
2000 Annual Report

Belmont/Cicero Redevelopment Project Area



Pursuant to 65 ILCS 5/11-74.4-5(d)

JUNE 30, 2001

To: Edge Systems, L.L.C

From: Steve Patterson

Date: April 18, 2004

Re: File Name for the attached 2000 TIF Annual Report document

The appropriate file name for the attached document is:

Belmont_Cicero 2000 Annual Report.pdf

June 30, 2001

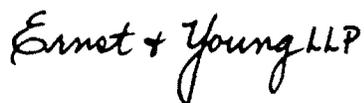
Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Belmont/ Cicero Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

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WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.**

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City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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June 30, 2001

The Honorable Daniel Hynes
Comptroller
State of Illinois
Office of the Comptroller
201 Capitol
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Belmont/ Cicero Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner



**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)

The Project Area was designated on January 12, 2000. The Project Area may be terminated no later than January 12, 2023.

APPROVAL OF REVISION NUMBER 2 TO BELMONT/CICERO
REDEVELOPMENT PROJECT AREA TAX INCREMENT
FINANCING PROGRAM REDEVELOPMENT
PROJECT AND PLAN.

The Committee on Finance submitted the following report:

CHICAGO, May 17, 2000.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance amending the ordinance which approved a redevelopment plan and project for the Belmont/Cicero Tax Increment Financing Redevelopment Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Suarez, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

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

SECTION 2. Amendments To Redevelopment Plan. The City, pursuant to Section 5/11-74.4-5 of the Act, hereby amends the Plan, as previously published in the Journal of Proceedings, by the amendments set forth in Exhibit 1 attached hereto and approves the Plan, as amended, the amended version of which is attached hereto as Exhibit 2.

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. Superseder. All 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.

Exhibits 1 and 2 referred to in this ordinance read as follows:

Exhibit 1.

Amendments To Plan.

The Plan, as previously published in the Journal of the Proceedings of the City Council of the City of Chicago for January 12, 2000 (the "Journal of Proceedings") at pages 22866 -- 22995, is hereby amended as follows. Insertions are shown as italicized text; deletions are shown in brackets. Page number references refer to the page numbers in such Journal of Proceedings.

1. The date of the Plan shall be "September 1, 1999, Revised as of October 29, 1999, Revised as of January 6, 2000".
2. The date of the Eligibility Study included as Attachment One to the Plan (the "Eligibility Study") shall be "September 1, 1999, Revised as of October 29, 1999, Revised as of January 6, 2000".

6. Section VII of the Plan is hereby amended by deleting the second (2nd) and third (3rd) sentences in the paragraph on page 22911 following the header "A. Most Recent Equalized Assessed Valuation" and replacing them with the following:

The 1998 E.A.V. of all taxable parcels in the Area is approximately Thirty-three Million Seven Hundred Thousand Dollars (\$33,700,000). This total E.A.V. amount, by P.I.N., is summarized in 1998 Estimated E.A.V. by Tax Parcel included as Attachment Four of the Appendix.

7. Section II.B. of the Eligibility Study is hereby amended by deleting the third (3rd) full paragraph on page 22921 and replacing it with the following language:

From 1994 through 1998, the City of Chicago equalized assessed value increased from Thirty Billion One Hundred Million Dollars (\$30,100,000,000) to Thirty-three Billion Nine Hundred Million Dollars (\$33,900,000,000) according to Cook County records. This represents a gain of Three Billion Eight Hundred Million Dollars (\$3,800,000,000) (annual average of two and seven-tenths percent (2.7%)) during this five (5) year period. In 1994 the equalized assessed value of Cook County was Sixty-seven Billion Eight Hundred Million Dollars (\$67,800,000,000) and grew to Seventy-eight Billion Five Hundred Million Dollars (\$78,500,000,000) in 1998. This represents a gain of Ten Billion Seven Hundred Million Dollars (\$10,700,000,000) billion (annual average of two and eight-tenths percent (2.8%)) during this five (5) year period. In 1998, the E.A.V. of the Area was Thirty-three Million Seven Hundred Thousand (\$33,700,000). This figure represents an approximately One Million Five Hundred Thousand Dollars (\$1,500,000) million increase in E.A.V. since 1994. The average rate of increase in E.A.V. for the Area has only been one and two-tenths percent (1.2%) annually since 1994. Further, approximately two and nine-tenths percent (2.9%) of the properties in the Area are delinquent in the payment of 1997 real estate taxes and one hundred four (104) building code violations have been issued on buildings since January of 1994 according to information provided by the City of Chicago Department of Buildings.

Cicero Avenue on the east to Leclair Avenue on the west. The boundary of the Area is identified on (Sub)Exhibit A, Boundary Map of T.I.F. Area included in Attachment Two of the Appendix. The Area is adjacent to the Northwest Industrial Corridor Redevelopment Project Area on the south and the Irving/Cicero Redevelopment Project Area on the north.

Within these two (2) corridors, the block face on both sides of the street (to the respective parallel alley) is generally included.

B. Existing Conditions.

The Cicero Avenue corridor, between Grace Street on the north and Montana Avenue on the south, is a continuous commercial corridor. A significant number of uses along this corridor are auto related. However, additional retail and service uses provide a wide range of services to adjacent residential neighborhoods. The Cicero Avenue and Belmont Avenue intersection is at the core of the Area and forms a central commercial node from which commercial uses stretch to the north and south along Cicero Avenue and to the west along Belmont Avenue. Belmont Avenue west of Cicero Avenue is an arterial street that exhibits a compact commercial character similar to Cicero Avenue. The commercial character extends to the west along Belmont Avenue for several blocks ending at Foreman High School.

The Area consists primarily of older commercial properties located along Cicero Avenue and Belmont Avenue (see (Sub)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 classification in the Area is predominately "commercial" and "business" district with a small portion of the Area designated for residential uses mainly associated with Foreman High School. Zoning classifications in the Area are shown on (Sub)Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix. Seventy-seven percent (77%) of the buildings in the Area are or exceed thirty-five (35) years of age.

Declining public and private investment is 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 (see Attachment One of the Appendix).

The Area is characterized by the following conditions:

- the predominance (seventy-seven percent (77%)) of structures that are thirty-five (35) years old or older;

The City has an on-going maintenance program for Area public improvements to repair and improve Area infrastructure. Despite these efforts, improved commercial sites in the Area are gradually becoming obsolete and underutilized. Some of these sites will likely 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 ("T.I.F.") 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 Belmont/Cicero Avenue Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes the documentation as to the qualifications of the Area as a conservation 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.

E. Plan Objectives And Strategies.

As a part of the City's overall strategy to retain viable businesses, recruit new businesses into the City and check the loss of jobs from the City, the City has chosen to utilize tax increment financing to revive the commercial corridors that make up the Area.

The 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 retain the existing tax base of the Area with particular emphasis on maintaining the stability of the major auto dealerships;
- retain the existing employment base and provide new employment opportunities in the Area;
- expand the tax base through reuse and rehabilitation of existing commercial properties that are presently vacant or underutilized;

F. Redevelopment Plan And Project Activities And Costs.

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

- rehabilitation and improvement to existing properties including streetscape improvements;
- property assembly, site clearance and preparation;
- private developer assistance;
- transportation improvements;
- street, alley and sidewalk reconstruction;
- utility work;
- environmental remediation;
- marketing and promotion; 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 is Nine Million Six Hundred Twenty-five Thousand Dollars (\$9,625,000).

G. Summary And 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.

Section III.

Statutory Basis For Tax Increment Financing.

A. Introduction.

In January, 1977, T.I.F. was made possible by the Illinois General Assembly through passage of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (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 toward payment of such obligations any part or any combination of the following:

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

Tax increment financing does not generate tax revenues 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, improvements and activities, various redevelopment projects and the reassessment of properties. Under T.I.F., all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally,

- 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.

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 Project For The Belmont/Cicero Avenue Tax Increment Financing Redevelopment Project Area.

As evidenced 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 T.I.F.

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 occurs:

1. 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;
2. on a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and
3. accomplish objectives within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

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 its ability 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.

