
2000 Annual Report

West Irving Park Redevelopment Project Area



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

JUNE 30, 2001



June 30, 2001

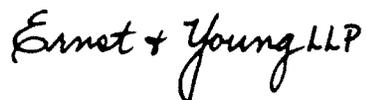
Ms. Alicia Mazur Berg
Commissioner
Department of Planning and Development
121 N. LaSalle St.
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the West Irving Park 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

West Irving Park Redevelopment Project Area 2000 Annual Report

TABLE OF CONTENTS

ANNUAL REPORT – WEST IRVING PARK REDEVELOPMENT PROJECT AREA IN COMPLIANCE WITH SECTION (d) OF 65 ILCS 5/11-74.4-5.

	PAGE
LETTER TO STATE COMPTROLLER.....	1
1) DATE OF DESIGNATION OR TERMINATION	2
2) AUDITED FINANCIALS	3
3) MAYOR’S CERTIFICATION.....	4
4) OPINION OF LEGAL COUNSEL.....	5
5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND	6
6) DESCRIPTION OF PROPERTY	7
7) STATEMENT OF ACTIVITIES	8
8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE MUNICIPALITY.....	12
9) ANALYSIS OF DEBT SERVICE.....	13
10) CERTIFIED AUDIT REPORT	14
11) GENERAL DESCRIPTION AND MAP.....	15



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 West Irving Park
Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg
Commissioner



West Irving Park 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 WEST IRVING PARK
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 West Irving Park 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.

The following is said ordinance as passed:

WHEREAS, Pursuant to ordinances adopted on January 12, 2000, and published in the Journal of the Proceedings of the City Council for such date (the "Journal of Proceedings") at pages 22741 -- 22845, and in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (the "Act"), the City Council (the "Corporate Authorities") of the City of Chicago (the "City"): (i) approved a redevelopment plan and project (the "Plan") for a portion of the City known as the "West Irving Park Redevelopment Project Area" (the "Area") (the "Plan Ordinance"); (ii) designated the Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Area; and

WHEREAS, Section 5/11-74.4-3(n)(F) of the Act requires a redevelopment plan to include the most recent equalized assessed valuation ("E.A.V.") of a redevelopment project area; and

WHEREAS, The Plan, attached as Exhibit A to the Plan Ordinance, included the 1997 E.A.V. and contemplated in Section VII.A of the Plan that if the 1998 E.A.V. became available prior to the date of the adoption of the Plan by the City Council, then the City would update the Plan by replacing the 1997 E.A.V. with the 1998 E.A.V. in order to comply with the Act; and

WHEREAS, The 1998 E.A.V. became available prior to the date of the adoption of the Plan Ordinance by the City Council, but after the Plan had been submitted to the Community Development Commission to set a public hearing pursuant to Section 5/11-74.4-4 and 5/11-74.4-5 of the Act, and the City was not able to insert the 1998 E.A.V. in the Plan prior to its adoption by ordinance for various logistical reasons; and

WHEREAS, The Corporate Authorities desire to amend the Plan to update the E.A.V. as contemplated in the Plan and to conform the Plan to Section 5/11-74.4-3(n)(F) of the Act, and to make other, minor changes; and

WHEREAS, Section 5/11-74.4-5(c) of the Act permits amendments for such changes to a redevelopment plan to be made without a public hearing, provided that the City shall give notice of such changes by mail to each affected taxing district and each registrant in the interested parties registry for the Area, and by publication in a newspaper of general circulation within the affected taxing district not later than ten (10) days following the adoption by ordinance of such changes; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

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

SECTION 2. 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.

*West Irving Park Tax Increment Financing Program
Redevelopment Plan And Project (the "Plan").*

The Plan, as previously published in the Journal of the Proceedings of the City Council for January 12, 2000 (the "Journal of Proceedings") at pages 22741 -- 22845, is hereby amended as follows. Page number references refer to the page numbers in such Journal of Proceedings.

- (a) The date of the Plan shall be "September 1, 1999, Revised as of October 29, 1999, Revised as of January 6, 2000 "

- (b) Section II. of the Plan entitled, "Legal Description and Project Boundary", last paragraph, last sentence, which appears on page 22751, is hereby amended by deleting the number 1997 in both locations and replacing it with the number 1998.
- (c) Section V. of the Plan, entitled "Basis For Eligibility of the Area And Findings", B. "Area Background Information", 2. "Description of Current Conditions", paragraph 2, which appears on page 22763, is hereby amended in the entirety to state:

"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) (an annual average of three and two-tenths percent (3.2%)) 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) (an annual average of four and zero-tenths percent (4.0%)) during this five (5) year period. In 1998, the E.A.V. of the Area was Thirty-six Million One Hundred Thousand Dollars (\$36,100,000). This represents an average annual growth rate of approximately two and three-tenths percent (2.3%) during the five (5) year period between 1994 and 1998. Therefore, the Area grew at a rate nearly twenty-eight percent (28%) slower than the E.A.V. of the City as a whole and forty-three percent (43%) slower than Cook County. In addition, the E.A.V. of the Area declined in two (2) of the five (5) years between 1994 and 1998. Further, approximately one percent (1%) of the properties in the Area are delinquent in the payment of 1997 real estate taxes and ninety-one (91) building code violations have been issued on buildings since January of 1994."

- (d) Section VII. of the Plan, entitled "Statutory Compliance and Implementation Strategy", A. "Most Recent Equalized Assessed Valuation", which appears on page 22784, second (2nd) and third (3rd) sentence, is hereby amended in the entirety to state:

"The 1998 E.A.V. of all taxable parcels in the Area is approximately Thirty-six Million One Hundred Thousand Dollars (\$36,100,000). This total E.A.V. amount, by Permanent Index Number, is summarized in 1998 E.A.V. by Tax Parcel included as Attachment Four of the Appendix."

- (e) The date of the Eligibility Study, included as Attachment One to the Plan, shall be "September 1, 1999, Revised as of October 29, 1999, Revised as of January 6, 2000."
- (f) In Section II.B of the Eligibility Study, which section is entitled, "Background Information, Description of Current Conditions", and which appears on page 22794, shall be amended in the entirety to state:

"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 three and two-tenths percent (3.2%)) 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) (annual average of four and zero-tenths percent (4.0%)) during this five (5) year period. In 1998, the E.A.V. of the Area was Thirty-six Million One Hundred Thousand Dollars (\$36,100,000). This represents an average annual growth rate of approximately two and three-tenths percent (2.3%) during the five (5) year period between 1994 and 1998. Therefore, the Area grew at a rate nearly twenty-eight percent (28%) slower than the E.A.V. of the City as a whole and forty-three percent (43%) slower than Cook County. In addition, the E.A.V. of the Area declined slightly in two (2) of the five (5) years between 1994 and 1998. Further, approximately one percent (1%) of the properties in the Area are delinquent in the payment of 1997 real estate taxes and ninety-one (91) building code violations have been issued on buildings since January of 1994."

- (g) Attachment Four of the Plan entitled, "1997 Estimated E.A.V. by Tax Parcel", shall be amended by updating the E.A.V. dollar amount for each parcel, or Permanent Index Number, from the 1997 value to the 1998 value, and by changing the title of the table to "Attachment Four -- 1998 Estimated E.A.V. by Tax Parcel". A copy of such updated table is included in the West Irving Park Tax Increment Financing Program Redevelopment Plan and Project, Revision Number 2, attached to this ordinance as Exhibit 2.

Exhibit 2.

Revision Number 2.

*The West Irving Park Tax Increment Financing
Redevelopment Plan And Project*

September 1, 1999.

Revised As Of October 29, 1999.

Revised As Of January 6, 2000.

Section I.

Introduction And Executive Summary.

A. Area Location.

The West Irving Park Redevelopment Project Area (hereafter referred to as the "Area") is located on the northwest side of the City of Chicago ("City"), approximately nine (9) miles northwest of the central business district. A location map is provided on the following page that indicates the general location of the Area within the City.

