to qualify the vacant portion of the Project

Added Area Eligibility Study (March 2015)

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Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion; of the" Project Area.

The-tax-increment program and-redevelopment;^ to reduce, or.
eliminate the deficiencies which cause the Project. Area,to qualify, consistent^ the City of Chicago for
revitalizing other designated, redevelopment areas and. industrial corridbrs. As documented in this
investigatibh and anajysis;iit;isjd
the Project. Area is impacted by eligibility factors. The presence of these factors qualifies the vacant^"ortidi>

ofthe Project ..^

Added Area Eligibility Study (March 2015)

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Belmont/Central TIF Redevelopment Plan and Project

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IV. SUMMARY AND CONCLUSIONS

The conclusions of PGAV PLANNERS' are that, the number, degree and distribution of eligibility factors in the Project Area as documented in this Eligibility Study warrant; i) the designation of the improved portion of the Project Area as a conservation area, and ii) the designation of the vacant portion of the Project Area as a blighted area. Below is a table summarizing the findings.

FACTOR	IN PROJECT AREA
1 Age ³	94% of bldgs. exceed 35 yrs. of age
2 Dilapidation	Minor extent (3% of buildings)
3 Obsolescence	Major extent (65% of buildings; 92% of sub-areas)
4 Deterioration	Minor extent (12% of buildings)
5 Presence of structures b	Major extent (100% of sub-areas)
6 Illegal use of individual s	Major extent (66% of buildings)
7 Excessive vacancies	Minor extent (31% of sub-areas)
8 Lack of ventilation, light c	
9 Inadequate utilities	
10 Excessive land coverage	
11 Deleterious land use or l	
12 Environmental clean-up	
13 Lack of Community Plan	
Declining or subpar E.A.	YES

Notes:

- 1 Not including Age as a factor, only three (3) factors are required by the Act to be present for eligibility as a Conservation Area. Seven (7) factors are verified present in the Project Area.
- 2 Except for EAV growth, qualifying factors can be identified as being found to a major extent by their existence on more than 50% of the structures or sub-areas in the Project Area. Three (3) factors were found to exist to a major extent and three (3) other factors were found to exist to a minor extent.
- 3 Age, although not a blighting factor for designation, is a threshold that must be present for an area to qualify as a Conservation Area.

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B. Blighting Factors for Vacant Areas

FACTOR . EXISTING IN VACANT/ UNIMPROVED PORTION; OF
PROJECT AREA .

T Two (2) or more
^61^11^ no findir
YES *T v-/ \: Two (2)
factors; required,-*.. Two (2)
are present

Structures in Nei

■

■

■ *
■

- E.A;V. Growth -`
2 Area imr
3 blighted
4 Area cor
5 Area cor
6 way; or
7 Area pric
contribut
Area cor
stone, bl
Area is r
vacant;

Note: The Project Area qualifies per statutory requirements. Only one (1) above the above seven (7) situations is required by the Act.

Added Area Eligibility Study (March 2015) PG^VpUVNNERS

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Ernest R. Sawyer Enterprises

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Amendment No. 2 "~~

= =

City of Chicago

Although it may be concluded that the mere presence of .the stated eligibility: factors» noted,
above may be sufficient to make a finding of qualification as a conservation area or a vacant
blighted -af4a;; thjis^eyaluatlon was made bn thei basis"that' thei factors must'be present to
an
extent that would, Je^^ to conclude, that public intervention is appropriate or
necessary./- :From; 'th^ report it is; clear that the eligibility'factors are
reasonably distributed throughout the Project Area.

The" presence of factors indicated by the- A# •"irfpfCiQi'^ ?\$igffi\$frf&(-
"obsolete^sti^c^res; inadequate utilities; land use iHcompatfoiliti^ or subpar EAV growth;;

and the predominance of 'af^si^W'jai^e%kUe land coverage or overcrowding and may result in continued disinvestment". :fha%will'. riot be •overcome .without action by the Gi'ty; these conditions' have been pre^fously^ All prdrkrtfesrwithifi'the Project' Area; will benefit from thew^ prd^rafn. -



the; conclusions presented in {his Eligibility Ssq^ governing, body should review'this Eligibility ^iti^y-^~~~~Ij^jg^v^fi^^i^ summajy of findings contained herein, adopt an ordinance making ^findingOf a'conservation area for the .improved portion of the-Project Area and a .finding, of a iB|ig||Brf-'are^i--19r.1be-' Vaeattt portion ofthe Project Area arid making.this Eligibility^^ -

The analysis contained herein was based upon data assembled by PGAV PLANNERS and Ernest R. Sawyer Enterprises. The study and: survey of the Additional Area indicate the requirements necessary for designation as a c^rriBfnatiei'h corigervatioh^and blighted area, are present. Therefore, the Additional Area qualifies as a combination conservation area and a vacant blighted area, to be included with the.@iiglha>Ar^ as a redevelopment project area to be eligible for Tax Increment Financing under the Act.

PLAN APPENDIX
Attachment Six - Housing Impact Study

**. BELMONT CENTRAL ■ . REDEVELOPMENT PROJECT
AREA TAX INCREMENT FINANCING PROGRAM**

Prepared for: The City of Chicago

By:

Goodman Williams Group

GOODMAN WILLIAMS GROUP
— REAL ESTATE RKSEA11CH

March 2015

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f	Number of Inhabited Units... .^..^h^L^AAhL^iih	10
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	current Land uses in the Project area,..;.....,.....,....	13
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Goodman Williams Group is on a team headed by ; PGAV Planners and Ernest R. Sawyer Enterprises, Inc. that is amending the Belmont Central Tax Increment Financing (TIF) District. This TIF district was originally approved in January Of 2000. It is being expanded to include areas adjacent to the Original Project Area. The added boundaries will be designated as' the Belmont Central Redevelopment Project Area,

The ofjgjM' Belmdht^Gin^ an abbreviated^Housjng;. Impact:StUdyf(HIS);"As^part! of;the proposed?Arrie^dfee,nt^Goodman. Williams Group.has-completed this HIS fop the entire; arnended: BelrflonfcGentral Redevelopment Project Area, (referred to in this report as thev'Project Area") including the original and added parcels.. .

The Project Area is irregularly ishapedh With ^boundaries. ; that follow the commercial corridl^^ldng several m •;» ^

- Central Avehuofro^ Avenue on the south;
- Belmont AVenue'lro^ Leclaire AYenue on the east;
- Diversey Avferiue frbm Merrimac Avenue on the west to an alley just west of Cicero Avenue on We east; • ;
- Laramie AVenuetfrom Belmont Averiue-on-ithe norttugenerally to Fullerton Avenue on the south, excepting blocks between Wellington Avenue and George Street and between Wrightwood Avenue and Deming Place; and
- Fullerton AVenue from Melvirla Avenue'on the west to-Lamon Avenue on the east.