A. General Goals For The Belmont/Cicero Avenue 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 assisting the Area to have secure, functional, attractive, marketable and competitive business environments that capitalize on the automotive nature of much of the Area.
2. Within the Area, create commercial environments that will contribute more positively to the health, safety and general welfare of the City.
3. Stabilize and enhance the real estate and sales tax base of the City and other taxing districts having jurisdiction over the Area.
4. Retain and enhance sound and viable existing businesses within the Area.
5. Attract new business development within the Area.
6. Improve the appearance of the Cicero Avenue and Belmont Avenue corridors that comprise the Area. This should be accomplished through: building facade renovation/restoration; removal of signage clutter; restoration of deteriorated signage; other public and private improvements that will have a positive visual impact and provide an identity for the commercial district.

9. Assist in the establishment of job training and job readiness programs to provide residents from within and surrounding the Area with the skills necessary to secure jobs within the Area.
10. Provide opportunities for women-owned and minority-owned businesses to share in the redevelopment of 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, where appropriate, and integrate new development with existing businesses throughout the Area to create a planned mix of commercial uses.
- To the extent possible, facilitate rehabilitation and development of commercial, retail and commercial service uses where appropriate. However, the Plan recognizes the need for and existence of institutional and residential uses to a limited extent given the Area's current boundaries and existing land-use and zoning patterns.
- Promote amenities such as shared parking in selected locations that support the needs of the Area's residents, employees and business patrons.
- Protect areas designated for a particular land-use from development that may be detrimental through implementation of the generalized land-use plan for the Area.

- Replace signage that is deteriorated and unattractive.
- Discourage proliferation of building and site signage and restrict off-premises advertising (particularly billboards) to the extent permitted by law.
- Provide distinctive design features, including landscaping and signage, at the major entryways into the Area to create a unified identity.
- Preserve and promote buildings with historic and architectural value, where appropriate.

5. Landscaping And Open Space.

- Provide landscaped buffer areas around the periphery of and within the commercial portions of the Area to reduce the adverse impact of commercial activities on adjacent residential neighborhoods.
- 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.
- Ensure that all landscaping and design materials comply with the City of Chicago Landscape Ordinance.
- Promote the development of shared open spaces including courtyards, outdoor eating areas, recreational areas, et cetera.
- Ensure that all open spaces are designed, landscaped and lighted to achieve a high level of security.

Land-Use	Percentage Of Gross Land Area
Residential	0.4
Industrial	0.4
Commercial	46.9
Institutional and Related	13.4
Vacant/Undeveloped Land	0.3
Public Right-of-Way	38.6

Much of the Area is in need of redevelopment, rehabilitation and revitalization and is characterized by the conservation area factors that exist to a major extent listed below:

Obsolescence.

Sixty percent (60%) 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.

Seventy-one percent (71%) 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 one hundred percent (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 seventy-five percent (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

in further disinvestment in the Area. Some businesses have relocated out of the Area and approximately fourteen (14) commercial buildings contain vacant floor space.

Previous efforts to check decline in the Area have been limited to on-going maintenance of public improvements by the City. However, these efforts have not prevented further decline. In addition, these efforts have not resulted in occupancy and beneficial use of some vacant buildings. The City is 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 5 ((Sub)Exhibit F, Enterprise Zone Map included in Attachment Two of the Appendix). However, this designation only covers the right-of-way of Cicero Avenue. The remaining portion of the Area will not benefit from the Enterprise Zone program.

From 1994 through 1998, the City of Chicago equalized assessed value increased from Thirty Billion One Hundred Million Dollars (\$30,100,000,000) to Thirty-three Billion Nine Hundred Million Dollars (\$33,900,000,000) according to Cook County records. This represents a gain of Three Billion Eight Hundred Million Dollars (\$3,800,000,000) (annual average of two and seven-tenths percent (2.7%)) during this five (5) year period. In 1998, the E.A.V. of the Area was Thirty-three Million Seven Hundred Thousand Dollars (\$33,700,000). This figure represents an approximately One Million Five Hundred Thousand Dollars (\$1,500,000) increase in E.A.V. since 1994. The average rate of increase in E.A.V. for the Area has only one and two-tenths percent (1.2%) annually since 1994. Further, approximately two and nine-tenths percent (2.9%) of the properties in the Area are delinquent in the payment of 1997 real estate taxes and one hundred four (104) building code violations have been issued on buildings since January of 1994.

Of the approximately one hundred seventy-three (173) buildings and ninety-nine (99) acres in the Area, only two (2) major new buildings have been built since January of 1994 according to building permit information provided by the City of Chicago Building Department. Both of these buildings were commercial buildings. Approximately seventy-seven percent (77%) of the buildings in the Area are or exceed thirty-five (35) years of age.

There is approximately sixty thousand (60,000) square feet of vacant commercial floor space. A significant portion of the vacant floor space in the Area is located in buildings that are obsolete in terms of contemporary business requirements and layout. As part of the documentation of existing conditions in the Area, a separate analysis looked at development opportunities in the Area.

According to information provided by the Goodman Williams Group, large-scale

and layout. Deteriorating buildings, small lots, inadequate or non-existent on-site parking, buildings that are obsolete in terms of contemporary retail space needs and declining streetscapes are present throughout the Area. If the Area is to be revitalized, these conditions must be addressed.

The primary purpose of the Plan is to establish a program of addressing those factors that cause the Area to qualify under the Act. Further, the tax increment financing identified in this Plan is designed to lead to retention of existing business and promote the Area for new commercial development and private investment.

D. Existing Land-Use And Zoning Characteristics.

A tabulation of existing land-use by category is shown below:

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	0.4	0.4	0.7
Industrial	0.4	0.4	0.7
Commercial	46.5	46.9	76.4
Institutional	13.3	13.4	21.8
Vacant/Undeveloped Land	0.3	0.3	0.4
Subtotal -- Net Area	60.9	61.4	100.0
Public Right-of-Way	<u>38.3</u>	<u>38.6</u>	<u>NA</u>
TOTAL:	99.2 Ac.	100.0%	NA

Note:

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

E. Investigation And Analysis Of Conservation Factors.

In determining whether the proposed Area meets the eligibility 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.
2. Aerial photographs, Sidwell block sheets, et cetera.
3. Inspection and research as to the condition of local buildings, streets, utilities, et cetera.
4. On-site field inspection of the 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 local properties, utilities, streets, et cetera and determining eligibility 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, are detrimental to the safety, health, welfare and morals of the public.

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 Factors Matrix, tabulates the condition of all improved properties in the approximately ninety-nine (99) acre, forty-nine (49) full and partial block Area. Table Two documents the conditions of improved portions of the Area. The data contained in Table Two indicate that four (4) blighting factors associated with improved land are present to a meaningful extent and generally distributed throughout the Area. These four (4) factors were summarized previously and are further described in the Eligibility Study contained as Attachment One of the Appendix.

F. Summary Of Findings/Area Qualification.

It was determined in the investigation and analysis of conditions in the Area that the Area qualifies as a "conservation area" under the Act. Those qualifying factors that were determined to exist in the Area are summarized in Table Two, Conservation Factors Matrix. The Plan includes measures designed to reduce or eliminate the deficiencies that cause the Area to qualify. This is consistent with the strategy of the City in other redevelopment project areas.

The loss of business from this Area further documents the trend line and deteriorating conditions of the Area. Vacant buildings, declining E.A.V., lack of private investment and little interest in the Area by the private market are further evidence of decline in the Area. There is approximately sixty thousand (60,000) square feet of vacant commercial floor space in approximately fourteen (14) buildings scattered throughout the Area. Some of these properties have been available in the real estate market for an extended time-period.

1. Improved Land Statutory Factors.

Eligibility Factor ⁽¹⁾	Existing In Area
Age ⁽²⁾	77% of buildings are or exceed 35 years of age
1. Dilapidation	Minor Extent
2. Obsolescence	Major Extent
3. Deterioration	Minor Extent
4. Illegal use of individual structures	Minor Extent
5. Presence of structures below minimum code standards	Minor Extent
6. Abandonment	Minor Extent
7. Excessive vacancies	Minor Extent
8. Overcrowding of structures and community facilities	Minor Extent
9. Lack of ventilation, light or sanitary facilities	Not Present
10. Inadequate utilities	Not Present

 Notes:

(1) Only three (3) factors are required by the Act for eligibility. Twelve (12) factors are present in the Area. Four (4) factors were found to exist to a major extent and eight (8) 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.