The Area covers approximately one hundred forty (140) acres and includes forty-seven (47) (full and partial) city blocks. The Area is linearly shaped and is adjacent to several existing redevelopment project areas. The boundary of the Area generally follows the western portion of the Irving Park commercial corridor east of Long Avenue and shorter adjacent commercial corridor segments along Central and Montrose Avenues. More specifically, the Area includes properties adjacent to the following roadways:

- Irving Park Road, from Normandy Avenue on the west to Long Avenue on the east;
- Central Avenue, from Berenice Avenue on the south to Agatite Avenue on the north; and
- Montrose Avenue, from Parkside Avenue on the west to Long Avenue on the east.

Within these corridors, the boundary of the Area varies from including the block face on both sides of the street (extending to the respective parallel alley) in some locations to including only the block face (to the respective parallel alley) on one (1) side of the street in others.

B. Existing Conditions.

The Area consists primarily of older commercial properties located along the commercial corridors formed by the streets noted above (see (Sub)Exhibit B, Existing Land-Use Assessment Map included in Attachment Two of the Appendix). However, along Irving Park Road there are several instances where block segments are comprised solely of multi-family residential uses. A cluster of industrial uses and vacant industrial structures is also located in the Area (and immediately adjacent to the area) on the north and south sides of Irving Park Road between Narragansett and Normandy Avenues. Many commercial structures in the Area are in need of repair due to depreciation of physical maintenance and other conditions as documented in the Eligibility Study included as Attachment One of the Appendix. Zoning classifications in the Area include varying commercial, industrial and residential categories as shown on (Sub)Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix. Ninety-two percent (92%) 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 (ninety-two percent (92%)) of structures that are thirty-five (35) years old or older;

- obsolescence (fifty-eight percent (58%) of buildings or parcels);
- excessive land coverage (fifty-nine percent (59%) of buildings or site improvements);
- depreciation of physical maintenance (seventy-nine percent (79%) of buildings or site improvements);
- lack of community planning (fifty-six percent (56%) of buildings or parcels).

In addition, the Area exhibits other characteristics to a lesser extent which are set forth in the Eligibility Study including some streets, sidewalks, curbs and street-lighting requiring repair and maintenance.

C. Business And Industry Trends.

The age of many of the commercial and limited industrial buildings and the inability of Area properties to provide contemporary commercial building sites and buildings has contributed to a gradual decline in overall conditions of the commercial corridors in the Area. Some Area buildings are vacant and/or in need of maintenance and repair to deteriorating portions of the structures.

Approximately seventy-four thousand (74,000) square feet of commercial and industrial floor space is vacant. The possibility exists that some businesses in the Area may need to relocate if they are unable to expand at their current location.

Some commercial operations may be discouraged from locating in the Area due to an inability to find suitable locations.

In addition, several existing industrial buildings are vacant. Along Irving Park Road, approximately forty thousand (40,000) square feet are available on one (1) site alone. At this site, the prior occupant of the building vacated for space in a new industrial park near but outside of the Area.

This inability to provide contemporary development sites is common throughout the Area. The possibility exists that the commercial businesses and the limited industries in the Area may look outside the Area to expand their operations. Loss of additional commercial and industrial tenants, due to an inability to meet contemporary commercial and industrial space needs, would be an adverse impact to the Area's viability as an employment center and neighborhood shopping area within the City. Loss of commercial and industrial tenants resulting in vacant buildings would be detrimental to the overall image of the Area and that of the surrounding residential neighborhoods.

There have been limited efforts to check the decline of the Area by public and private entities. New major commercial development adjacent to the Area (in the Reed/Dunning T.I.F.) has not spawned renewed interest in the Area to date. Despite these efforts, improved industrial and commercial sites in the Area are gradually becoming obsolete and underutilized. Some of these sites may become blighted and lose the ability to generate jobs and tax revenue if these conditions are not reversed.

D. Redevelopment Plan Purpose.

Tax increment financing ("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 West Irving Park Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the "Plan") includes the documentation as to the qualifications of the Area. 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 City-wide 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;
- retain the existing employment base and provide new employment opportunities in the Area;
- expand the tax base through reuse and rehabilitation of existing commercial and industrial properties that are presently vacant or underutilized;

- develop new commercial or residential buildings on vacant and/or underutilized properties in the Area;
- stabilize existing residential uses and expanded residential uses in the Area by building upon the desirability of the residential neighborhoods surrounding the Area and the success of new residential development that has occurred on properties adjacent to the Area;
- establishment of a program of planned public improvements designed to enhance the retention of existing business and industries and to promote the Area as a place to do business;
- improvement of the condition and appearance of properties within the Area; and
- elimination of the conditions that may cause the Area to become blighted and that qualify the Area as a Conservation Area.

These goals and objectives can be accomplished by utilizing T.I.F. as described in Section III, herein. T.I.F. initiatives and establishment of the Area are designed to arrest the spread of blight and decline of the Area and will help to retain, redevelop and expand the commercial and limited industrial businesses within the Area. In doing so, the use of T.I.F. will help to preserve a neighborhood that has traditionally been served by the commercial corridors of the Area. In addition, the opportunity exists to revive and enhance these declining commercial corridors that also serve the employees of the industrial businesses located in or nearby the Area.

This Plan will create the mechanism to revitalize these important commercial corridors through the improvement of the physical environment and infrastructure. The City proposes to use T.I.F., as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital.

In implementing this Plan, the City is acting to facilitate the revitalization of the entire Area. The majority of the Area should be maintained as a series of commercial corridors that provide services to the limited industry of the Area and surrounding residential neighborhoods. This Plan is intended to build on the City's previous actions to stabilize commercial and industrial land uses, support industrial expansion and attract new industry to the Area. The City recognizes that blighting influences will continue to weaken the Area and that the Area may become blighted if the decline is not reversed. Consequently, the City wishes to encourage private development activity by using T.I.F. as a prime implementation tool to complete various public projects.

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 are Ten Million Six Hundred Fifty Thousand Dollars (\$10,650,000).

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.

The study and survey of the Area indicates that the requirements necessary for designation of the Area as a conservation area under the Act are present. Therefore, the Area is qualified under the terms of the definitions in the Act. This Plan and the supporting documentation contained in the Eligibility Study (included herein as Attachment One of the Appendix) indicate that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

Section II.

Legal Description And Project Boundary.

The boundaries of the Area include only those contiguous parcels of real property and improvements thereon substantially benefitted by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include approximately one hundred forty (140) acres of land, the statutory minimum of one and five-tenths (1.5) acres is exceeded. The boundaries represent an area that is a connected series of commercial corridors that serve adjacent residential neighborhoods. Although it spans several neighborhoods, these commercial corridors contain common characteristics that influence the viability of the entire Area:

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

Irving Park Road, Central Avenue and Montrose Avenue are comprised of a mix of neighborhood commercial and service uses. This mix of uses spans several corridors but serves a large residential population. Because the corridors are in close proximity to one another the corridors together act as a cohesive commercial environment providing services to residents. Each corridor and therefore all property in the Area will benefit from a strategy that addresses the deteriorating streetscapes and building conditions throughout the Area.

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

Section III.

Statutory Basis For Tax Increment Financing.

A. Introduction.

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

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

- (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, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

As used herein and in the Act, the term "redevelopment project" ("Project") means any public and private development project in furtherance of the objectives of a redevelopment plan. The term area means an area designated by the municipality, which is not less in the aggregate than one and one-half (1 ½) acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area or a combination of both blighted area and conservation area. Redevelopment plan ("Plan") means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area for utilization of tax increment financing, and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

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

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

1. that there exists in many municipalities within the State blighted and conservation areas; and
2. that the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

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

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One (1) of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies for designation. With certain exceptions, an area must qualify generally either as:

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

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 West Irving Park 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.

This Plan sets forth the overall Project which are those public and private activities to be undertaken to accomplish the City's above-stated goal. During implementation of the Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and activities; and (ii) enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private improvements on one (1) or several parcels (collectively referred to as "Redevelopment Projects").

This Plan specifically describes the Area and summarizes the factors which qualify the Area as a "conservation area" as defined in the Act (also, see the Eligibility Study included as Attachment One of the Appendix).