Within these corridors, the block face on< both sides of the street (to the respective parallel alley) is generally included. The Area includes the Community First Medical Center (formerly Our Lady of the Resurrection Medical: Center), Chopin Park, Blackhawk Park, and Cragin Park. There are eight school uses in the Project Area. A map of the Project Area is included in the Redevelopment Plan, which is contained in a separate document. The boundaries of Project Area are generally contained in two Chicago community areas, Belmont Cragin and Portage Park.

Portions of the Redevelopment Area are contained in the Belmont Central Special Service Area (SSA) #2, which was established in 1979, as the second SSA in the City of Chicago. Belmont Central SSA funds are used to finance and manage improvement programs, maintain the commercial district, and provides the free parking garage at 3140 North Central Avenue for customers of neighborhood businesses. In 2011, the SSA had a budget of \$613,850 and is managed by the Belmont Central Chamber of Commerce.

Amended Attachment: Six. Page 3

There are five (5) TIF redevelopment areas that are adjacent to the Project Area.:; the Belmont/Cicero TIF, the Diversey/Narragansett TIF, the Galewood/Armitage TIF, the Northwest Industrial Corridor TIF, and the

West Irving Park TIF;.

Housing Impact Study" i: 1'. r ■ , ■ { mmv ■; r V". j*

As set forth in; the Act, if the redevelopment plan if F<a?redeyejelpm result in the displacement of residents from 10 or more inhabited-residential units, or If the Ted^o't^int**^

:prepar^a^h1>t/s and- incorporate* the- study-.imthe red^yeippir^nt pjroj#§jh plan. *^*;i'r#r*r-, -' ,. . -v,, .•"> - >>••*<••• V-;; ; » ■»» c in

, 1 i035lr\ the A^e'd' Ariia; Qtie thousand four 'hundf^fifte-^ are" 6^up)ed7 • Qj© .'Ordinal Area and 1,021 in the Added Area Although .the Redeyjlldp^ acquiring FdempliSffl^ units, the RedeveJopmentiPla^ for th'e: development ohredeyeloprnt of several portions of the Project, Area thafr^ay contain occupied, residential units. As a result, it is possible that by implement RedeVelo'phienfPI^rij t'hetdispl^cemerit^of residents from 10 or more: inhabited .residen'tial units could? occut*. - *->'■,■

therefor^^this^pIDrt^Mifllis the^legislative requirements for a- Housing Impact StudyQis set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/1.1-74.4^1 et s^^TrTe^iscific requirements of the Housing Impact Study are.-as follows;; >. - ;••.

Part I of the Housing impact Study shall include the following for all residential units within the Project Area:

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

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Part II of the Housing Impact Study shall identify, the inhabited residential units in the Project Area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study; shall identify:

- i) the number and location of those units that will or may be removed; and

ii) the, municipality's plans for reftc^l p b j ^ i s . t 9 n j » for those residents in the Project Area:^^
" ' f j i i) . ; f o e ' a v ^ j a W i ^

; \ : • are; to b ^ r e n o y e d , ^ ^ t ? l P f l » ; ^ P ^ ^ ? ^ t b ^ ^ n ^ . ,

(iv) the type and extent of retooation^^

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HOUSING IMPACT STUDY - Part I

The information presented in this report us compiled from, a variety of sources. In fall 2014, PGAV piannirig conducted field research that identified the parcels and buildings located irythe,.Project*Area-, -the riurjiber; of units inieach building, -and,,whether the units were occupied or

vacant

The field work, was supplemented with-M
Community Survey' Seici#T@ nineteen

Census, American

1711, 1902, 1903; 1^6l:V.lSrMtO2,1^00&O1;-19Off.OiZ, 1907.01, 1907;02, 1908; 1911, 1912,1913;ot,'
and^/^2^ Wn&f&s?*" -rv-v.v- ■: * ?• * j •• -v. * --,< ;v ■ actual unit- 1512,

Demographic information. oh Current residents, of the Project Area was provided by Esri Business Analysts a respected vendor of demographic and economic data. The age of the housing stock and whether the disputed units were leased or owned in the Project Area were determined through Esri based on 2010 U.S. Census data. Other information in Part II of the Housing Impact Study; was provided by Goodman Williams Group and reliable secondary sources, as noted in the tables. Some of the information is presented by Community Area. The Project Area falls within the Belmont Cragin and Portage Park community areas.

Number and Type of Residential Units

The recent field work identified a total of 1,491 housing units in 401 buildings located within the Project Area, table 1 provides estimates of the age of the structures based on percentages derived from the Census. As the table indicates, nearly sixty percent of the housing units in the Project Area were built before 1939.

Table 1 Housing Units in Project Area by Year Structure Built

Total Housing Units	1,491 100.0%
2000 to Present	140.9%
1990 to 1999	271 8%
1980 to 1989	231.5%
1970 to 1979	543.6%
1960 to 1969	1308.7%
1950 to 1959	18012.1%
1940 to 1949	18212.2%
1939 or Earlier	88159.1%

Source: Total Units from PGAV Consulting, based on field work, percentages from Esri Business Analyst, U. S. Census American Community Survey 2008-2012

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Building Type

Single Unit Dwellings, ■.: j? . .: Units in Two^Family Buildings Units in 3 and 4-Unit B'uiiBifig^ Units- in Multi-Family (>5 units) Buildings

TOTAL

is...?..., . Occupied Units.,.

15-1; 122 .264878

,1,415

Number Percent

10.^%' 8,6% 18^% 62.0%.

100.00%

4 4 8

60 76

Vacant Units Number Percent

5.3% 5.3% 10.5% 78.9%

100.0%

155 126 272 938

Total Number Percent

10,4%

8:5%

18.2% 62-.9%

1,491 100.0%

Source: PGA V Consulting, based on field work, 201:4 and Goodman Williams Group

However, in the- Belmont Cragin and Portage Park communities as a whole, the percentage of single family homes is much higher, at 36.4% and 40.7% respectively, suggesting that the Project Area, which is located primarily along commercial corridors, has a higher percentage of multi-unit buildings than the community as a whole.