B. Proposed Generalized Land-Use Plan.

The generalized land-use plan for the Area is presented on (Sub)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 if they are legal and conform to the underlying zoning. However, T.I.F. assistance will only be provided for those properties in conformity with this generalized land-use plan.

The commercial corridors that comprise the Area should be revitalized through improvement of the existing streetscape and infrastructure and through redevelopment of small-scale individual properties with the primary focus being a series of planned commercial retail/service corridors. In addition, provisions for the lone institutional use (Foreman High School) are also included. The land uses should be arranged and located to minimize conflicts between neighboring land-use activities. The intent of this land-use plan is also to enhance and support the existing, viable commercial businesses in the Area through providing opportunities for financial assistance for expansion and growth.

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 two (2) land-use categories within the Area:

- Commercial.
- Institutional.

These two (2) categories, and their location on the map on (Sub)Exhibit C, Generalized Land-Use Plan included as Attachment Two of the Appendix, were developed from several factors: existing land-use, the existing underlying zoning districts and the land-use anticipated in the future (and deemed to be appropriate based on sound urban planning principles and real estate market realities).

It is not the intent of the generalized land-use plan to eliminate non-conforming existing uses in this Area except to the extent such elimination would occur as a result of the City's Zoning Ordinance provisions. The intent is to prohibit the expansion of non-conforming uses and allow the commercial nature of the Area to

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. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment costs without further amendment to this Redevelopment Plan.

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.

Table Three.

Estimated Redevelopment Project Costs.

Activity	Cost ⁽¹⁾
1. Planning, Legal, Marketing Professional Services, Administrative	\$ 500,000
2. Property Assembly, Site Clearance, and Environmental Remediation and Site Preparation	1,550,000
3. Rehabilitation Costs and Leasehold Improvements	2,500,000
4. Public Works or Improvements	2,200,000
5. Job Training, Retraining, Welfare to Work and Day Care	750,000

(1) 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.

To meet the goals and objectives of the 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, 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.

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 advisory and financial assistance as determined by the City.

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

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

Cook County Health Facility. The Cook County Health Facility provides health care services to residents of Cook County.

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, et cetera.

City Of Chicago Library Fund. The Chicago Library District operates and maintains seventy-nine (79) libraries throughout the City of Chicago. No library facilities are located in the Area. Branch library facilities in the environs of the Area provide library services for residents of the Area.

The City finds that the financial impact on taxing districts of the City implementing the Plan and establishing the Area is not significant. In fact, the indication is that the Area is a liability to taxing districts if E.A.V. trends indicating decline are not reversed. This 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, et cetera). Because no vacant land exists in the Area and no residential development is anticipated to result from activities associated with this Plan, it is not anticipated that the demand for increased services and facilities will be significant. All portions of the Area are currently served 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.

- 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.

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, take advantage of current developer and existing property owner interest in improving property 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, private developers or existing property owners, 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 cost 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, financial, planning and marketing sites within the Area to prospective businesses, developers and investors or other services.

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 (1) 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;
 - (B) such payments in any (1) one year may not exceed thirty percent (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 provision then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total: (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 the Act; and

E.A.V. with the 1998 E.A.V. 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 private redevelopment investment and anticipated growth that will result from redevelopment and rehabilitation activity in this Area is expected to increase the equalized assessed valuation by approximately Five Million Dollars (\$5,000,000) to Ten Million Dollars (\$10,000,000). This is based, in part, upon an assumption that the vacant buildings and underutilized properties 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.

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 also 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.

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.

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 (1) or more bond issues may be sold at any time in order to implement this Plan.

E. Completion Of Redevelopment Project And Plan.

The redevelopment project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2024).

F. Commitment To Fair Employment Practices, Affordable Housing And Affirmative Action Plan.

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, et cetera 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.
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 that developers who receive T.I.F. assistance for market rate housing set aside twenty percent (20%) of the units to meet affordability 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 one hundred twenty percent (120%) of the area median income, and affordable rental units should be affordable to persons earning no more than eighty percent

I. Housing Impact And Related Matters.

The Area contains one (1) single-family building, four (4) multi-family buildings and fifty-one (51) mixed-use buildings with upper story residential for a total of three hundred fifty-nine (359) units. Three hundred twenty-one (321) of the three hundred fifty-nine (359) residential units in the Area are inhabited. Because the Area includes a significant number of residential units, information is provided regarding this Plan's potential impact on housing.

Included in the Plan is (Sub)Exhibit C, Generalized Land-Use Plan, included as Attachment Two of the Appendix. This map, when compared to (Sub)Exhibit B, Existing Land-Use Assessment Map, indicates that there are parcels of real property on which there are buildings containing residential units that could be removed if the Plan is implemented in accordance with the Generalized Land-Use Plan, and that to the extent those units are inhabited, the residents thereof might be displaced. The Plan also includes information on the condition of buildings within the Area. Some of the residential buildings exhibit a combination of characteristics such as dilapidation or deterioration, excessive vacancies and obsolescence which might result in a building's removal and the displacement of residents, during the time that this Plan is in place.

The number and type of residential buildings in the Area potentially affected by this Plan were identified during the building 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.

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 intended 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"

[Location Map and Table Two referred to in this Revision Number 2 to Belmont/Cicero Tax Increment Financing Redevelopment Plan and Project printed on pages 32101 through 32102 of this Journal.]

Attachment One -- Eligibility Study and Attachment Three -- Legal Description referred to in this Revision Number 2 to the Belmont/Cicero Tax Increment Financing Redevelopment Plan and Project read as follows:

Attachment One.

(To Revision Number 2 To Belmont/Cicero Tax Increment Financing Redevelopment Plan And Project)

Eligibility Study.

Revision Number 2.

Belmont/Cicero Avenue Tax Increment Financing Redevelopment Plan And Project.

September 1, 1999.

(Revised As Of October 29, 1999)

(Revised As Of January 6, 2000)

I.

Introduction.

PGAV 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 Belmont/Cicero 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-nine (49) full or partial City blocks and approximately ninety-nine (99) acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment

of the Appendix of the Redevelopment Plan.

B. Description Of Current Conditions.

As noted previously, the Area consists of forty-nine (49) (full and partial) city blocks and ninety-nine (99) acres. The Area contains one hundred seventy-three (173) buildings and three hundred seventy-seven (377) parcels. Of the estimated ninety-nine (99) acres in the Area, the land-use breakdown (shown as a percentage of gross land within the Area) is as follows:

Land-Use	Percentage Of Gross Land Area
Residential	0.4
Industrial	0.4
Commercial	46.9
Institutional and Related	13.4
Vacant/Undeveloped Land	0.3
Public Right-of-Way	38.6

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

- obsolescence (sixty percent (60%) of buildings or parcels);
- excessive land coverage (seventy-one percent (71%) of buildings or site improvements);
- depreciation of physical maintenance (seventy-five percent (75%) of buildings or site improvements); and
- lack of community planning (seventy-one percent (71%) of buildings or parcels).

Of the one hundred seventy-three (173) buildings in the Area, only two (2) major new buildings have been built since January of 1994 according to building permit information provided by the City of Chicago Department of Buildings. Both of these buildings were commercial buildings. Approximately seventy-seven percent (77%) of the buildings in the Area are thirty-five (35) years old or older.

A small percentage of buildings has been vacant for more than one (1) year and has not generated private development interest. There is approximately sixty thousand (60,000) square feet of vacant commercial floor space in the Area which suggest that the Area may experience additional decline and that market acceptance of portions of the Area is not favorable.

It is clear from the study of this Area and documentation in this Eligibility Study (commercial vacancies, properties that are tax delinquent, absence of significant new development, E.A.V. growth lagging behind surrounding areas, et cetera) that private revitalization and redevelopment is not occurring and may cause the Area to become blighted. The Area is not reasonably expected to experience significant development 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 the availability of public transportation at the present and for future potential needs of the Area. The frequent spacing of C.T.A. bus lines and direct connection service to various C.T.A. train and Metra station locations provides the Area with adequate commuter transit alternatives.

The Belmont/Cicero Redevelopment Area is served by several C.T.A. bus routes. These routes include:

- North/South Route:
 - Route 54: Cicero Avenue.

zones have been created adjacent to the Area that limit on-street parking in residential areas through a parking permit program. However, these areas are not widespread. Along Cicero Avenue and Belmont Avenue, limited on-street parking is available. Individual businesses along these streets have narrow street frontage and many buildings cover one hundred percent (100%) of the lot thereby preventing any on-site parking. In some instances, businesses have acquired adjacent or nearby property in order to increase parking for customers and employees in the Area.