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

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

- An increased property tax base arising from new commercial, industrial and residential development and the rehabilitation of existing buildings.
- An increased sales tax base resulting from new and existing development.
- An increase in construction and employment opportunities for residents of the City.
- Improved roadways, utilities and other infrastructure that better serve existing businesses, industries, residents, institutions and recreational facilities and accommodate desired new development.

Section IV.

Redevelopment Goals And Objectives.

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

The Area boundaries have been established to maximize the development tools created by the Act and 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 West Irving Park 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 and its series of commercial districts to have secure, functional, attractive, marketable and competitive business environments.
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 and industries within the Area.
5. Attract new business, industrial and residential development within the Area.
6. Improve the appearance of the commercial 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 each commercial district.

7. Create new job opportunities within the Area.
8. Employ residents from within the Area as well as adjacent neighborhoods.

B. Redevelopment Objectives.

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

1. Reduce or eliminate those conditions that qualify the improved portion of the Area as a "conservation area". These conditions are described in detail in the Eligibility Study (see Attachment One of the Appendix).
2. Create an environment that stimulates private investment in upgrading and expansion of existing businesses and the construction of new business facilities that will create jobs and increase the property tax base.
3. Create a coherent overall urban design and character for each commercial corridor in the Area. Individual developments should be visually distinctive and compatible.
4. Encourage visually attractive buildings, rights-of-way and open spaces incorporating sound building and property design standards including signage.
5. Provide or reinforce necessary public improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with modern design standards for such facilities.
6. Maximize the existing transportation network of the Area and ensure that the Area is served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Area.
7. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Plan and contemporary development needs and standards.
8. Facilitate business retention, rehabilitation and new development.
9. Assist in the establishment of 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.

- Capitalize on the desirability of Area environs for residential uses to identify opportunities to create new single-family and multi-family development within the Area, particularly where aging, vacant or obsolete commercial and industrial uses can be replaced with new residential development.
- 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 to the desired use through implementation of the generalized land-use plan for the Area.

2. Building And Site Development.

- Repair, rehabilitate and reuse existing commercial and industrial buildings in poor condition, when feasible.
- Promote the use of coherent architectural treatments (including lighting, signage and landscaping) around buildings to add visual interest and promote a unique identity within the commercial corridors.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service and support facilities that can be shared by multiple businesses and industrial uses.

3. Transportation And Infrastructure.

- Provide safe and convenient access to the Area for trucks, autos and public transportation.
- Improve the street surface conditions, street lighting, curbs, sidewalks and traffic signalization.
- Promote developments that will take advantage of the ease of access to the Cities mass transit network.
- Provide well-defined, safe pedestrian connections between developments within the Area, and between the Area and nearby destinations.
- Upgrade public utilities and infrastructure throughout the Area as required.
- Coordinate with the Illinois Department of Transportation (I.D.O.T.) to achieve repair, reconstruction and/or resurfacing of Irving Park Road.

4. Urban Design.

- Establish a comprehensive streetscape system to guide the design and location of light fixtures, sidewalks, paving materials, landscaping, street furniture and signage within each commercial/industrial district in the Area.
- 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 and 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 within the commercial corridors, 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.
- Support the Chicago Park District in its efforts to maintain and upgrade the park facilities within the Area when those efforts promote the goals of this Plan.

Section V.

Basis For Eligibility Of The Area And Findings.

A. Introduction.

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

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

B. Area Background Information.

1. Location And Size Of Area.

As noted previously, the Area is located nine (9) miles northwest of downtown Chicago. The northern limit of the Area along Central Avenue is approximately one (1) mile southwest of the John F. Kennedy Expressway. The Area contains approximately one hundred forty (140) acres and consists of forty-seven (47) (full and partial) blocks.

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

2. Description Of Current Conditions.

The Area consists of forty-seven (47) (full and partial) city blocks, two hundred nineteen (219) buildings and three hundred seventy-seven (377) parcels covering approximately one hundred forty (140) acres. The gross land-use percentage

breakdown of the Area's acreage is provided on the following page:

Land-Use	Percentage Of Gross Land Area
Residential	2.7
Industrial	2.5
Commercial	27.6
Institutional and Related	35.7
Public Right-of-Way	31.5

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.

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

Excessive Land Coverage.

Fifty-nine percent (59%) 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-nine percent (79%) of buildings and site improvements in the Area. Examples observed in the Area include: unpainted or unfinished surfaces, peeling paint, loose or missing materials, cracks in masonry construction, broken windows, loose gutters and downspouts, and damaged building areas still in disrepair. Trash and debris was also observed on several sites and several parking lots and paved areas exhibited cracks and potholes in need of repair.

Lack Of Community Planning.

The presence of a lack of community planning was observed on fifty-six percent (56%) of the parcels in the area. This factor is primarily associated with commercial properties that are located on lots that are too small to adequately accommodate appropriate off-street parking and loading requirements.

In addition to the four (4) factors noted above, the following factors were found to exist to a minor extent:

- Deterioration (six percent (6%) of buildings and site improvements).
- Illegal use of individual structures (less than one percent (1%) of buildings).
- Presence of structures below minimum code standards (five percent (5%) of buildings).
- Abandonment (two percent (2%) of buildings).
- Excessive vacancy (seven percent (7%) of buildings).
- Overcrowding of structures and community facilities (less than one percent (1%) of buildings).
- Deleterious land-use and layout (less than one percent (1%) of buildings and site improvements).

The 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 this Plan. Age and the requirements of contemporary commercial and industrial tenants have caused portions of the Area and its building stock to become obsolete and may result in further disinvestment in the Area. Some industries have relocated out of the Area and a number of commercial storefronts and large industrial buildings are vacant. Within some sectors of each commercial corridor that comprises the Area as many as twenty-one percent (21%) of the blocks, contain one (1) or more vacant storefronts. This is particularly notable on Irving Park Road west of Central Avenue.

Efforts by the City to revive the Area have been limited to on-going maintenance of public improvements in the Area. However, these efforts have not prevented further decline. For example, the pavement surface of Irving Park Road (which is controlled and maintained by the Illinois Department of Transportation) is in poor condition and presents a very rough traveling surface. In addition, these efforts have not resulted in occupancy and beneficial use of some vacant buildings.

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 three and two-tenths percent (3.2%)) 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) (annual average of four and zero-tenths percent (4.0%)) during this five (5) year period. In 1998, the E.A.V. of the Area was Thirty-six Million One Hundred Thousand Dollars (\$36,100,000). This represents an average annual growth rate of approximately two and three-tenths percent (2.3%) during the five (5) year period between 1994 and 1998. Therefore, the Area grew at a rate nearly twenty-eight percent (28%) slower than the E.A.V. of the City as a whole and forty-three percent (43%) slower than Cook County. In addition, the E.A.V. of the Area declined in two (2) of the five (5) years between 1994 and 1998. Further, approximately one percent (1%) of the properties in the Area are delinquent in the payment of 1997 real estate taxes and ninety-one (91) building code violations have been issued on buildings since January of 1994.

Of the approximately two hundred nineteen (219) buildings and one hundred forty (140) acres in the Area, only three (3) major new buildings have been built since January of 1994 according to building permit information provided by the City Department of Buildings. All of these buildings were residential structures. Approximately ninety-two percent (92%) of the buildings in the Area are or exceed thirty-five (35) years of age.

There are approximately forty thousand (40,000) square feet of vacant industrial floor space and thirty-four thousand (34,000) 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. In each case, these properties also lack sufficient off-street parking. 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 retail opportunities are limited in the Area. The main factor limiting development in the Area is the lack of sites capable of accommodating the space and site requirements of contemporary retail development. Several large retailers are located in shopping centers near the Area. These shopping centers are on large sites that provide adequate parking and large building footprints more suited for contemporary retail use.

Retail demand for large building footprints and on-site parking may be causing some Area properties to be less desirable for commercial uses. For many Area properties, building size, building layout and limited on-site parking is not suited for large contemporary commercial tenants. The result is that a narrower mix of commercial uses will seek to occupy the existing commercial buildings in the Area and thereby limit demand for some properties. Once some buildings are vacated, it may be extremely difficult to attract contemporary tenants that generate economic activity comparable with the commercial uses that were lost. This adds significantly to the view that the Area has experienced additional blight and that private market acceptance of portions of the Area is not favorable and likely will not be favorable in the future.