Table 3

Housing Units by Property Type, by Community Area, 2012-2013

				Bldg.	Bldg.
Single		with	with		
		2-45+			
Family	Condominium	Units	Units		
Belmont Cragin	Portage Park				
36.4%	40.7%				
2.7%	5.9%				
43.0%	34.6%				

17.8% 18.8%

Source: Institute for Housing Studies at DePaul Univ.
Chicago 5-Year Housing Plan Data Report, 2013
Note: Belmont Cragin total does not equal 100%, due to rounding

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Number and Type of Rooms Within Units

Estimates of the number and types of rooms in the units in the Project Area are shown in Table 4.

- Of the 1,491 total units counted in the Project Area, an estimated 30% contain five rooms. Another 19% of units contain six rooms, and 20% contain seven rooms or more.

- Most of the units in the Project Area (68%) contain two or three bedrooms, estimated 15% of the units

Larger units with four or more bedrooms make up the remaining 17% of units with three or more bedrooms, meeting the needs of large families.

These findings suggest that the housing stock in the Project Area includes a high percentage of units with children.

Table 4
Belmont Central Redevelopment Project Area
Number and type of Rooms

Number Percent

Total Number of Housing Units

Number of Rooms

1 room
2 rooms
3 rooms
4 rooms
5 rooms
6 rooms
7 or more rooms

Number of Bedrooms No bedroom

1 bedroom
2 bedrooms
3 bedrooms
4 or more bedrooms

1,491

60 15 104 283 447 283 298

60 164 596 417 253

100:0%

4%

1%.

7% 19% 30% 19% 20%

4% 11% 40% 28% 17%

Sources: PGAV Consulting Held work (units) with percentages derived from Selected Housing Characteristics, 2009-2013 American Community Survey 19 Census Tracts surrounding TIF boundary

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Households by Size in Project Area

Table 5 below indicates the Household by Size in the Project Area.

- Family Households, defined as households where two or more of those in the household are related By birth, marriage, or adoption; make up the majority of the households in the Project Area at 76.7%.
- Of the Total Family Households, the average family size is 3.3, More than 40% of the households contain 3 or 4 people, and 35% have five or more people residing together. These larger families occupy the units with
- Of the Total Non-Family Households, the number of people, per household is, "not surprisingly" low; Nearly 76% of non-family households are comprised of one person, ..V....

Table 5
Hhouseholds By Size In Belmont Central Project Area'

Total Family Households

2 People

3 People

4 People

5 People

6 People 7+ People

Average Family Size

263 236 244 167 102 133 3.3

23.0% 20.6% 21.3% 14.6% 8.9% 1:1.6%

Total. Non-Family Households

1 person
2 People
3 People
4 People
5 People
6 People 7+ People
Average Nonfamily Size

263 59 15 5 2

1.1
75.8% 17.1% 4.3% 1.5% 0.6% 0.3% 0.3%

Total Households	1,491100.0%
1 Person	26317.7%
2 People	32221.7%
3 People	25116.8%
4 People	24916.7%
5 People	16911.3%
6 People	<u>1036.9%</u>
6 7+ People	<u>1349.0%</u>

Source: Total HH based on PGAV fieldwork; percentages derived from Esri Business Analyst, U.S. Census 2010

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Number of Inhabited Units

As previously noted, the residential units in the Project Area have a low vacancy rate-. As shown in table, 6 t of the 1,49.1 total residential,units identified jn the .Project Area, 1,415 unitS;^

Of the occupi^^
between owners (45%) and renters (54%). a < , .

table 6		Units
BejrthontTIF Occup'aHcy'an^	Re4eyeJo.D;_rne^Xf.^I?.SJ.^ r^	'Hbuslhq
Nyrhb^ir., -P^ceot;, >.g-- ,, ■■■ - :-: ;		
Total Housing Unite	1,49.1 100:0%	
Occupied	:i 1*415 94:9%	
Vacahb ■ ,, -j - = t 476. ... ,511%		
Occupied fcfousing Units	1,415 100.0%	
Owner^Occupied ^	■ : ^ 651" - ^6:6%	
Renter Occupied	764 54.0%	

Sources: PGAV Consulting with tenure estimates from ESRI' Business Analyst, Census 2010 Housing Profile

Race and Ethnicity of Residents

table 7 and table 8. provide demographic information on -residents, of the Project Area (Table 7) and the surrounding community areas of Portage Park and Belmont Cragin (table 8) for comparison.

- The 2014 total population of the Project Area is estimated to be 4,167, remaining almost constant from the 2010 Census count. Total population numbers in the two community areas are also relatively constant, with Belmont Cragin expected to grow slightly, from 78,684 to 79,505.
- Of the total number of residents in the Project Area, 50.9% identify as White, 3.3% as Black or African American, 1.1% American Indian or Alaska Native, and 2.3% Asian. Over 38% identify as some other race. While Belmont Cragin's race profile is similar, Portage Park is characterized as 72% White and 1.4% as Black or African American.
- The population of the Project Area is predominantly Hispanic or Latino (76.3%). The Hispanic or Latino population of Belmont Cragin is slightly higher at 80.6%. By contrast, the Hispanic or Latino population in neighboring Portage Park is considerably lower at 40.7%.

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- The estimated median household income within the Project Area in 2014 was \$42,256, slightly below the estimated 2014 median for the City of Chicago of \$44,353. Household income in Belmont Cragin is relatively consistent with the Project Area at \$42,072, while the median household income in Portage Park is higher at \$52,843.

Table 7
Belmont Central fiF project Area, Select Population Characteristics

2014" Estimate

Number Percent Number Percent

Population

Race

White Alorie

Black or African American Alone American Indian and Alaska Native Alone Asian Alone

Native Hawaiian and Other Pacific Islander Alone Some Other Race Alone Two or More Races

2152 153 47

'93 3

1565 159

4,172 100.0%

51.6% 3.7% 1.1% 2.2% 0.1%
37.5% 3.8%

2121 136 46 96 3
1603 162

4,167 '100.00%

50.9% 3.3% 1.1% 2.3% 0.1%
38.5% 3.9%

Hispanic or Latino

Median Household Income (Esri Estimate)

Median Household Income City of Chicago (Esri Estimate)

\$42,256 \$44,353

Source: U.S. Census Bureau (2010), Esri Business Analyst (2014 estimates)

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Table 8

Portage Park and Belmont-Cragin Community: Areas, Select Population Characteristics

2614 Estimate Number Percent

Belmont Cragin Population

Race

White Alone

■ White Alone

Black or African American-Alone

Asian Alone

- Native Hawaiian and Other Pacific Islander Alone Some Other Race Alone * Two or More Races

78,684 100.0%

38,162. "3,449-864 1,642 62 31,384 3,122

79,505 100.0%-

47.9%

38,101 3,098 863.. 1,695 61

32,490 3,197

62.071 78.9% 64,063

Median Household Income (2014 Esri Estimate)

Portage Park

Population.