Pedestrian Traffic.

Pedestrian traffic is prevalent along both Cicero and Belmont Avenues with the heaviest concentrations located near intersections with arterial class streets.

Historic Structures.

No buildings in the Area were identified as significant in a survey of historic resources undertaken by the City.

Area Decline.

The Area has experienced a gradual decline in its visual image and viability as a commercial corridor. Along Cicero Avenue and Belmont Avenue the effects of age and reuse of many of the commercial structures have resulted in the depreciation of physical maintenance of the building stock of the Area. In addition, the E.A.V. of the Area has declined since 1994.

Along Cicero and Belmont Avenues existing buildings are suffering from a lack of maintenance. In some instances, property uses and appearances are not up to the standards of contemporary commercial development. As can be said for much of the Cicero Avenue corridor through the City, this segment of the street is populated almost exclusively by auto-related uses including new and used car dealerships, auto parts and repair operations and other similar uses.

Along Cicero Avenue, several of the existing commercial uses generally consume entire block frontages with sales lots or buildings covering nearly every square foot of the parcels. In many cases, the structures being used to support these uses were not designed for such uses. In some instances, sales offices are being operated out of buildings that are intended to be temporary structures or were otherwise never intended to support the commercial uses currently present on the sites. Many of the commercial uses along Cicero Avenue generally abut residential

development in the Area.

D. Existing Land-Use And Zoning Characteristics.

At the present time, the existing land uses itemized in Table One are predominantly commercial in nature, as seventy-eight and nine-tenths percent (78.9%) of the net area (exclusive of public right-of-way) is commercial. There are no large multi-tenant retail shopping centers in the Area.

Table One, presented below contains a tabulation of land area by land-use category:

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	0.4	0.4	0.7
Industrial	0.4	0.4	0.7
Commercial	46.5	46.9	76.4
Institutional	13.3	13.4	21.8
Vacant/Undeveloped Land	0.3	0.3	0.4
Subtotal -- Net Area	60.9	61.4	100.0
Public Right-of-Way	<u>38.3</u>	<u>38.6</u>	<u>NA</u>
TOTAL:	99.2	100.0	NA

Note:

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

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; 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:

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

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 as a conservation area under the Act.

A building-by-building analysis of the forty-nine (49) blocks was conducted to identify the eligibility factors for the Area (see Conservation Area Factors Matrix, Table Two). Each of the factors relevant to making a finding of eligibility is present as stated in the tabulations.

C. Building Evaluation Procedure.

During the field survey noted above, all components of and improvements to the subject properties were examined to determine the presence and extent to which conservation area factors exist in the Area. Field investigators from the staff of the Consultant included a registered architect and professional planners. They conducted research and inspections of the Area to ascertain the existence and prevalence of the various factors described in the Act and Area needs. These inspectors have been trained in T.I.F. survey techniques and have vast experience in similar undertakings. The Consultant's staff was assisted by information obtained from the City of Chicago and various neighborhood groups. 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 Conservation Area 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:

Age Of Structures -- Definition.

Age, although not one (1) 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 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.

Summary Of Findings Regarding Age.

The Area contains a total of one hundred seventy-three (173) main⁽¹⁾ buildings, of which seventy-seven percent (77%), or one hundred thirty-four (134) buildings are thirty-five (35) years of age or older as determined by field surveys and local research.

Thus 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) 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 that 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.

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 in adequate 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.

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 sixty percent (60%) or one hundred four (104) of the one hundred seventy-three (173) buildings in the Area. Obsolete site improvements in the form of secondary structures exist throughout the Area.

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 buildings (i.e., lack of painting, loose or missing materials, or

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 recorded in two percent (2%) or four (4) of the one hundred seventy-three (173) buildings in the Area.

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, and 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 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 seventeen percent (17%) or thirty (30) of the one hundred seventy-three (173) buildings in the Area. The exterior field survey of main buildings in the Area found structures not in conformance with local zoning and building codes and

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 of activities 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.

Throughout the Area, overcrowding of structures was observed in two percent (2%) or four (4) of the one hundred seventy-three (173) buildings in the Area.

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.

Numerous commercial businesses are located in structures that cover 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. The impact of this is that often parking occurs on adjacent residential streets or patrons are discouraged from shopping in some areas due to the lack of adequate parking. In addition, delivery trucks were observed off-loading goods at the curb. In addition, trucks associated with delivery of vehicles to the auto-related uses along Cicero Avenue were observed off-loading vehicles in the middle of Cicero Avenue as part of what appeared to be normal delivery operations.

In the Area, seventy-one percent (71%) or one hundred twenty-two (122) of the one hundred seventy-three (173) structures revealed significant evidence of excessive land coverage.

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 which 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 non-conforming uses, they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is commercial. As noted previously, seventy-six and four-tenths percent (76.4%) of the net acreage of the Area (minus streets and public rights-of-way) is used for commercial purposes. The Area contains approximately four (4) residential structures. Along Cicero Avenue, second (2nd) floor residential uses are present in some of the commercial buildings that are more than one (1) story. This is indicative of building design during the period in which many of the Area buildings were built. In urban centers, commercial buildings were typically designed so that shop owners could live above their stores. In addition, there are commercial uses that are inappropriate for this type of commercial corridor. Examples would include locations with outside storage, truck deliveries or operations that are deleterious to the residential neighborhoods that border the corridors. The combination of limited on-site parking and high density commercial and residential development

Many parking and yard areas in the Area exhibit signs of depreciation of physical maintenance due to deteriorating paving or lack of sealing; debris storage, abandoned vehicles, lack of mowing and pruning of vegetation.

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. One-way street systems that exist with little regard for overall systematic traffic planning.
2. Street parking existing on streets that are too narrow to accommodate two-way traffic and street parking.
3. Numerous commercial/industrial properties exist that are too small to adequately accommodate appropriate off-street parking and loading requirements.

Summary Of Findings Regarding Lack Of Community Planning.

The field investigation indicates that seventy-one percent (71%) or one hundred twenty-two (122) of the one hundred seventy-three (173) main buildings in the Area exhibit a lack of community planning.

The majority of the property within the Area developed during the 1920s and 1930s. During this period the majority of property was developed with limited on-site parking. Patrons of commercial businesses generally walked to their destination from adjacent neighborhoods or utilized public transportation. This situation often conflicts with contemporary use of the automobile for a means of transportation and the increase in patrons utilizing shopping alternatives outside of their local shopping area. Because parking is generally not provided on-site, patrons are limited to utilizing on-street parking. Given that the majority of commercial uses exist on one (1) or two (2) narrow lots, parking is also limited to one (1) or two (2) spaces in front of a commercial use. Often the commercial operation is of a nature that would require significantly more spaces than are available in front of their respective building. If the spaces are being utilized, patrons are forced to utilize parking spaces on adjacent residential streets or move

The City and the State of Illinois have designated eighteen and five-tenths percent (18.5%) of the Area as the State of Illinois Enterprise Zone Number 5. However, this designation only covers the right-of-way of Cicero Avenue and does not cover any of the real property within the Area.

IV.

Summary And Conclusion.

The conclusion of P.G.A.V. Urban Consulting is that the number, degree and distribution of conservation area eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the Area as a conservation area. The summary table below highlights the factors found to exist in the Area which cause it to qualify as a conservation area.

A. Conservation Area Statutory Factors.

	Factor ⁽¹⁾	Existing In Area
	Age ⁽²⁾	77% of buildings are or exceed 35 years of age
1.	Dilapidation	Minor Extent
2.	Obsolescence	Major Extent
3.	Deterioration	Minor Extent

Notes:

(1) Only three (3) factors are required by the Act for eligibility. Twelve (12) factors are present in the Area. Four (4) factors were found to exist to a major extent and eight (8) were found to exist to a minor extent.

(2) Age is not a blighting factor for designation but rather a threshold that must be met before an area can qualify as a conservation area.

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. In addition, the E.A.V. growth rate of the Area has grown slower than the City as a whole since 1994. These have been previously documented. All properties within the Area will benefit from the Plan.

The conclusions presented in this Eligibility Study are those of the Consultant. The local governing body should review this Eligibility Study and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a conservation area and making this Eligibility Study a part of the public record.