Industrial development within the Area is limited to a small enclave on the south side of Irving Park Road between Narragansett and Normandy Avenues. One of the most significant of these buildings is vacant and accounts for the majority of the vacant industrial floor space in the Area.

The documentation provided in this Plan and the attached Eligibility Study (long-term vacancies, properties that are tax delinquent, absence of new development, E.A.V. trends indicating that the Area is growing at a rate below that of surrounding areas, et cetera) indicates that private investment in revitalization and redevelopment has not occurred. These conditions may cause the Area to become blighted in the future. In addition, the Area is not reasonably expected to be developed without the aggressive efforts and leadership of the City, including the adoption of the Plan.

C. Area Data And Profile.

The City is proposing an overall strategy to address conditions that qualify the Area as a conservation area. These efforts are directed at increasing property values, retaining viable businesses, recruiting new businesses into the City and reversing the loss of industrial and commercial jobs. Isolated areas within the West Irving Park Redevelopment Area and surrounding areas have received or will receive funding for planning and capital improvement programs. Funding of these projects is outlined in the 1998 -- 2002 City of Chicago Capital Improvement Program. However, these programs are not sufficient to overcome the factors causing decline in the Area.

As noted in the Introduction, the Area is generally a series of connected linear commercial corridors located along major transportation routes. These corridors contain numerous commercial businesses and provide employment opportunities to residents in surrounding neighborhoods. However, age, size, condition and layout of many existing structures are not suited for contemporary commercial development. 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 to address 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 industry and promote the Area for new commercial, residential and limited industrial 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	3.8	2.7	4.0
Industrial	3.4	2.5	3.6
Commercial	38.5	27.6	40.3
Institutional	49.8	35.7	52.1
Subtotal -- Net Area	95.5	68.5	100.0
Public Right-of-Way	<u>44.0</u>	<u>31.5</u>	<u>NA</u>
TOTAL:	139.5	100.0	NA

The existing land uses itemized in Table One are predominantly commercial in nature, as forty and three-tenths percent (40.3%) of the net Area (exclusive of public right-of-way) is commercial. In addition to commercial land uses, the Area is home to several industrial uses along Irving Park Road. Two (2) Chicago Park District facilities (Portage Park, and Merrimac Park) and one (1) school (Vaughn High School) are located in the Area. Residential uses are scattered throughout the Area. The Area is zoned in a mix of residential, commercial and industrial categories (see (Sub)Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix).

Note:

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

There are no large retail shopping centers in the Area. The pockets of residential use existing in the Area contain single-family and multi-family buildings or commercial buildings containing upper floor residential uses. These residential areas are typically small and are concentrated along Irving Park Road. Approximately four percent (4%) of the total net land area (exclusive of public right-of-way) is residential. The boundary separating residential uses within the Area and adjacent residential uses from commercial or industrial uses is usually a local street or alley.

The land-use survey and map are intended to focus on the uses at street level which usually are the predominate use of the property. It should be recognized, however, that many of the multi-story buildings throughout the corridor are actually mixed-use structures. The upper floors of these buildings are often intended for multi-family use, constructed so that the business owner could live above his shop and maximize the rental income potential of the building. In the overwhelming majority of these instances, these upper floors experience high rates of occupancy even if the first (1st) floor commercial space is vacant. The focus on ground floor uses is not intended to minimize the importance of the second (2nd) floor uses. In fact, maximum use and occupancy of these mixed-use buildings is and should be encouraged.

Irving Park Road, Central Avenue and Montrose Avenue have parking restrictions that limit on-street parking during peak periods. In addition, several 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 small in number. Along Irving Park Road, Central Avenue and Montrose 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 their lots, thereby preventing any on-site parking or loading. Many of the Area's residents, employees and patrons of Area businesses must park on adjacent streets to access the Area.

E. Investigation And Analysis Of Conservation Factors.

In determining whether or not 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 proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of 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.

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

The Act sets forth fourteen (14) separate factors that are to be used to determine if an area qualifies as a "conservation area". In addition, two (2) thresholds must be met. For an area to qualify as a conservation area fifty percent (50%) or more of the structures in the area must have an age of thirty-five (35) years or more and a combination of three (3) or more of the fourteen (14) factors must be found to exist such that although the area is not yet a blighted area, it is detrimental to the public safety, health, morals or welfare and may become a blighted area.

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

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

1. Dilapidation.
2. Obsolescence.
3. Deterioration.
4. Illegal use of individual structures.
5. Presence of structures below minimum code standards.
6. Abandonment.
7. Excessive vacancies.
8. Overcrowding of structures and community facilities.
9. Lack of ventilation, light, or sanitary facilities.
10. Inadequate utilities.
11. Excessive land coverage.
12. Deleterious land-use or layout.
13. Depreciation of physical maintenance.
14. Lack of community planning.

Table Two, Conservation Factors Matrix, provided on the following page, tabulates the condition of all improved properties in the approximately one hundred forty (140) acre, forty-seven (47) full and partial block Area. Table Two documents the conditions of improved portions of the Area. The data contained in Table Two indicates 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. The 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 industry and businesses from this Area further documents the trend line and deteriorating conditions of the Area. Closures and abandonment of some industrial buildings is further evidence of declining conditions in the Area, lack of private investment and little interest in the Area by the private market. There is in excess of forty thousand (40,000) square feet of vacant industrial floor space and thirty-four thousand (34,000) square feet of vacant commercial floor space in approximately fifteen (15) buildings scattered throughout the Area. Some of these properties have been available for some time.

The conclusion of the Consultant is that the number, degree and distribution of eligibility factors as documented in this report warrant the designation of the Area as a conservation area as set forth in the Act. The summary tables contained on the following pages highlight the factors found to exist in the Area that cause it to qualify.

Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a conservation area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the conservation area eligibility factors must be reasonably distributed throughout the Area so that a non-eligible area is not arbitrarily found to be a conservation area simply because of proximity to an area that exhibits blighting factors.

In addition to the presence of multiple conservation area factors, E.A.V. trends indicating that the Area is growing at a rate below that of surrounding areas and the presence of vacant floor space indicates that the Area on the whole has not been subject to growth and development as a result of investment by private enterprise and will not be developed without action by the City. These have been previously documented. All properties within the Area will benefit from the use of T.I.F. and the implementation of the Plan.

The analysis presented in this document is based upon data assembled by the Consultant. The conclusions presented in this report are those of the Consultant. The local governing body should review this report. If satisfied with the summary of findings contained herein, the governing body may adopt a resolution making a finding of a conservation area for the Area and make this report a part of the public record. The study and survey of the Area indicate that requirements necessary for designation as a "conservation" area are present.

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

1. Improved Land Statutory Factors.

Eligibility Factor ⁽¹⁾	Existing In Area
Age ⁽²⁾	92% of buildings are or exceed 35 years of age
1. Dilapidation	Not Present
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

Notes:

(1) Only three (3) factors are required by the Act for eligibility. Eleven (11) factors are present in the Area. Four (4) factors were found to exist to a major extent and seven (7) were found to exist to a minor extent.

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

Eligibility Factor ⁽¹⁾	Existing In Area
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
11. Excessive land coverage	Major Extent
12. Deleterious land-use or layout	Minor Extent
13. Depreciation of physical maintenance	Major Extent
14. Lack of community planning	Major Extent

Section VI.

Redevelopment Plan And Project.

A. Introduction.

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

Notes:

- (1) Only three (3) factors are required by the Act for eligibility. Eleven (11) factors are present in the Area. Four (4) factors were found to exist to a major extent and seven (7) were found to exist to a minor extent.

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

B. 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, new residential development and limited industrial development where possible. In addition, provisions for a wide range of land uses, including, residential, open space, public and institutional use are included. The various 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 and industries 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 and new residential development at selected locations. The generalized land-use plan highlights areas for use as commercial business and limited industrial opportunities that will enhance existing development and promote new development within the Area. The generalized land-use plan designates five (5) land-use categories within the Area:

- i. Commercial/Residential
- ii. Commercial
- iii. Industrial/Commercial
- iv. Institutional
- v. Public Use/Open Space

These five (5) 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.