Race

White Alone

Black or African American Alone American Indian and Alaska Native Alone Asian Alone

Native Hawaiian and Other Pacific Islander Alone

Some Other Race Alone Two or More Races

73.4% 1.6% 0.7% 4.7%

0.1% 16.0% 3.5%

71.301 100.0%

52,367 1,133 495 3,367

42

11,374 2,523

71,1.37 • 100.0%

0.1% 16.9% 3.7%

51,313 1.029 492 3^587

41

12,015 2,661

Hispanic or Latino

Median Household Income (2014 Esri Estimate)

Source: U S. Census Bureau (2010), Esri Business Analyst (2014 estimates)

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HOUSING IMPACT STUDY - Part II

Current Land Uses in the Project Area

Existing land uses within the Project Area are primarily commercial, and mixed use, with residential units above ground floor spaces. The commercial corridors of Fullerton, Diversey, Belmont, and Central Avenues are bordered by dense residential neighborhoods, typically located across a rear alley from the main street. There are eight school uses in the Project Area, including St. Patrick's School and Peter R. Eiburg Elementary School, and three parks including Opjir Park, Cjagin Park, and Blackhawk Park.

A notable institutional use in the Project Area includes Our Lady of the Resurrection Medical Center on Jackson Avenue. Community First Medical Center recently transferred to invest \$20 million over the next five years on improvements.

Number and Location of Units that Could Potentially be Removed

Primary objectives of the Redevelopment Plan are to attract new employment and tax increment revenue, stabilize existing development in the Project Area, and to provide for improved recreational amenities for neighborhood residents. The plan does not presently envision acquiring or demolishing occupied housing units.

Presented below are the three steps used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed or impacted.

- 1) Properties identified for acquisition. An acquisition plan has not been prepared as part of the Plan. There are no occupied housing units in the acquisition plan. Therefore, there are no occupied housing units that are planned for acquisition.
- 2) Dilapidation. As described in the Eligibility Study, there are no occupied residential buildings classified as "dilapidated" in the Project Area. As a result of this analysis, there are no occupied housing units that are likely to be displaced because they are located within a dilapidated structure.
- 3) Changes in land use. The Land Use Plan, presented in the Appendix, identifies the future land uses to be in effect upon adoption of the Plan. If public or private redevelopment occurs in accordance with land use changes proposed by the Plan, displacement of inhabited units will not result. As a result of this analysis, no occupied housing units are likely to be displaced because of land use changes.

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Relocation Plan

With no residential displacement anticipated, a relocation plan for displaced residents within the proposed TIF District has not been established. The following section discusses housing alternatives in the adjacent area. The following section discusses housing alternatives in the adjacent area. The following section discusses housing alternatives in the adjacent area.

Replacement housing for displaced residents is provided in the form of new housing units. In accordance with Section 14 of the Illinois Housing Development Code, the replacement housing for displaced residents is provided in the form of new housing units.

boundaries of; or in close proximity to, the boundaries of the project area.

Housing Eligibility Assessment

Table 9 presents a breakdown of Project Area households by income. The estimates for percentage of households within the project area are based on data from the field survey. Data estimates indicate that 41.9% of households in the project area have annual incomes of greater than \$75,000, 41.9% have incomes between \$35,000 and \$75,000 annually, and 16.2% have incomes less than \$35,000.

Table 9

Belmont TIF Redevelopment Project Area

Households by Income Level

Number of

130 8.7%

315 21.1%

310 20.8%

183 12.3%

\$15,000	\$25,000	\$35,000	\$50,000	\$75,000	\$100,000
<\$15,000	-	-	-	-	or more
\$24,999	\$34,999	\$49,999	\$74,999	\$99,999	

171

174

208
 11.7%
 Number of Households Percent of
 Households 14.0%
 11.5%

Source: PGAV Planning Field Work and ESRI Business Analyst, Demographic and Income Profile

Most of the subsidized and public housing options available to low-income residents in Chicago are determined by Maximum Annual Income Limits published by the US Department of Housing and Urban Development (HUD). Limits are based on household size and are calculated from the Area Median Income (AMI). The 2013 schedule, the most recent available, is shown in Table 10, which follows.

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Table 10
 Schedule of Maximum Annual Income Limits for Greater Chicago*
 ■■- Effective December-1.8, 2013

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
120%	\$60,840		\$69,600	\$78,240		\$86,880		\$93,840
\$100,800-	\$107,760		\$114,720					
80%	\$40,550		\$46,350			\$52,150	\$57,900	\$62,550
\$67,200	\$71,800		\$76,450					
60%	"-\$3(5,4^0		'\$34[800^V			\$3^20^J\$3\$&- ■^J	\$b,40b-	"\$53,880
\$57,360								
50%	\$25,350		\$29,000			\$32,600	\$36,200	\$39,100
\$42,000	\$44,900		\$47,800					
40%	\$20,280		\$23,200	\$26,080		\$28,960		\$31,280
\$33,600	\$35,920		\$38,240					
30%	'Ms&ti ■■ i+ftiffio '					\$^'^bV^L v.4S\$}to8- • • -\$25^00; • \$26,940 > \$28,680		
20%	•\$10,140'• \$11,600	\$13,040-	\$4,48Q	\$15,640	\$16,800	\$17,960-	\$19,120	10% \$5,070 \$5,800 \$6,520'
\$7»240	\$7,820	\$8,400	\$8,980	\$9,560				

* lhdudeSiCook, RuPage, U^|^fc-.f<^o^ fh^c||L^ni^.-^t.yy'l^K

Source: Illinois Housing .

The Project Area has an estimated 565 households, or 38% of: total households, who earn 60% or less of the Area Median income (AMI). Two hundred eight (208) households earn less than \$15,000 and are categorized as earning less than 30% AMI. One hundred seventy-four (174) households earn between \$15,000 and \$24,999 earn less than 50% AMI but more than 30% AMI.

Rental Housing

This section discusses rental housing options, including CHA, affordable, and market-rate.

Housing Choice Vouchers. Approximately 54% of the Project Area's residents are renters and 38% of all households have an income at or below 60% AMI, potentially qualifying them for Housing Choice Vouchers, also known as Section 8. Under the Housing Choice Voucher Program, renters pay 30-40% of their income for rent and utilities. Landlords whose tenants have Housing Choice Vouchers are entitled to Fair Market Rents (FMR), established annually by HUD, and which are roughly equivalent to Maximum Monthly Gross Rents for households at 60% AMI. Landlords collect the difference between tenants' rent and the FMR directly from the Chicago Housing Authority (CHA).