The analysis continued herein was based upon data assembled by P.G.A.V. Urban Consulting. The study and survey of the Area indicate that requirements necessary for designation as a conservation area are present. Therefore, 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 Revision Number 2 to Belmont/Cicero Tax Increment Financing Redevelopment Plan and Project and is printed on page 32102 of this Journal.]

Attachment Three.

(To Revision Number 2 To Belmont/Cicero Tax Increment Financing Redevelopment Plan And Project)

*Legal Description For Belmont/Cicero
Redevelopment Area.*

All that part of Sections 21, 22, 27 and 28 in Township 40 North, Range 13 East of the Third Principal Meridian bounded and described as follows:

beginning at the point of intersection of the west line of North Leclaire Avenue with the north line of West Belmont Avenue; thence north along said west line of North Leclaire Avenue to the north line of West School Street; thence east along said north line of West School Street to the east line of North Lavergne Avenue; thence south along said east line of North Lavergne Avenue to the south line of Lot 24 in Block 5 in Edward's Subdivision of the southwest quarter of the southeast quarter of the southeast quarter of Section 21, Township 40 North,

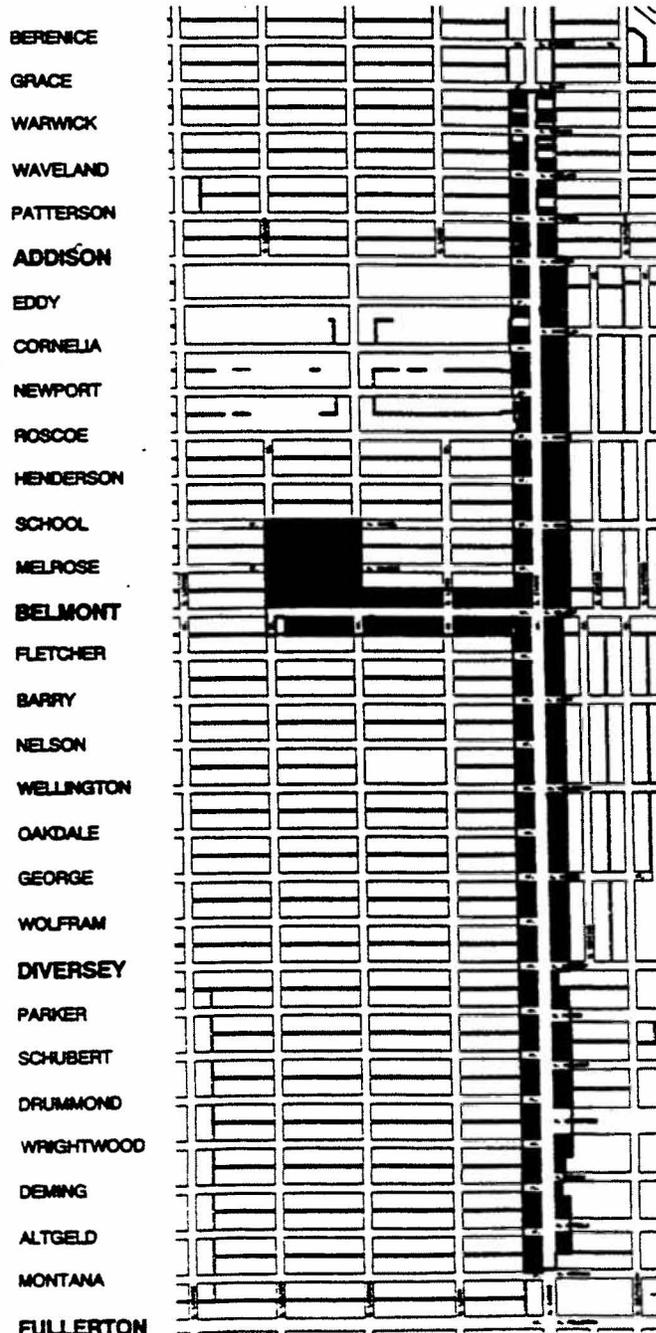
Avenue Subdivision and the northerly extension thereof and along the west line of Lots 1, 2 and 3 in Block 1 in said Hield and Martin's Addison Avenue Subdivision, and along the northerly extension thereof to the north line of West Addison Street; thence east along said north line of West Addison Street to the east line of Lot 114 in Koester and Zander's West Irving Park Subdivision of Lots 3 and 4 in the Circuit Court Partition of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said east line of Lot 114 in Koester and Zander's West Irving Park Subdivision being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the westerly extension of the north line of the south 30 feet of Lot 61 in said Koester and Zander's West Irving Park Subdivision; thence east along said westerly extension and the north line of the south 30 feet of Lot 61 in Koester and Zander's West Irving Park Subdivision to the west line of North Cicero Avenue; thence north along said west line of North Cicero Avenue to the north line of the south 60 feet of said Lot 61 in Koester and Zander's West Irving Park Subdivision; thence west along said north line of the south 60 feet of Lot 61 in Koester and Zander's West Irving Park Subdivision and along the westerly extension thereof to the east line of Lot 114 in said Koester and Zander's West Irving Park Subdivision; said east line of Lot 114 being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the south line of West Grace Street; thence east along said south line of West Grace Street to the west line of Lot 19 in Block 4 in Gross' Milwaukee Avenue Addition, a subdivision of parts of Blocks 19 and 22 and all of 18 and 23 to 25 in Grayland, a subdivision in the northwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 19 in Block 4 in Gross' Milwaukee Avenue Addition being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 20 in said Block 4 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 20 in said Block 4 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of Lot 24 in said Block 4 in Gross' Milwaukee Avenue Addition; thence east along said south line of Lot 24 in Block 4 in Gross' Milwaukee Avenue Addition and along the easterly extension thereof to the west line of Lot 30 in said Block 4 in Gross' Milwaukee Avenue Addition, said west line of Lot 30 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 27 in said Block 4 in Gross' Milwaukee Avenue Addition; thence west along said easterly extension and the south line of Lot 27 in said Block 4 in Gross' Milwaukee Avenue Addition to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the north line of West Warwick Avenue; thence east along said north line of West Warwick Avenue to the northerly extension of the west line of Lot 19 in Block 5

of the west line of Lot 7 in Block 2 in Wirth and Gilbert's Subdivision of the west half of the southwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian (except the east 40 acres thereof), said west line of Lot 7 in Block 2 in Wirth and Gilbert's Subdivision being also the east line of the alley east of North Cicero Avenue; thence south along said northerly extension and along the east line of the alley east of North Cicero Avenue to the easterly extension of the south line of Lot 58 in Koester and Zander's Subdivision of Blocks 1, 3, 4, 5, 6 and 7 and the west half of Block 2 in Wirth and Gilbert's Subdivision of the west half of the southwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said easterly extension and the south line of Lot 58 in Koester and Zander's Subdivision to the east line of North Cicero Avenue; thence south along said east line of North Cicero Avenue to the south line of the north 37.5 feet of Lot 59 in said Koester and Zander's Subdivision; thence east along said south line of the north 37.5 feet of Lot 59 in said Koester and Zander's Subdivision and along the easterly extension thereof to the west line of Lot 30 in Block 2 in Wirth and Gilbert's Subdivision of the west half of the southwest quarter of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 30 being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the south line of West Belmont Avenue; thence west along said south line of West Belmont Avenue to the west line of Lot 45 in Koester and Zander's Section Line Subdivision in the northwest quarter of the northwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 45 in Koester and Zander's Section Line Subdivision being also the east line of the alley east of North Cicero Avenue; thence south along said east line of the alley east of North Cicero Avenue to the south line of West Diversey Avenue; thence west along said south line of West Diversey Avenue to the west line of Lot 16 in Neil's Buck and Company Resubdivision of Lots 1 to 38 in Buchanan's Resubdivision of Lots 1 to 21 and 24 to 38 and the private alley in Block 4 in S. S. Hayes Kelvyn Grove Addition to Chicago, a subdivision of the southwest quarter of Section 27, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of Lot 16 in Neil's Buck and Company Resubdivision to the south line of said Lot 16, said south line of Lot 16, being also the north line of the alley south of West Diversey Avenue; thence east along said north line of the alley south of West Diversey Avenue to the northerly extension of the west line of Lot 30 in said Neil's Buck and Company Resubdivision; thence south along said northerly extension and the west line of Lot 30 in said Neil's Buck and Company Resubdivision to the north line of West Parker Avenue; thence east along said north line of West Parker Avenue to the northerly extension of the west