It is not the intent of the generalized land-use plan to eliminate nonconforming existing uses in this Area. The intent is to prohibit the expansion of these uses where appropriate and allow the commercial and industrial nature of the Area to remain intact. In some instances, transformation from commercial or industrial use to residential use may be desirable. It should be noted that existing uses can remain until such time that they are no longer viable for their current use.

All project activities shall be subject to the provisions of the City's ordinances and applicable codes as may be in existence and may be amended from time to time.

C. Redevelopment Projects.

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be undertaken. While no private projects are proposed at this time, an essential element of the Plan is a combination of private projects, public projects and infrastructure improvements. Projects and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Investment:

Rehabilitation of existing properties including adaptive reuse of certain existing buildings built for one (1) use but proposed for another use. New construction or reconstruction of private buildings at various locations as permitted by the Plan.

2. Public Redevelopment Investment:

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

The estimated costs associated with the eligible public redevelopment investment are presented in Table Three, Estimated Redevelopment Project Costs shown on the next page. These projects are necessary to carry out the capital improvements and to address the additional needs identified in preparing this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan.

Some of the costs listed in Table Three, Estimated Redevelopment Project Costs will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999. 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. Planning, Legal, Marketing Professional Services, Administrative	\$ 500,000

Activity	Cost
2. Property Assembly, Site Clearance, Site Preparation and Environmental Remediation	\$1,500,000
3. Rehabilitation Costs and Leasehold Improvements	3,000,000
4. Public Works or Improvements	3,300,000
5. Job Training, Retraining, Welfare to Work and Day Care	750,000
6. Taxing Districts' Capital Costs	600,000
7. Relocation Costs	50,000
8. Interest Subsidy	<u>950,000</u>
*TOTAL REDEVELOPMENT PROJECT COSTS:	\$10,650,000

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

In addition to the above stated costs, each issue of bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are an upper limit on expenditures. Adjustments may be made in line items within the total and may be made without amendment to the Plan. 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 may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

3. Property Assembly:

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

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 to monitor development in the Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following major taxing districts presently levy taxes against properties located within the Area:

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

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

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

Chicago Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board Of Education Of The City Of Chicago. General responsibilities of the Board of Education include the provision of maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth (12th) grade. One (1) Chicago Public School (Vaughn High School) is located in the Area. (Sub)Exhibit A, Boundary Map of T.I.F. Area, included as Attachment Two of the Appendix identifies Vaughn High School and other schools located near, but outside of the Area that serve Area residents.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. Merrimac Park and Portage Park are located within the Area. These parks, as well as other parks near the

Area are located on (Sub)Exhibit A, Boundary Map of T.I.F. Area, included in Attachment Two of the Appendix.

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

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 the following: 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. One (1) library, the Austin-Irving Branch, is located in the Area. This facility as well as several other branches in the environs of the Area provide library services for residents of the Area.

In some limited instances, it may be appropriate (and most feasible from a market standpoint) for residential uses to replace vacant commercial uses. The extent of such land-use changes are not likely to result in significant new service demands from the City and other taxing districts. In addition, in some other locations existing residential uses may be replaced by new or expanded commercial uses and therefore will have an offsetting effect to any new residential development.

The City finds that the financial impact on taxing districts of the City implementing the Plan and establishing the Area is not significant and that the plan and area will not result in significant increased demand for facilities or services from any taxing district. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements. These services are provided by the Metropolitan Water Reclamation District ("M.W.R.D.") and the City (fire and police protection as well as sanitary collection, recycling, et cetera). However, given the very limited amount of vacant land (one (1) acre) in the Area it is not anticipated that the demand for increased services and facilities will be significant because nearly all of the Area is currently developed and currently receiving services via the existing infrastructure. Any increase in demand can be adequately handled by existing facilities of the M.W.R.D.. Likewise, services and facilities of the City of Chicago are adequate to handle any increased demand that may occur. In addition, included in the costs presented in Table Three -- Estimated Redevelopment Project Costs, are a portion of capital

improvement costs provided by the Chicago Park District.

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

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

The Area represents a very small portion (approximately zero and one-tenth percent (0.1%)) of the total tax base of the City. In recent years, E.A.V. in the Area has not been growing at a rate consistent with that of the City of Chicago and Cook County as previously noted. Hence, the taxing bodies will benefit from a program designed to stabilize the tax base in the Area, check the declining tax revenues that are the result of deterioration in the Area and attract new growth and development in the future.

E. Prior Efforts.

Prior efforts to improve conditions in the Area have been limited to on-going maintenance of public improvements by the City of Chicago. These prior efforts involved area residents, elected officials, businesses and neighborhood groups. Numerous meetings in the Area regarding this Plan have elicited comments and input from those residing in or doing business in the Area. However, continued and broader efforts that address the factors causing decline of the Area are needed. The community leaders and businesses point to the need for expanded concerted efforts to:

- eliminate blighting factors;
- redevelop abandoned sites;
- reduce crime;

- improve transportation services, including provision of or improvement to centralized parking areas, and incorporation of vehicular traffic and safety measures;
- initiate employment training programs so as to better prepare the labor force in the Area for employment opportunities;
- undertake physical improvements to improve the appearance, image and marketability of the Area; and
- encourage other proposals that can create long-term economic life and stability.

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 costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning and marketing sites within the Area to prospective businesses, developers and investors or other services.
2. Property assembly costs, including but not limited to acquisition of land and other property, real or personal or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements.
4. The cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment and the cost of construction of public works or improvements.
5. Cost of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area.
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto.
7. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project.
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

9. Payments in lieu of taxes.
10. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one (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 one (1) 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) the thirty percent (30%) limitation in (B) and (D) above may be increased to up to seventy-five percent (75%) of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
12. An elementary, secondary or unit school district's increased costs attributable to assisted housing units as provided in the Act.
 13. Up to fifty percent (50%) of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
 14. The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed, eighty percent (80%) of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

A. Most Recent Equalized Assessed Valuation.

The purpose of identifying the most recent equalized assessed valuation (E.A.V.) of the Area is to provide an estimate of the initial E.A.V. which the Cook County Clerk will certify for the purpose of annually calculating the incremental E.A.V. and incremental property taxes of the Area. The 1998 E.A.V. of all taxable parcels in the Area is approximately Thirty-six Million One Hundred Thousand Dollars (\$36,100,000). This total E.A.V. amount, by P.I.N. is summarized in 1998 E.A.V. by Tax Parcel included as Attachment Four of the Appendix. The E.A.V. is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial E.A.V. from which all incremental property taxes in the Area will be calculated by Cook County. If the 1998 E.A.V. shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 1997

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 Ten Million Dollars (\$10,000,000) to Fifteen Million Dollars (\$15,000,000). This is based, in part, upon an assumption that the vacant buildings and vacant land in the Area will be improved and increase in assessed value. These actions will stabilize Values in the remainder of the Area and further stimulate rehabilitation and expansion of existing viable businesses.

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.

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

The Area may, in the future, become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, et seq.), as amended. If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa.

The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible redevelopment project costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table Three of this Redevelopment Plan.

D. Nature And Term Of Obligation.

Without excluding other methods of City or private financing, a major source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize T.I.F. obligations, issued pursuant to this Plan, for a term not to exceed twenty (20) years bearing an annual interest rate as permitted by law. Revenues received in excess of one hundred percent (100%) of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent

that this distribution of surplus does not impair the financial viability of the project or the bonds. One (1) or more bond issues may be sold at any time in order to implement this Plan.

E. Completion Of Redevelopment 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 (80%) of the area median income.

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

G. Amending The Redevelopment Plan.

This Plan may be amended in accordance with the provisions of the Act. In addition, the City shall adhere to all reporting requirements and other statutory provisions.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing), or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interests costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project costs as a line item in Table Three (which sets forth the T.I.F. eligible costs for the Redevelopment Plan), or otherwise adjust the line items in Table Three without amendment to this Redevelopment Plan.

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

H. Conformity Of The Plan For The Area To Land Uses Approved By The Planning Commission Of The City.

This Plan and the Project described herein include the generalized land uses set forth on the Generalized Land-Use Plan, as approved by the Chicago Plan Commission prior to the adoption of the Plan by the City of Chicago.