Project-Based Voucher Program: This program is designed for developments where landlords enter into a contract with HUD to provide subsidized housing such that the Section 8 status is tied to the development and cannot be transferred if a qualified low-income tenant moves away. A major concern in gentrifying neighborhoods is the loss of these project-based Section 8 units when rental properties convert to condominiums or when landlords choose not to renew their Section 8 contracts, thereby decreasing the availability of low-income housing.

However, within the Project Area and community areas of Belmont Cragin and Portage Park, there are no project-based Section 8 housing units.

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CHA and the Plan for Transformation. Chicago's, public housing stock is in the midst of an ongoing redevelopment program known as CHA Plan for Transformation. Now in its 14th year, the plan calls for the redevelopment of 25,000 units of public housing into mixed-income units. The CHA's F.Y-2013 Moving to Work Annual Report¹ projected a total of 2,750 units, or 87% of 25,000 units, to be completed by the end of FY2013.

The major list of public housing units is the CHA's public housing list. The CHA's public housing list is a list of public housing units that are currently in the CHA's public housing list. The CHA's public housing list is a list of public housing units that are currently in the CHA's public housing list.

The CHA's public housing list is a list of public housing units that are currently in the CHA's public housing list. The CHA's public housing list is a list of public housing units that are currently in the CHA's public housing list.

- Scattered Site (Community Area-Walton & Taylor) wait lists contain applicants
- the CHA's scattered site portfolio, CHA has a wait list for each of the 77 scattered sites in the CHA's scattered site portfolio.
- these wait lists are open (for approximately 15-30 days) in order to allow applicants to apply for the wait lists.

•#-^-^jg^j^^jj^jj|^^^^jjgjj^gj The*S'ehiop'S^

"">e^ues'fIH§ studio'arid dne^bedrobm apartments ^in senior designated: housing-

developments: ' ' .

As of December,31, 2013, the wait lists have a total 33,806 applicants. **** "

While there,are^p,project;based CHA housing, there are scattered site CHA properties in and around the'Project Area;

- C.HA Scattered Sites North Central: Hispanic Housing Development Corporation, a private management firm, is contracted to manage this portfolio of CHA family and elderly, public.housing scattered site housing portfolio. It consists of 1,110 units in 405 buildings.throughout 10 community areas, including Albany Park, Avondale,, Humboldt .Park, Irving Park, Logan Square, Lower West Side, North Park, Portage Park, South Lawndale and West Town. The building type is varied construction including single family homes and two and three-story brick walk-up buildings. Rents at these units are subsidized 30% based on income. The waiting list for this housing is currently closed.
- CHA Scattered Sites Northeast: This northeast area includes the neighborhood areas of Belmont Cragin, and the neighboring communities of Montclare and Dunning. Scattered site properties in the northeast range from primarily one to four bedrooms.

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As reported in the Chicago 5-Year Housing Plan Data Report 2013 issued by the Institute for Housing Studies.at DePaul University 2013, the communities of Portage Park and Belmont Cragin have very low numbers of government assisted units, reported at; less than or equal to 2.5 percent of the total housing stock.

Market Rate Rentals." ""V""

^i09.a^l--jp^^te^ji^ wj.re;identified jrtMultiple Listing Service (MLS) .and

201:5. As. shown below! mrf abii 11 -'tWere are* a grea'ter humber; of urtlfsMisi&d f6f rent in Po^a^e ^air^, aji^

communities. ^Be;i matonfy ot ^a!%^i^"joi^Al -is'~itidf^stzd, 2, bedrooms^ Belmont Cragiryand Portage Park. ,

Rents for one-bedroomrL|n\$^^^
above.fhellinois;

In|ge|mpnt Cragin and Pprtage P^ark are
jl4axirriiHi •R/lbhffiiy'^rds^-Reirits-

at 60%; Ajea₁,lyje,dian lpcom'ejjAMOi) |815 for l^

Similarly^ are,also above IHDA's established maximums,

\$1,129 (3BR) ana\ \$1,260. (4|ji).' . "

Table 1.1, Summary of Rental Listings, by Community ... Atla

Belmont Cragin

Bedrooms	Available Apts.	Avg. Rent
0 (Studio)	1	\$625
1	10	\$849
2	20	\$1,190
2	3	\$1,492
2	45	\$1,839
Total	43	

Portage Park

Bedrooms	Available Apts.	Avg. Rent
0 (Studio)	2	\$800
1	16	\$916
2	33	\$1,259
3	10	\$1,744
4	1	\$2,300
4	Total	62

Source: Graigslist, Feb. 2015, MLS Jan-Feb 2015

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Senior Housing

The Belmont Cragin and Portage Park Community Area offers several existing senior housing developments. Existing senior developments include:

- Senior Suites of Belmont Cragin: Located at 6045 West Grand Avenue, the 86-unit development, built in 1995, includes studio and one bedroom senior apartments

Unit development for seniors In the Belmont (Qpa'g^mn^Unily- ft^ was, ' *
developed by the Anixter Center.

The following information was obtained from the 2010 Census:

In November 2011, the Hispanic population in the Belmont Cragin community area was 1,100, or 1.1 percent of the total population.

redevelopment of the Cicero: and

George Elderly Housing Apartments in the Belmont

complex, to include a mix of

the units will be available

the area median income,

80%, of the area median

was issued for this

development at 4800 W. George Street; ■,.

- The Kilpatrick Renaissance: This new development located at 4117 North Kilpatrick Avenue in Portage Park is expected for occupancy in February 2015. The estimated 98 unit senior apartment building will offer a mix of studio, one and two-bedroom offerings. Reportedly, units will be reserved for tenants earning up to 60% of area median income. The estimated cost for the new construction of this project was \$15.2 million.

New and Planned Rental Developments

There has been limited new rental construction in the Project Area and neighboring communities. Development that is occurring is on a small scale, with typical floor plans designed for smaller households.

- A 30-unit multifamily development was recently completed by Zitella Development in the Project Area split between buildings on 2917-2939 N. Central Avenue. All units are 2 bedroom, 2 bath. Rents on the first floor are \$1,295 per month. Second floor units are renting for \$1,395 per month. The estimated construction cost for the two multifamily developments is \$6.6 million.

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Two other recently completed developments are not located within the Project Area.