north line of West Montana Street, as said West Montana Street is laid out in the east half of the southeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said north line of West Montana Street to the east line of Lot 47 in Block 13 in E. F. Kennedy's Resubdivision of Paul Stensland's Subdivision of the east half of the southeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, said east line of Lot 47 in Block 13 in E. F. Kennedy's Resubdivision being also the west line of the alley west of North Cicero Avenue; thence north along said west line of the alley west of North Cicero Avenue to the north line of Lot 11 in Block 1 in Hield's Subdivision of Blocks 1 to 6 and 9 to 12 in Falconer's Addition to Chicago, a subdivision of the north half of the northeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 11 being also the south line of the alley south of West Belmont Avenue; thence west along said south line of the alley south of West Belmont Avenue to the southerly extension of the west line of Lot 20 in Block 8 in Falconer's Addition to Chicago, a subdivision of the north half of the northeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 20 in Block 8 in Falconer's Addition to Chicago to the south line of West Belmont Avenue; thence west along said south line of West Belmont Avenue to the west line of Lot 21 in said Block 8 in Falconer's Addition to Chicago; thence south along said west line of Lot 21 in said Block 8 in Falconer's Addition to Chicago and along the southerly extension thereof to the north line of Lot 25 in said Block 8 in Falconer's Addition to Chicago, said north line of Lot 25 being also the south line of the alley south of West Belmont Avenue; thence west along said south line of the alley south of West Belmont Avenue to the southerly extension of the west line of Lot 20 in Block 9 in Hield's Subdivision of Blocks 9, 10, 11 and 12 in Falconer's Addition to Chicago, a subdivision of the north half of the northeast quarter of Section 28, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said southerly extension and the west line of Lot 20 in Block 9 in Hield's Subdivision to the south line of West Belmont Avenue; thence west along said south line of West Belmont Avenue to the east line of North Leclaire Avenue; thence south along said east line of North Leclaire Avenue to the easterly extension of the north line of Lot 44 in Steven's Belmont and Laramie Avenue Subdivision of Block 16 in aforesaid Falconer's Addition to Chicago, said north line of Lot 44 being also the south line of the alley south of West Belmont Avenue; thence west along said easterly extension to the west line of North Leclaire Avenue; thence north along said west line of North Leclaire Avenue to the point of beginning at the north line of West Belmont Avenue, all in the City of Chicago, Cook County, Illinois.

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

Existing Land-Use Assessment Map.



LEGEND

-  Industrial
-  Residential
-  Commercial
-  Institutional
-  Park / Playground
-  Undeveloped Land

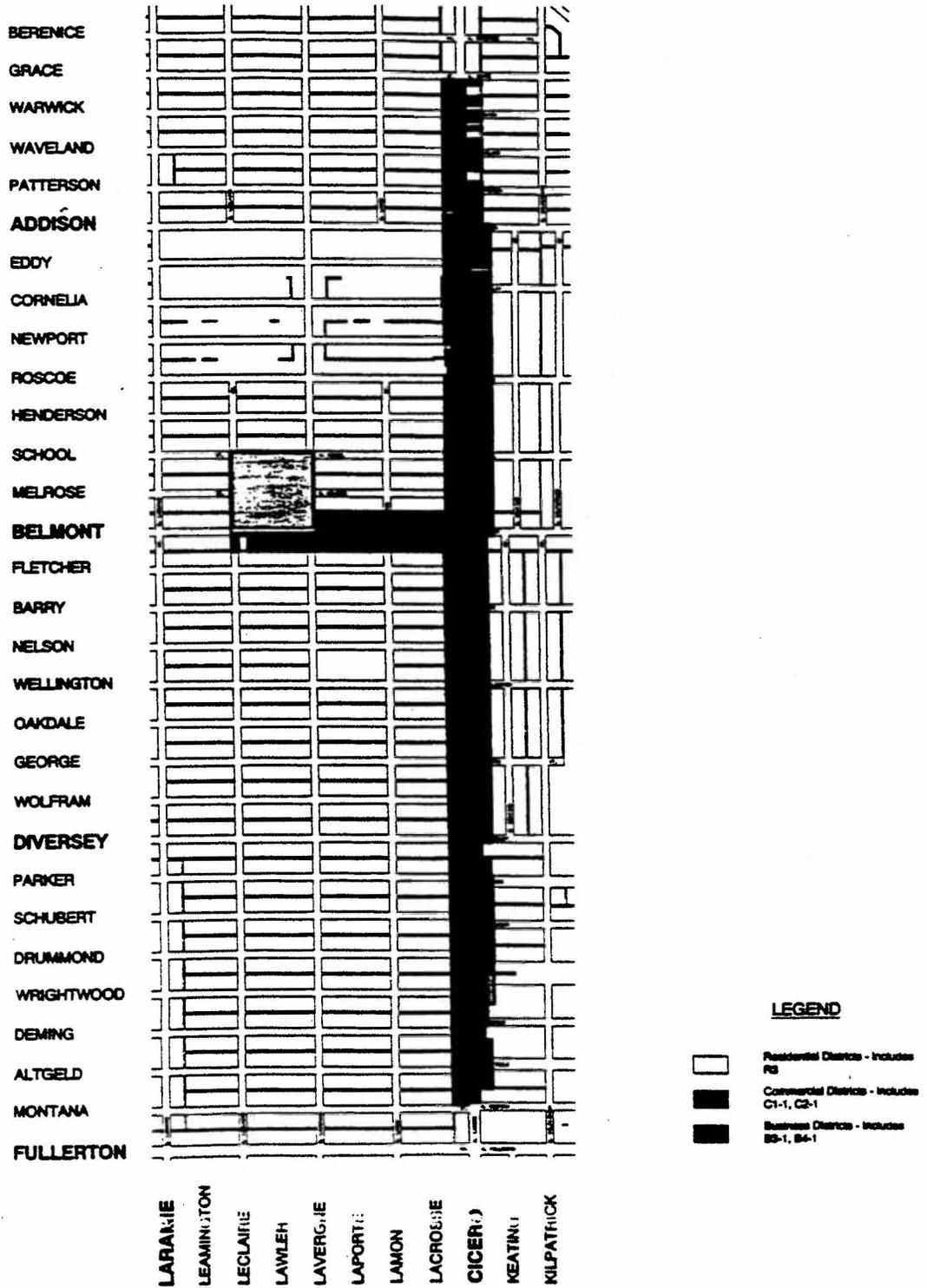
NOTE: Information provided from field surveys and various City reports and files. Land uses as of 2-09-00.