I. Housing Impact And Related Matters.

The Area contains one (1) single-family building, nineteen (19) multi-family buildings, and sixty-two (62) mixed-use buildings with upper story residential for a total of three hundred eighty (380) units. Three hundred fifty-four (354) of the

three hundred eighty (380) 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 the following map: (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" shall have the meanings set forth in the Illinois Affordable Housing Act.

Map And Survey Overview.

As noted, based on the Plan's land-use map shown in (Sub)Exhibit C, Generalized Land-Use Plan, included as Attachment Two of the Appendix, when compared to (Sub)Exhibit B, Existing Land-Use Assessment Map, also included in Attachment Two of the Appendix, there are certain parcels of property currently containing residential uses and units that, if the Plan is implemented in accordance with the Generalized Land-Use Plan, could result in such buildings being removed. There are three hundred fifty-four (354) occupied residential units reflected on the Existing Land-Use Assessment Map that would be removed if the Generalized Land-Use Plan were implemented. Of this number, eighty (80) are estimated to be occupied by residents classified as low-income, and eighty-seven (87) are estimated to be occupied by residents classified as very low-income.

The Appendix contains references to reflect the parcels containing buildings and units of residential housing that are impacted by the discussion presented in the previous paragraphs. In Attachment Four of the Appendix those properties referenced above are identified with an *.

In instances where residential uses on the Existing Land-Use Assessment Map (Appendix, Attachment 2, (Sub)Exhibit B) are identified as a land-use designation indicating a combination of residential and other use, as shown on the Generalized Land-Use Plan (Appendix, Attachment 2, (Sub)Exhibit C), the future land-use may continue to be residential.

[(Sub)Exhibits "A", "B", "C", "D" and "E" of Attachment Two -- Maps and Plan Exhibits referred to in this Revision Number 2 to West Irving Park Tax Increment Financing Redevelopment Plan and Project printed on pages 31887 through 31891 of this Journal.]

[Attachment Four -- 1998 Estimated E.A.V. by Tax Parcel referred to in this Revision Number 2 to West Irving Park Tax Increment Financing Redevelopment Plan and Project printed on pages 31892 through 31899 of this Journal.]

[Location Map and Table Two referred to in this Revision Number 2 to West Irving Park Tax Increment Financing Redevelopment Plan and Project printed on pages 31900 through 31901 of this Journal.]

Attachment One -- Eligibility Study and Attachment Three -- Legal Description referred to in this Revision Number 2 to West Irving Park Tax Increment Financing Redevelopment Plan and Project read as follows:

Attachment One.

(To Revision Number 2 To West Irving Park Tax Increment Financing Redevelopment Plan and Project.)

Eligibility Study.

Revision Number 2

*West Irving Park 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 (the "Plan") for the proposed redevelopment project area known as the West Irving Park 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-seven (47) full or partial City blocks and approximately one hundred forty (140) acres, qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the "Act"). This report summarizes the analyses and findings of the Consultant's work. This assignment is the responsibility of PGAV Urban Consulting who has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings

and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

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

This Eligibility Study is a part of the overall Plan for the Area. Other portions of the Plan contain information and documentation as required by the Act for a redevelopment plan.

II.

Background Information.

A. Location And Size Of Area.

The Area is located approximately nine (9) miles northwest of downtown Chicago. The Area contains approximately one hundred forty (140) acres and consists of forty-seven (47) (full and partial) blocks.

The Area is linearly shaped and is adjacent to the Read-Dunning Redevelopment Project Area and the Portage Park Redevelopment Project Area. The Area includes property that flanks Irving Park Road from Normandy Avenue on the west to Long Avenue on the east, Central Avenue from Berenice Avenue on the south to Agatite Avenue on the north and Montrose Avenue from Parkside Avenue on the west to Long Avenue on the east. The boundaries of the Area generally include the block face to the respective parallel alley on both sides of the street along on the streets noted above.

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

B. Description Of Current Conditions.

As noted previously, the Area consists of forty-seven (47) (full and partial) city blocks and one hundred forty (140) acres. The Area contains two hundred nineteen (219) buildings and three hundred seventy-seven (377) parcels. Of the estimated one hundred forty (140) acres in the Area, the land-use breakdown (shown as a percentage of gross land area within the Area) is as follows:

Land-Use	Percentage Of Gross Land Area
Residential	2.7
Industrial	2.5
Commercial	27.6
Institutional and Related	35.7
Public Right-of-Way	31.5

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

- obsolescence (fifty-eight percent (58%) of buildings or parcels);
- excessive land coverage (fifty-nine percent (59%) of buildings or parcels);
- depreciation of physical maintenance (seventy-nine percent (79%) of buildings or site improvements); and
- lack of community planning (fifty-six percent (56%) of buildings or parcels).

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

Along western sections of Irving Park Road several vacancies and depreciation of physical maintenance in industrial buildings reflect that contemporary requirements of industrial users in this portion of the Area are not being met. These industrial uses typically occupy nearly one hundred percent (100%) of their respective lots and do not provide for on-site parking.

Along the remainder of Irving Park Road, Central Avenue and Montrose Avenue vacancies in commercial buildings and depreciation of physical maintenance are evidence of a need to revitalize the area through the Plan.

Prior efforts by the City, Area leaders and residents, businesses and neighborhood groups have met with limited success. The City has continued ongoing maintenance on public improvements. However, additional assistance is needed to revitalize the Area.

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 three and two-tenths percent (3.2%) 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) (annual average of four percent (4%)) during this five (5) year period. In 1998 the E.A.V. of the Area was Thirty-six Million One Hundred Thousand Dollars (\$36,100,000). This represents an average annual growth rate of approximately two and three-tenths percent (2.3%) during the five (5) year period between 1994 and 1998. Therefore, the Area grew at a rate nearly twenty-eight percent (28%) slower than the E.A.V. of the City as a whole and forty-three percent (43%) slower than Cook County. In addition, the E.A.V. of the Area declined slightly in two (2) of the five (5) years between 1994 and 1998. Further, approximately one percent (1%) of the properties in the Area are delinquent in the payment of 1997 real estate taxes and ninety-one (91) building code violations have been issued on buildings since January of 1994.

Of the two hundred nineteen (219) buildings in the Area, only three (3) new principal buildings have been built since January of 1994 according to building permit information provided by the City. All three (3) of these buildings were residential buildings. Approximately ninety-two percent (92%) of the buildings in the Area are thirty-five (35) years old or older.

Some Area buildings have been vacant for more than one (1) year and have not generated private development interest. There is approximately forty thousand (40,000) square feet of vacant industrial floor space and thirty-four thousand (34,000) square feet of vacant commercial floor space in the Area that adds significantly to the view 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 and industrial vacancies, 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 West Irving Park Redevelopment Area is served by several C.T.A. bus routes. These routes include:

- North/South Routes:
 - Route 85: Central Avenue.
 - Route 91: Austin Avenue.
 - Route 86: Narragansett Avenue.

- East/West Routes:
 - Route 80: Irving Park Road.
 - Route 78: Montrose Avenue.

Route 80 (Irving Park Road) and Route 78 (Montrose Avenue) both have direct connection to the C.T.A. Blue Line and C.T.A. Brown Line to the east. Route 85 (Central Avenue) and Route 91 (Austin Avenue) have direct connection to the C.T.A. Blue Line to the north and to the C.T.A. Green Line to the south. Route 86 (Narragansett Avenue) connects with the C.T.A. Green Line south of the Area.

Access to Metra commuter rail is provided through direct connecting bus routes. Central Avenue (Route 85) provides direct connection to the Metra Union Pacific Northwest Line to Harvard at the Jefferson Park station north of the Area and Irving Park Road (Route 80) connects with this line east of the Area at the Irving Park station. Route 78 (Montrose Avenue) provide direct connection to the Metra Milwaukee District North Line to Fox Lake at the Mayfair station and Central Avenue (Route 85) connects with this line north of the Area at the Edgebrook station.

Street System.

Region.