- 3418-3420 North Milwaukee Avenue: Noah Properties recently completed six new
- residential buildings built on formerly vacant land. Each building's construction

- cbst was. estimated at \$1.5 million for a total of \$9 million. Trie-36 rental-units-alr '
- are 2 bedroom., 2 bath, with rent-at approximately \$1,500 p,enmonth. All units aref
- currehtiys.lease.d- <<http://currehtiys.lease.d->>. , , . ' ...' ..
- 2835-2841 N^Narbma'Avenue: Zitella Development recently, :qprnplete'd ;70 hew Unit's in 5 adjacent buildings in the Belmont Central area. The' estimated' construction costs for each building was \$1.7 - \$2.1 miiiibn; with- the tota1?.proje£te
- x cost about \$1 Q'miiiion. All ufiits are- 2 bedroom i£ bath. Units-are burrentiy renting fpr\$1,3^5^b^rrh6nth. :
^ "

For-Sale Housing

'The Chicago 5-Year Housing Plan Data Report, 2013 issued by the Institute foe Housing Studies at DePaul University reports data for the share of renters who can affordably; pay.. for a median-priced' SF home in their community (financed at 100%). fhe; Portage ' Park/Belmont Cragin submarket was reported to have a median single fa^iJy?jS.aj^s,lji#;, in 2012 of \$148,250. The annua) income to affordably own such a home was \$36,430, makingi-itvaffordable. for almost-half .(47;2%),of .area- renters to affordably pwn.;aj median priced^ single^family home. Some communities reported a .rate :as jow,, as r 4.0% (Lakeyiew/Lincpln Park), while the City of Chicago average for the. percent of renters who could affordably own was 36.7%

Single-family housing-in Portage Park includes the distinctive Chicago-bungalow style of housing; A portion of Portage Park was named in 2014 to the National Register of Historic Places, joining ten other Chicago neighborhoods. The specific district is bounded by West Pensacola Avenue, North Lockwood Avenue, West Hutchinson Street, and North Central Avenue. The district, which is north of Irving Park Road, and outside of the Project Area boundaries, includes 189 historic bungalows.

As noted, 46.0% of Project Area residents are estimated to be homeowners and the remaining 54.0% renters. Table 12 below summarizes current listings in the Belmont Cragin and Portage Park Community Areas from Midwest Real Estate Data, the aggregator and distributor of Multiple Listing Service data.

- The market for attached units is a relatively small component of the overall housing market, with a predominant unit-type of 2-bedroom units.
- The median price for detached single family homes in Portage Park is significantly higher (\$296,000) than in Belmont Cragin (\$229,000).

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Table12
Summary of For-Sale Listings by Community Area

T'

2

3&4 'N/A

Community Name Type Belmont Cragin,
Attached Attached Attached Detached

Portagei'Park

2

3 8,4, N/A

Attached-Attached Attached Detached

Source: *Midwest Real Estate Data February 2015*

Price Range

: " '\$79,9"0d" ' \$42,000 i\$519-000
\$119,900 \!\$79ipj^\$475^0pp .

-%"r " ■)- -T ■

, ,<,,^NAk-
\$89"bl3^i99,dj3d:~
\$25.5,900 ^,900-\$S89,ObO

Listings

1 9 1

: 87

0
11 1
77

Tables 13 and 14 show the median sale-prices^ units
sold by Realtors in the Belmont-Cragin and Portage¹ ParkvGommuhity. Areas over the
previous 8 years.

" ■"■'-' :-

- Prices are co'risisiently'higher'In PottagePark'fbr detached'uriitsv^Prices dropped precipitously with the market '
"downtOrn'beginnih
bottoming Out in 2011, prices are slowly re'bбуhding," but have'hot returned to pre-recessionary levels.
- Belmont Cragin saw an uptick in the number ofdetached units sold beginning in 2009, topping out in 2013.
Portage Park saw similar upticks,-while outpacing total units sold of 2,449 units to 2,388 units in Belmont Cragin.
- While the attached housing market is much smaller in these communities, the total number of units sold in
Portage Park (664) again outpaced Belmont Cragin (320).
- Prices for attached units also dropped significantly from 2007 in both communities, bottoming out in 2011
(Portage Park) and 2012 (Belmont Cragin).

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Table 13
Median Sales Price of Detached Single-Family Units

Community Name	2007	2008	2009	2010	2011	2012	2013	2014
Belmont Cragin	\$125,000	\$128,000	\$146,300	\$295,000	\$216,000	\$150,000	\$210,000	\$199,000
Portage Park	\$330,750	\$300,000	\$265,750	\$198,000	\$170,000	\$175,655	\$210,000	\$200,000

Number of Detached Single-Family Units Sold

Community Name	2007	2008	2009	2010	2011	2012	2013	2014	Total
Belmont Cragin	137	137	137	137	137	137	137	137	137
Portage Park	236	218	264	279	298	355	411	384	2,388

Source: This representation is based in whole on the data maintained by Midwest Real Estate Data LLC for the period January 2007 through December 2014. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. © 2014 MRED

Table 14
Median Sales Price of Attached Single-Family Units

Community Name	2007	2008	2009	2010	2011	2012	2013	2014
Belmont Cragin	\$189,000	\$178,500	\$70,000	\$72,000	\$66,000	\$50,000	\$85,000	\$109,450
Portage Park	\$184,000	\$183,500	\$138,950	\$120,000	\$53,500	\$62,000	\$92,500	\$95,100

Number of Attached Single-Family Units Sold

Community Name	2007	2008	2009	2010	2011	2012	2013
Belmont Cragin	55	26	23	35	59	45	49
Portage Park	129	76	52	53	62	93	92
2014 Total							

28 320 107 664

Source: This representation is based in whole or in part on data supplied by Midwest Real Estate Data LLC for the period January 2007 through December 2014. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy. Data maintained by Midwest Real Estate Data LLC may not reflect all real estate activity in the market. ©2014 MRED

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Foreclosures

Table 15 summarizes the foreclosure filings in the Belmont Cragin and Portage Park Community Areas over the last six years. Foreclosures have been higher in Belmont Cragin (4,081) over this time period compared to Portage Park (2,665). Overall, foreclosure activity has been declining steadily since, to a low in 2013 of 537 filings.

Foreclosure Filings by Community Area, 2008-2013

	2008	2009	2010	2011	2012	2013	Total
Belmont-Cragin	687	934	916	680	557	307	4,081
Portage Park	427	588	583	445	392	230	2,665
Total	1,114	1,522	1,499	1,125	949	537	6,746

Proposed For-Sale Developments in Project Area

Research indicates no multi-family for-sale developments currently proposed. In either the Project Area or the neighboring Belmont Cragin and Portage Park Community Areas.

New for-sale residential development in these communities has single-family home construction. As shown below in Table 16, new single-family construction is primarily in Portage Park.