LARABEE
LEAMINION
LECLAIRE
LAWLEY
LAVERGNE
LAPORTE
LAMON
LACROIX
CICERO
KEATING
KILPATRICK



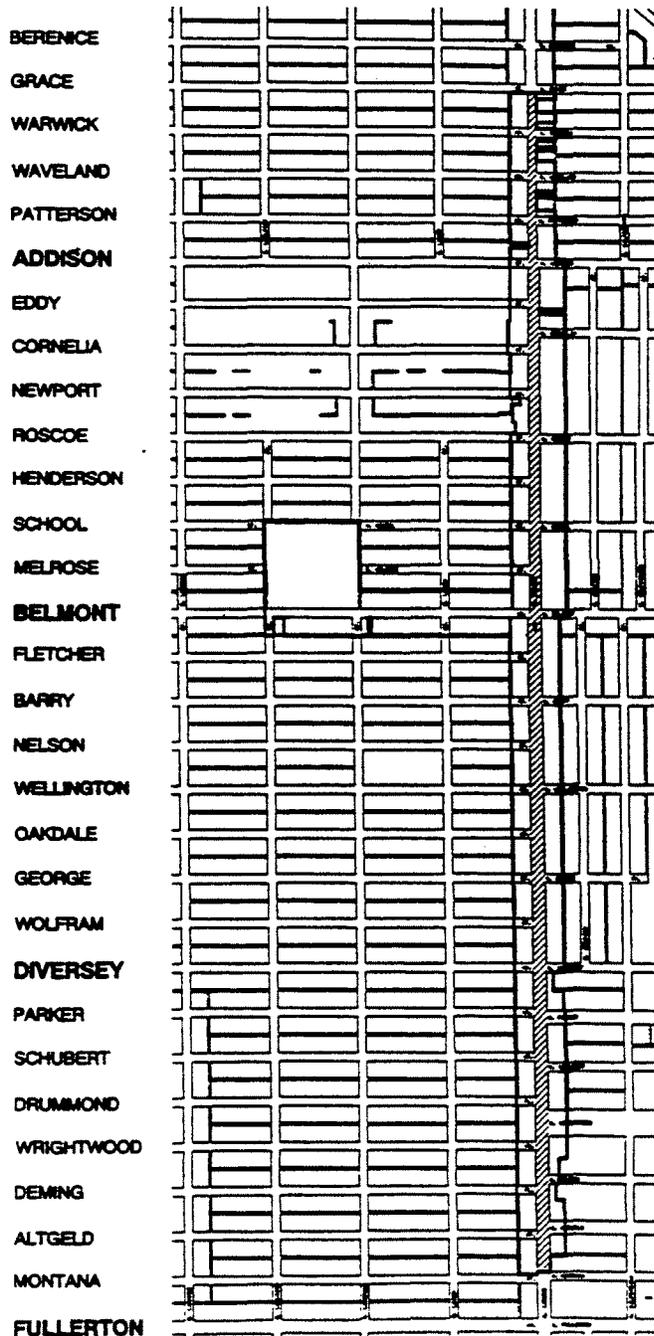
(Sub)Exhibit "D" Of Attachment Two - Maps And Plan Exhibits.
(To Revision Number 2 To Belmont/Cicero Tax Increment
Financing Redevelopment Plan And Project)

Generalized Existing Zoning Map.



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

Enterprise Zone Map.



LEGEND

 State Enterprise Zone 5

Attachment Four.

(To Revision Number 2 To Belmont/Cicero Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.

(Page 2 of 9)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
43	1321411032	367,961		
44	1321415033	29,616		
45	1321415034	22,928		
46	1321415035	21,598		
47	1321415036	21,598		
48	1321415037	22,928		
49	1321415038	47,267		
50	1321415039	47,267		
51	1321415040	22,928		
52	1321415041	29,725		
53	1321418001	Exempt		
54	1321420036	190,120		
55	1321420037	21,128		
56	1321420038	21,917		
57	1321420039	22,813		
58	1321420040	28,925		
59	1321421021	77,404		
60	1321421022	77,038		
61	1321421023	17,908		
62	1321421024	16,955		
63	1321421025	17,975		
64	1321421026	41,752		*
65	1321421027	39,203		*
66	1321421028	57,968		*
67	1321421029	168,107		*
68	1321421033	92,881		
69	1321421034	92,881		
70	1321421035	100,249		
71	1321421036	58,247		
72	1321421037	51,380		
73	1321421038	51,071		
74	1321421039	26,178		
75	1321421043	116,655		
76	1321421045	145,691		*
77	1321422035	25,119		
78	1321422036	206,720		*
79	1321422037	76,811		*
80	1321422038	76,811		*
81	1321422039	298,524		*
82	1321422041	538,544		
83	1321422042	649,671		
84	1322112001	104,330		
85	1322112006	62,849		

Attachment Four.

(To Revision Number 2 To Belmont/Cicero Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.

(Page 4 of 9)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
129	1322312005	Exempt		
130	1322312006	Exempt		
131	1322312007	Exempt		
132	1322312008	Exempt		
133	1322312009	Exempt		
134	1322312010	Exempt		
135	1322312011	40,385		
136	1322312012	35,419		
137	1322312013	74,919		
138	1322319003	71,594		
139	1322319004	47,243		
140	1322319007	190,096		*
141	1322319008	334,946		*
142	1322319024	378,753		*
143	1322319025	278,519		*
144	1322319026	910,592		
145	1327100001	113,383		*
146	1327100002	49,150	Y	*
147	1327100003	20,426	Y	
148	1327100004	19,562	Y	
149	1327100005	19,530	Y	
150	1327100006	91,238		
151	1327100007	91,238		
152	1327100008	19,556		
153	1327100009	19,556		
154	1327100010	100,836		*
155	1327100011	115,685		
156	1327100012	16,031		
157	1327100013	16,031		
158	1327100014	143,154		*
159	1327100015	16,718		
160	1327100016	51,186		
161	1327100017	16,718		
162	1327100018	94,898		*
163	1327100019	175,046		*
164	1327108001	17,108		
165	1327108002	57,412		
166	1327108003	75,573		
167	1327108004	75,573		
168	1327108005	148,909		*
169	1327108006	51,404		*
170	1327108007	157,696		
171	1327108008	17,348		

Attachment Four.

(To Revision Number 2 To Belmont/Cicero Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.

(Page 6 of 9)

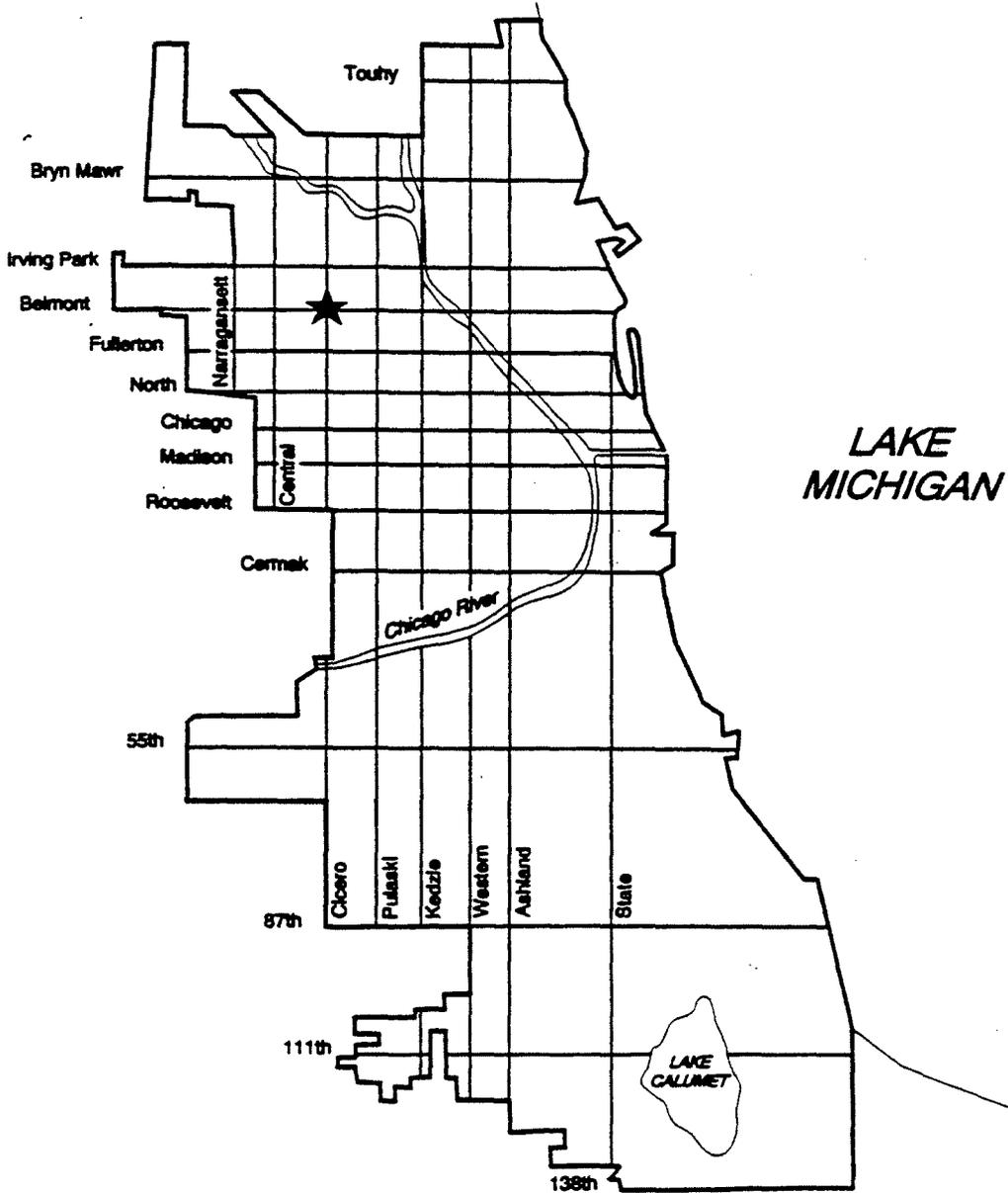
COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
215	1327122046	241,446		
216	1327300001	29,021		
217	1327300002	26,821		
218	1327300040	203,439		
219	1327300041	1,441		
220	1327304001	35,508		
221	1327304002	40,705		
222	1327304003	42,255		
223	1327304004	40,701		
224	1327304005	71,546		
225	1327304006	20,330		
226	1327304007	18,366		
227	1327304008	20,330		
228	1327304009	20,330		
229	1327304010	22,536		
230	1327308001	137,521		
231	1327308002	18,309		
232	1327308003	18,309		
233	1327308004	18,309		
234	1327308005	48,017		
235	1327308006	58,857		
236	1327308007	21,084		
237	1327312018	158,435		
238	1327312035	33,847		*
239	1327312036	137,015		*
240	1327312037	85,129		
241	1327316001	76,865		*
242	1327316037	41,061		
243	1327316038	82,834		
244	1327320037	126,395		
245	1327320038	73,663		
246	1327320039	104,380		
247	1328201004	70,755		
248	1328201005	60,965		
249	1328201006	17,189		
250	1328201007	8,728		
251	1328201010	63,376		
252	1328201014	83,362		*
253	1328201015	95,392		*
254	1328201016	111,838		*
255	1328201017	38,562		*
256	1328201018	38,076		
257	1328201019	38,076		