Access to the regional street system is primarily provided via the Kennedy Expressway (I-90/94) located approximately one (1) mile to the north of the northern portion of the Area. Irving Park Road is designated as State Highway 19.

Street Classification.

Irving Park Road varies from having two (2) travel lanes in each direction with a curb side lane to one (1) travel lane in each direction with a curb side lane as it passes through the Area. Signalized intersections along Irving Park Road are located at intersections with arterial class streets. Irving Park Road carries a large amount of through and local traffic. Truck traffic, both through and local, is common along Irving Park Road.

Montrose and Central Avenues are arterial class streets with one (1) travel lane in each direction and a curbside lane utilized for parking during some periods of the day.

Parking.

The main streets in the area have peak-period parking restrictions, which can increase street capacity and improve efficiency. In addition, several 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 Irving Park Road, Central Avenue and Montrose 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 all of the major streets in the Area.

Historic Structures.

There were six (6) buildings identified as significant in a survey of historic resources undertaken by the City. The following buildings were identified in that survey:

- Portage Park Natatorium.
- Portage Park Gymnasium.
- North Side Gospel Center (3849 North Central Avenue).
- West Irving State Bank (3944 North Central Avenue).
- Saint Pascal Church (6159 West Irving Park Road).
- Patio Theater (6000 West Irving Park Road).

Area Decline.

The Area has experienced a gradual decline in its visual image and viability as a commercial corridor. Along Irving Park Road, Central Avenue and Montrose Avenue the effects of age and reuse of many of the commercial structures and limited industrial uses has resulted in the depreciation of physical maintenance of the building stock of the Area.

The condition of decline is most prevalent along Irving Park Road in the western portion of the Area. Along this highly developed commercial corridor 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. Vacancies in several major industrial buildings present a highly negative image of the Area.

In the northern portion of the Area along Montrose and Central Avenues, vacancies in commercial buildings and depreciation of physical maintenance on commercial buildings has caused the visual character of the Area to suffer. In addition, many of the buildings throughout the Area cover nearly one hundred percent (100%) of their respective lots. Excessive land coverage of buildings allows for no off-street parking in many instances. At other locations commercial operations are utilizing nearly all of their lots for storage of materials associated with their respective businesses.

The combination of limited overall parcel size and depth and the age and design of the building stock of the Area has meant that these properties generally have limited use for modern commercial operations of any type. Businesses attempting to assemble sites would have to conform to a long and narrow parcel configuration -- something not generally acceptable to commercial businesses today. Therefore, these conditions hamper large-scale commercial redevelopment or reuse of the parcels and have resulted in vacancy of some of the buildings. The departure of any of the commercial or industrial uses in the Area would result in the loss of significant tax revenue to the City.

The early stages of decline that are present in the Area are evidence that the Area is in need of assistance. If assistance is not provided, the factors that are present may influence other portions of the Area and thereby cause the entire Area to become blighted.

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

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

D. Existing Land-Use And Zoning Characteristics.

A tabulation of land area by land-use category is provided on the following page.

At the present time, the existing land uses itemized in Table One are predominantly commercial (forty and three-tenths percent (40.3%) of the net area exclusive of public right-of-way) and public/institutional (fifty-two and one-tenth percent (52.1%) of the net area exclusive of public right-of-way) in nature. There are no large multi-tenant retail shopping centers in the Area.

There are also several pockets of residential uses and individual residential uses scattered throughout the Area. Residential structures in the Area are a mixture of single-family and multi-family buildings. Approximately four percent (4%) of the total net land area (exclusive of public right-of-way) in the Area is residential. Along the boundaries of the Area residential uses are adjacent to the commercial corridors and limited industrial uses that comprise the majority of the Area. The boundary separating residential and commercial uses is usually an alley. The lack of parking for customers of commercial uses and limited parking in residential areas has prompted the creation of several permit-parking zones adjacent to some commercial areas.

Table One.

Tabulation Of Existing Land-Use.

Land-Use	Land Area Gross Acres.	Percentage Of Gross Land Area	Percent Of Net Land Area ⁽¹⁾
Residential	3.8	2.7	4.0
Industrial	3.4	2.5	3.6
Commercial	38.5	27.6	40.3
Institutional	49.8	35.7	52.1
Subtotal -- Net Area	95.5	68.5	100.0
Public Right-of-Way	<u>44.0</u>	<u>31.5</u>	<u>NA</u>
TOTAL:	139.5	100.0%	NA

There are two (2) recreational uses in the Area. Portage Park is located in the eastern portion of the Area and Merrimac Park is located in the western portion of the Area. The Area also contains several churches identified as institutional uses on Exhibit B, Existing Land-Use Assessment Map contained in the Appendix.

The majority of the property along Irving Park Road, Central Avenue and Montrose Avenue is zoned either "commercial" or "business" designations. The extreme western portion of the Area along Irving Park Road is zoned as an M1-1 "Manufacturing" District. The remainder of the Area including the two (2) public parks is zoned in residential categories. Existing zoning designations are shown on (Sub)Exhibit D, Generalized Existing Zoning Map included in Attachment Two of the Appendix of the Plan.

Note:

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

*III.**Qualification Of The Area.**A. Illinois Tax Increment Allocation Redevelopment Act.*

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

“(a) ‘Blighted area’ means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land-use or layout; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(b) 'Conservation area' means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; 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".

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

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

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

"sound growth of the taxing districts is impaired by (1) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such vacant land; flooding on all or part of such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or (2) the area immediately prior to becoming vacant qualified as a blighted improved area, or (3) the area consists of an unused quarry or unused quarries, or (4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or (5) the area,

prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least five years, or (6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material which were removed from construction, demolition, excavation or dredge sites, or (7) the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within five years prior to the designation of the redevelopment project area and which area meets at least one of the factors itemized in provision (1) of this subsection (a), and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose." (65 ILCS 5/11-74.4-3(a)) (1996 State Bar Edition), as amended.

On the basis of these criteria, the Area is considered eligible and qualifies as a conservation area within the requirements of the Act as documented below.

B. Survey, Analysis And Distribution Of Eligibility Factors.

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

A building-by-building analysis of the forty-seven (47) 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 or not the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data include information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, as well as examination of existing studies and information related to the Area. In addition, aerial photographs, Sidwell block sheets, et cetera were utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, et cetera.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, et cetera and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions and guidelines to determine area eligibility as established by the Illinois Department of Revenue manual in conducting eligibility compliance review for State of Illinois Tax Increment Finance Areas in 1988.
5. Adherence to basic findings of need expressed in the Act:
 - i. There exists in many Illinois municipalities, areas that are conservation or blighted areas, within the meaning of the Act.

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

E. Analysis Of Conditions In The Conservation Area.

In making the determination of eligibility, each and every property or building in the Area is not required to be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible. The following report details conditions which cause the Area to qualify under the Act, as a conservation area, per surveys and research undertaken by the Consultant in February and March of 1999:

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 two hundred nineteen (219) main⁽¹⁾ buildings, of which ninety-two percent (92%), or two hundred two (202) 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. Dilapidation -- Definition.

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

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

Summary Of Findings Regarding Dilapidation.

No evidence of this factor was documented in the Area.

(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.

2. Obsolescence -- Definition.

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

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

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, et cetera, which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete Platting:** Obsolete platting would include parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Plats that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities should also be considered obsolete.
- d. **Obsolete Site Improvements:** Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, et cetera, may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, et cetera.

Summary Of Findings Regarding Obsolescence.

The field survey of main buildings and parcels in the Area found that certain buildings and parcels exhibit characteristics of obsolescence. Obsolete buildings or site improvements comprised fifty-eight percent (58%) or one hundred twenty-eight (128) of the two hundred nineteen (219) 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 holes and cracks over limited areas), such deterioration can be corrected through normal maintenance. Such deterioration would not be sufficiently advanced to warrant classifying a building as being deteriorated or deteriorating within the purposes of the Act.

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

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

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

Summary Of Findings Regarding Deterioration.

Throughout the Area, deteriorating conditions were recorded on six percent (6%) or fourteen (14) of the two hundred nineteen (219) buildings. The exterior field survey of main buildings in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, porches, chimneys, fascia materials, parapet walls, et cetera. There were also numerous secondary structures exhibiting deterioration on exterior

building facades.