Table 16
New Single-Family Construction Permits, 2009-2014 by Community Area

	2009	2010	2011	2012	2013	2014	Total
Belmont-Cragin	0	0	0	0	1	3	4
Portage Park	9	3	1	6	3	6	28
Total	9	3	1	6	4	9	32

Source: City of Chicago Data Portal

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Relocation Assistance

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or Very low-income households, or the displacement ..of low-income households or very low-income households from such residential housing! units, such households shall be provided affordable housing and relocation, assistance not less than that which would be provided under the federal. Uniform.'Re(pc»ti6h:A^sistahb>. and Real Property Acquisition. Policies Act of 1970 and the regulations thereunder, including; tfie¹ eligibility criteria. Affordable housing may be either existjog'--6r*-jijeyi^ ^r}^^©J:tiousjijgr the City, shall make a good faith effort to ensure, that this affordable housing Is located in or near the Project Area.

As used in the above paragraph. "low-income .Households", "very low-income households" and "affordable housing" shall have the. meanings: set forth in Section 3'of the Illinois Affordable Housing Act, 310 ILCS 65/3; As of lhe.date of-this Plan, these statutory terms are defined as follows: (i) "lowMncome household.* means a single person, family or unrelated persons living together whose adjusted income is more, than 50 percent but less than 80 percent ofthe median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ji) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii)' "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

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EXHIBIT B CDC Resolution

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STATE OF ILLINOIS)

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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 14th Day of July 2015 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 14th Day of July 2015

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15-CDC-19

J, TIF Area Designation: CDC Form2b-rccomml 11904

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF
CHICAGO

RESOLUTION ^CD& 1^f

RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF
CHICAGO FOR THE PROPOSED BELMONT/CENTRAL
AMENDMENT NO. 2 REDEVELOPMENT PROJECT AREA:

APPROVAL OF AMEDMENT NO. 2 TO THE
REDEVELOPMENT PLAN AND PROJECT

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 Belmont/Central Redevelopment Project Area Amendment No. 2, 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: Belmont/Central Redevelopment Plan and Project Amendment No. (the "Plan"); 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

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J. TIF Area Designation. CDC Form2b-recommJ 11904

such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

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 Thursday, April 30, 2015 at 6:00 PM at the Riis Park, 6100 West Fullerton, Chicago, Illinois 60639, (this date being more than 14 business days before the scheduled mailing of the notice of the Hearing [hereinafter defined], as specified in the Act), pursuant to notice from the City's Commissioner of the Department of Planning and Development, given on April 15, 2015, (this date being more than 15 days before the date of the Public Meeting, as specified in the Act), 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 5/11-74.4-4.2 of the Act and, with a good faith effort, by regular mail, to all residents and to 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 to the person or persons in whose name property taxes were paid on real property for the last preceding year located in the proposed Area); and

WHEREAS, the Report and Plan were made available for public inspection and review since May 1, 2015, being a date not less than 10 days before the Commission meeting at which the Commission adopted Resolution on May 12, 2015 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 May 19, 2015 which is within a reasonable time after the adoption by the Commission of Resolution May 12, 2015 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 6/16/2015 a date which is not more than 30 nor less than 10 days prior to the Hearing, and the second publication being on 6/23/2015, both in the Chicago Sun-Times or the Chicago Tribune, being newspapers of general circulation within the taxing districts having property in the Area; and

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 June 16, 2015, being a date not less than 10 days prior to the date set for the

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J. TIF Area Designation. CDC Form2b-recomm1 11904

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 ("DECO") 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 DECO and all Board members, on May 15, 2015, 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 documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on May 15, 2015, being a date not less than 45 days prior to the date set for the Hearing; and

WHEREAS, the Hearing was held on July 14, 2015 at 1:00 p.m. at City Hall, 2nd Floor, 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 June 5, 2015 at 10:00 a.m. (being a date at least 14 days but not more than 28 days after the date of the mailing of the notice to the taxing districts on May 15, 2015 in Room 10003A, 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 THE CITY OF CHICAGO:

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J. TIF Area Designation: CDC Fonn2b-recomm 111904

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 5/1 1-74.4-3(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 benefited 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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J. TIF Area Designation: CDC Form2b-r«omml 11904

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; [and]

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

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

J. TIF Area Designation: CDC Form2b-reconiml 11904

EXHIBIT A

Street Boundary Description of the Belmont/Central Tax Increment Financing Redevelopment Project Area

The Area is generally bounded by Berenice Avenue on the north, Cicero Avenue on the east, Fullerton Avenue on the south, and Merrimac Avenue on the west.

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EXHIBIT C Legal Description of the Area

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PLAN APPENDIX
Attachment Three - Legal Description

• BEUVIONT/CENTRAL TIP REDEVELOPMENT AREA -

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Attachment Three, Page 2

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FOREMAN AND LANNING'S RESUBDIVISION OF;bLOGK,6: INWr^

EAST LINE OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE pF;CENXR^L^A^yENUE^aTHE SOUTH UNE OF- Lot-i IN SAID RESUBDIVISION OF LOTS 25 TO 32 IN FOREMAN AND LANNING'S RESUBDIVISION# QRBL^Oe^6 jN WRIGHTWOOD AVENUE ADDITION TO CHICAGO; THENCE EAST ALONG SAID SOUTH LINE OF LOT 2 IN SAID RESUBDIVISION AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 6 IN SAID RESUBDIVISION, SAID WEST LINE OF LOT 6 BEING ALSO THE EAST UNE OF THE ALLEY LYING EAST OF CENTRAL AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY LYING EAST OF CENTRAL AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF DRUMMOND PLACE; THENCE WEST ALONG SAID SOUTH LINE OF DRUMMOND PLACE TO THE WEST LINE OF LOT 23 IN BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST Y. OF THE SOUTHWEST OF SECTION 28 AFORESAID; THENCE SOUTH ALONG SAID WEST LINE OF LOT 23 IN BLOCK 5 IN WRIGHTWOOD AVENUE ADDITION TO CHICAGO, TO THE SOUTH UNE OF LOT 23, SAID SOUTH LINE OF LOT 23 BEING ALSO THE NORTH LINE OF THE