Attachment Four.
(To Revision Number 2 To Belmont/Cicero Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 8 of 9)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
301	1328203016	28,474		
302	1328203031	125,536		
303	1328203032	426,255		
304	1328203033	1,057,777		
305	1328203034	292,211		
306	1328203035	26,863		
307	1328203036	86,682		*
308	1328203037	11,822		
309	1328203038	22,333		
310	1328207027	139,433		*
311	1328207028	117,065		*
312	1328207029	205,312		
313	1328207030	79,307		*
314	1328207031	82,912		*
315	1328207032	251,188		*
316	1328211030	10,130		
317	1328211031	9,040		
318	1328211032	9,040		
319	1328211033	110,227		*
320	1328211034	60,157		
321	1328211035	53,606		
322	1328211036	190,861		
323	1328215024	141,292		*
324	1328215025	165,315		
325	1328215026	165,060		*
326	1328219033	296,462		
327	1328219034	258,506		
328	1328223027	241,997		
329	1328223028	251,796		
330	1328223029	107,689		
331	1328223030	17,428		
332	1328223031	40,073		
333	1328223032	40,073		
334	1328223033	45,008		
335	1328227031	86,712		
336	1328227032	73,264		*
337	1328227033	222,559		
338	1328227038	268,330		
339	1328231036	92,434		
340	1328231040	337,300		
341	1328403038	201,152		
342	1328403039	37,152		
343	1328403042	235,482		

Location Map.
(To Revision Number 2 To Belmont/Cicero Tax Increment
Financing Redevelopment Plans And Project)



Belmont/Cicero Redevelopment Project Area 2000 Annual Report

(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)

During 2000, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)

Please see attached.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

CERTIFICATION

TO:

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Kay Kosmal

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent & CEO
Chicago Park District
541 N. Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Paul Vallas, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District of
Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Belmont/Cicero Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

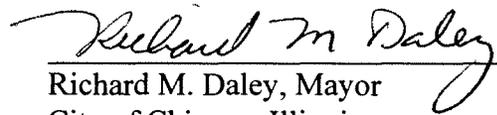
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2000, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2001.


Richard M. Daley, Mayor
City of Chicago, Illinois

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)

Please see attached.



City of Chicago
Richard M. Daley, Mayor

Department of Law

Mara S. Georges
Corporation Counsel

City Hall, Room 600
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-6900
(312) 744-8538 (FAX)
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2001

Daniel W. Hynes
Comptroller of the State of Illinois
James R. Thompson Center
100 West Randolph Street, Suite 15-500
Chicago, Illinois 60601
Attention: Carol Reckamp, Director of Local
Government

Dolores Javier, Treasurer
City Colleges of Chicago
226 West Jackson Boulevard, Rm. 1149
Chicago, Illinois 60606

Gwendolyn Clemons, Director
Cook County Department of Planning &
Development
69 West Washington Street, Room 2900
Chicago, Illinois 60602
Attn: Kay Kosmal

Dean L. Viverito, Comptroller
Forest Preserve District of Cook County
536 North Harlem Avenue
River Forest, Illinois 60305

Michael Koldyke, Chairman
Chicago School Finance Authority
135 S. LaSalle Street, Suite 3800
Chicago, Illinois 60603

David Doig, General Superintendent &
CEO
Chicago Park District
541 N. Fairbanks Court, 7th Floor
Chicago, Illinois 60611

Paul Vallas, Chief Executive Officer
Chicago Board of Education
125 South Clark Street, 5th Floor
Chicago, Illinois 60603
Attn: Linda Wrightsell

Mary West, Director of Finance
Metropolitan Water Reclamation District
of Greater Chicago
100 East Erie Street, Room 2429
Chicago, Illinois 60611

Lawrence Gulotta, Treasurer
South Cook County Mosquito Abatement
District
155th & Dixie Highway
P.O. Box 1030
Harvey, Illinois 60426
Attn: Dr. K. Lime, Manager

Re: Belmont/Cicero
Redevelopment Project Area (the "Redevelopment Project Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)

During 2000, there was no financial activity in the Special Tax Allocation Fund.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)

During 2000, the City did not purchase any property in the Project Area.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)

- (A) Projects implemented in the preceding fiscal year.
- (B) A description of the redevelopment activities undertaken.
- (C) Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D) Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E) Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F) Joint Review Board reports submitted to the City.
- (G) Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/00, and of such investments expected to be undertaken in Year 2001; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/00, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON THE FOLLOWING PAGES.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)

During 2000, no projects were implemented.

(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)

Redevelopment activities undertaken within this Project Area during the year 2000, if any, have been made pursuant to i) the Redevelopment Plan for that Project Area, and ii) the one or more Redevelopment Agreements, if any, affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)

During 2000, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

Belmont/Cicero Redevelopment Project Area 2000 Annual Report

(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)

The Project Area has not yet received any increment.

(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)

During 2000, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)

Joint Review Board reports submitted to the City. Please see attached.

(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)

During 2000, no public investment was undertaken in the Project Area. As of December 31, 2000, no public investment was estimated to be undertaken for 2001.

September 30, 1999

Christopher R. Hill
Commissioner
Department of Planning & Development
City of Chicago
121 North LaSalle Street, Room 1000
Chicago, Illinois 60602

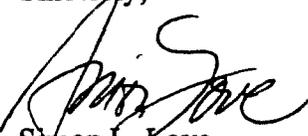
**Re: Joint Review Board Review of Three Proposed Tax Increment Financing Districts
(Belmont/Central, Belmont/Cicero, West Irving Park)**

Dear Commissioner Hill:

The Joint Review Board met on October 1, 1999 to review planning documents and other information associated with the Belmont/Central, Belmont/Cicero, and West Irving Park tax increment financing (TIF) districts proposed by the City of Chicago.

Based on the Board's review of the information presented at this meeting as reflected in the public record of this meeting, the members unanimously agree that the proposed TIF districts satisfy the eligibility criteria defined in Section 11.74.4-3 of the Illinois Tax Increment Allocation Redevelopment Act.

Sincerely,



Simon L. Love
Chicago Park District
JRB Chairperson

cc: Ken Gotsch, JRB Designated Representative (Chicago Board of Education)
Dolores Javier, JRB Designated Representative (Chicago Community Colleges, Dist. 108)
Gwendolyn Clemons, JRB Designated Representative (Cook County)
John McCormick, JRB Designated Representative (City of Chicago)
MarySue Barrett, JRB Public Member
Elvin Charity, Chairman, City of Chicago Community Development Commission

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2000, there were no obligations issued for this Project Area.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)

During 2000, there were no obligations issued for the Project Area.

**Belmont/Cicero Redevelopment Project Area
2000 Annual Report**

(10) CERTIFIED AUDIT REPORT - 65 ILCS 5/11-74.4-5(d)(9)

During 2000, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