26 IN BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION TO THE NORTH LINE OF FULLERTON AVENUE; THENCE EAST ALONG SAID-NORTH LINE OF FULLERTON AVENUE TO THE EAST LINE OF THE WEST 10 FEET OF LOT 28 IN SAID BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 10 FEET OF LOT 28 IN SAID BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 21 IN SAID BLOCK 15 IN E.F. KENNEDY'S RESUBDIVISION, SAID SOUTH LINE OF LOT 21 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF FULLERTON AVENUE; THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE TO THE EAST LINE OF LAMON AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF LAMON AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 25 IN BLOCK 1 IN McAULEY AND ELLIOTS SUBDIVISION OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 AFORESAID, SAID NORTH LINE OF LOT 25 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE TO THE EAST LINE OF LAVERGNE AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF LAVERGNE AVENUE TO THE SOUTH LINE OF BELDEN AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF BELDEN AVENUE TO THE WEST LINE OF LECLAIRE AVENUE; THENCE NORTH ALONG SAID WEST LINE OF LECLAIRE AVENUE TO THE NORTH LINE OF LOT 48 IN BLOCK 2 IN CHICAGO HIGH RISE SUBDIVISION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33 AFORESAID, SAID NORTH LINE OF LOT 48 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON

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AVENUE; THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY LYING SOUTH OF FULLERTON AVENUE TO THE WEST LINE OF LOT 1 IN THE RESUBDIVISION OF LOTS 29 TO 46 IN BLOCK 8 IN FOSS & NOBLE'S SUBDIVISION, PART OF THE EAST 1/4 OF EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33 AFORESAID, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY LYING EAST OF 6th & K W 6th & D AVENUE; THENCE SOUTH ALONG

THE NORTH LINE OF

THE NORTH LINE OF

THEN WEST ALONG SAID

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A^A^A^A^Stb^A^M£imH6 sdLTTH%EUtERtbN^ AI^LYING'Sb^A

OE MELVte AVENUE TO THE SOUTH LINE OF FULLERTON AVENUE; THEN AVENUE>f6^

.bPtOt^3SI!^bLd^CK^2>IN-iiE: Wrlrp-'S KELLOGG PARK SUBDIV^

SECTION 29 AFORESAID THE SOUTH LINE OF SAID LpfiSAISOB^A

FULURTO^AyENUE^i TFj ALONG THE NORTH LINE bfeANTouSfil^ .

■. =

AVENUE; TOEjvfeE-'EA^ALbNGTHE N UNEOFFULLER^TQN AVENUE^

N.Oi«tH^N^b>r^iilINE-OF MANGO AyENUETbTHE-WE5TE^LY^E>^ i

SECONO AbbmONTOFULLERTON CENTRAL MANOR/A SUBDIVISION^ TMjE^dF.^Esb

29 ;;

AF;bRE5Aib>sAlb:sdLrrH^u 245 being also the north line of the

THENCE EAST ALONG SAID NORTH LINE OF THE ALL^ LYING^NORTRbF FU1

OF PARKSIDE

AVENUE; THENCE NORTH ALONG SAID WEST LINE OF PARKSIDE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 51 IN FULLERTON CENTRAL MANOR, A SUBDIVISION IN THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29 AFORESAID, SAID SOUTH LINE OF LOT 51 BEING ALSO THE NORTH LINE OF THE ALLEY LYING NORTH OF FULLERTON AVENUE; THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 51 IN FULLERTON CENTRAL MANOR TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 51 BEING ALSO THE WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY LYING WEST OF CENTRAL AVENUE TO THE NORTHEASTERLY LINE OF LOT 6 IN BLOCK 1 IN DIVERSEY HIGHLANDS, A SUBDIVISION OF THE NORTH 1/4 OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 6 IN BLOCK 1 IN DIVERSEY HIGHLANDS TO THE NORTH LINE OF SAID LOT 6, SAID NORTH

LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY LYING SOUTH OF DIVERSEY AVENUE; THENCE WEST ALONG SAID; SOUTH LINE OF THE ALLEY LYING SOUTH OF DIVERSEY AVENUE TO THE WEST LINE OF MERRIMAC AVENUE; THENCE NORTH ALONG THE WEST LINE OF MERRIMAC AVENUE TO THE NORTH LINE OF DIVERSEY AVENUE; THENCE EAST ALONG THE NORTH LINE OF DIVERSEY AVENUE TO THE WEST LINE OF MELVINA AVENUE; THENCE NORTH ALONG THE WEST LINE OF MELVINA AVENUE TO THE SOUTH LINE OF LOT 44 IN GILDERSLEVE'S SUBDIVISION OF BLOCKS 6 AND 10 TO 13 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH X OF THE NW 1/4 OF SECTION 29 AFORESAID; THENCE EAST TO THE NORTHWEST CORNER OF LOT 36 IN GILDERSLEVE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 36 IN GILDERSLEVE'S SUBDIVISION AFORESAID TO THE EAST LINE OF AN ALLEY LYING EAST OF MELVINA AVENUE; THENCE SOUTH ALONG THE EAST LINE OF AN ALLEY LYING EAST OF MELVINA AVENUE TO THE NORTH LINE OF LOT 4 IN ANTHONY P. ROSS' RESUBDIVISION OF LOT 34 (EXCEPT THE NORTH 96 FEET THEREOF) AND ALL OF LOT 35 IN GILDERSLEVE'S SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN ANTHONY P. ROSS' RESUBDIVISION AFORESAID TO THE WEST LINE OF MOODY AVENUE; THENCE NORTH ALONG THE WEST LINE OF MOODY AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION OF LOTS 4 TO 6, 8, 9, 12 TO 19, 22 TO 29, 33, 39 TO 43 AND 45 TO 50 IN GILDERSLEVE'S SUBDIVISION AFORESAID, ALSO OF BLOCK 5 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO

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CHICAGO; A SUBDIVISION OF THE SOUTH 1/4 OF THE NW 1/4 OF SECTION 29 AFORESAID; SOUTHWEST CORNER OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION AFORESAID TO THE WEST LINE OF MOODY AVENUE; THENCE NORTH ALONG THE WEST LINE OF MOODY AVENUE TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 117 IN COLLINS & GAUNTLET'S DIVERSEY SUBDIVISION AFORESAID, ALSO OF BLOCK 5 IN OLIVER L. WATSON'S 5 ACRE ADDITION TO

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EXHIBIT D

Street Locations of the Area

The Area is irregularly shaped with boundaries that follow the commercial corridors along several major streets that include: Central Avenue from Berenice Avenue on the north to Fullerton Avenue on the south; Belmont Avenue from Meade Avenue on the west to LeClaire Avenue on the east; Diversey Avenue from Merrimac Avenue on the west to an alley just west of Cicero Avenue on the east; Laramie Avenue from Belmont Avenue on the north generally to Fullerton Avenue on the south, excepting blocks between Wellington Avenue and George Street and between Wrightwood Avenue and Deming Place; and Fullerton Avenue from Melvina Avenue on the west to Lamon Avenue on the east.

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EXHIBIT E Map of the Area

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Attachment Two, Exhibit A Boundary Map

Belmont / Central Amendment No. 2 City of Chicago, Illinois

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