In addition, several sections of streets, sidewalks and curbs in the Area also exhibit signs of deterioration. These include:

- Sidewalks along Irving Park Road, from Natchez Avenue to Narragansett Avenue and Major Avenue to Central Avenue are in need of repair due to significantly cracked and deteriorated surfaces.
- The road surface of Irving Park Road in the western portion of the Area is deteriorated and in need of repaving and repair.

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 less than one percent (1%) or two (2) of the two hundred nineteen (219) 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 presume to threaten health and safety.

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

Throughout the Area, structures below minimum code were recorded in five percent (5%) or twelve (12) of the two hundred nineteen (219) 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 structures not safe for occupancy because of fire and similar hazards.

6. Abandonment -- Definition.

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

Summary Of Findings Regarding Abandonment.

The field investigation indicated five (5) buildings, or two percent (2%) of the total two hundred nineteen (219) buildings were abandoned. These buildings appeared to have been vacant for more than twelve (12) months.

7. Excessive Vacancies -- Definition.

Establishing the presence of this factor requires the identification, documentation and mapping of the presence of vacant buildings which are unoccupied or underutilized and which represent an adverse influence on the Area because of the frequency, extent or duration of such vacancies. It includes properties which evidence no apparent effort directed toward occupancy or utilization and partial vacancies.

Summary Of Findings Regarding Excessive Vacancies.

The field investigation indicates that fifteen (15) buildings, seven percent (7%) of the total two hundred nineteen (219) buildings, exhibited excessive vacancy of floor space. There is approximately thirty-four thousand (34,000) square feet of vacant commercial floor space and approximately forty thousand (40,000) square feet of vacant industrial floor space in the Area. In some instances this vacant floor space has not been utilized for extended time periods.

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 less than one percent (1%) or one (1) of the two hundred nineteen (219) 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.

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

No evidence of this factor was documented in the Area.

10. Inadequate Utilities -- Definition.

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

Summary Of Findings Regarding Inadequate Utilities.

No evidence of this factor was documented in the Area.

11. Excessive Land Coverage -- Definition.

This factor may be documented by showing instances where building coverage is excessive. Excessive coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and/or shape in relation to present-day standards of development for health and safety; and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of fire due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading or service. Excessive land coverage has an adverse or blighting effect on nearby development as problems associated with lack of parking or loading areas impact adjoining properties.

Summary Of Findings Regarding Excessive Land Coverage.

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

Numerous commercial and several industrial 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 or delivery operations and 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 or in traffic lanes.

In the Area, fifty-nine percent (59%) or one hundred twenty-nine (129) of the two hundred nineteen (219) structures revealed some 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, forty and three-tenths percent (40.3%) of the net acreage of the Area (minus streets and public right-of-way) is used for commercial purposes, and fifty-two and one-tenth percent (52.1%) is used for institutional purposes. The Area contains approximately twenty-nine (29) residential structures. Some block segments of the Area are comprised entirely of residential uses. These blocks interrupt the otherwise commercial nature of the Area. Along Irving Park Road, second (2nd) floor residential uses are present in most of the commercial

buildings that are more than one (1) story. Typically these buildings were 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 in close proximity causes conflicts in traffic, parking and environmental conditions that has promoted deleterious use of land in some portions of the Area. Less than one percent (1%) or two (2) of the two hundred nineteen (219) structures in the Area were considered to be deleterious uses.

13. Depreciation Of Physical Maintenance -- Definition.

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

- a. Buildings: unpainted or unfinished surfaces; paint peeling; loose or missing materials; sagging or bowing walls, floors, roofs and porches; cracks; broken windows; loose gutters and downspouts; loose or missing shingles; damaged building areas still in disrepair; et cetera. This information may be collected as part of the building condition surveys undertaken to document the existence of dilapidation and deterioration.
- b. Front yards, side yards, back yards and vacant parcels: accumulation of trash and debris; broken sidewalks; lack of vegetation; lack of paving and dust control; potholes, standing water; fences in disrepair; lack of mowing and pruning of vegetation, et cetera.
- c. Public or private utilities: Utilities that are subject to interruption of service due to on-going maintenance problems such as leaks or breaks, power outages or shut-downs, or inadequate levels of service, et cetera.
- d. Streets, alleys and parking areas: potholes; broken or crumbling surfaces; broken curbs and/or gutters; areas of loose or missing materials; standing water, et cetera.

Summary Of Findings Regarding Depreciation Of Physical Maintenance.

Depreciation of physical maintenance is widespread throughout the Area. A majority of the parcels in the Area exhibit characteristics that show a depreciation of physical maintenance. Of the two hundred nineteen (219) main buildings in the Area, seventy-nine percent (79%) or one hundred seventy-two (172) of the buildings are impacted by a depreciation of physical maintenance, based on the field surveys conducted. These are combined characteristics in building and site improvements.

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 fifty-six percent (56%) or one hundred twenty-two (122) of the two hundred nineteen (219) main buildings in the Area exhibit a lack of community planning.

The majority of the property within the Area developed during a period when on-site parking was not a priority. 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 further up the block thus infringing on the availability of parking for another business. In addition, on-street parking provides no provisions for handicapped access or handicapped reserved spaces thereby limiting the accessibility of some segments of the population.

Loading requirements for commercial businesses have also changed over time. Several instances were observed where goods were being off loaded at the curb or in a travel lane of one (1) of the streets that comprise the Area. In previous eras, delivery vehicles were often smaller and utilized access to properties via alleys. However, given the nature of some of the uses in the Area, unloading of goods is often done at the curb because delivery trucks are too large to access narrow alleys at the rear of commercial uses.

In addition, there are several billboards and large signs located throughout the area. The presence of billboards is unsightly and conflicts with the neighborhood commercial nature of the Area. The profusion, size and deteriorated quality of Area signage detracts from the Area's visual character.

F. Conclusion Of Investigation Of Conservation Area Factors For The Redevelopment Project Area.

The Area is impacted by a number of conservation area factors. As documented herein, the presence of these factors qualifies the Area as a conservation area. The Plan includes measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with other redevelopment project areas that the City of Chicago has implemented to revitalize commercial corridors.

The underutilization of commercial storefronts and lower levels of economic activity mirror the experience of other large urban centers and further illustrates the trend line and deteriorating conditions of the neighborhood. Vacancies in commercial buildings and depreciation of physical maintenance are further evidence of declining conditions in the Area. The lack of significant private investment throughout the Area and limited evidence of business reinvestment in the Area are further evidence of the need for the assistance provided by tax increment financing. To some degree, this lack of private investment may also be related to the inability

of existing property owners to acquire adjacent properties and developers to assemble the properties due to the cost of acquisition of developed property.

IV.

Summary And Conclusion.

The conclusion of PGAV 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⁾	92% of buildings are or exceed 35 years of age
1.	Dilapidation	Not Present
2.	Obsolescence	Major Extent
3.	Deterioration	Minor Extent
4.	Illegal use of individual structures	Minor Extent

Notes:

(1) Only three (3) factors are required by the Act for eligibility. Eleven (11) factors are present in the Area. Four (4) factors were found to exist to a major extent and seven (7) were found to exist to a minor extent.

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

	Factor ⁽¹⁾	Existing In Area
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
11.	Excessive land coverage	Major Extent
12.	Deleterious land-use or layout	Minor Extent
13.	Depreciation of physical maintenance	Major Extent
14.	Lack of community planning	Major Extent

While it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to qualify the Area as a conservation area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, conservation area eligibility factors must be reasonably distributed throughout the area so that a non-eligible area is not arbitrarily found to be a conservation area simply because of proximity to an area which exhibits conservation area factors.

Notes:

- (1) Only three (3) factors are required by the Act for eligibility. Eleven (11) factors are present in the Area. Four (4) factors were found to exist to a major extent and seven (7) were found to exist to a minor extent.

Research indicates that the Area on the whole is lagging behind other sections of the City and has not been subject to growth and development as a result of investment by private enterprise and will not be developed without action by the City. These have been previously documented. All properties within the Area will benefit from the Plan.

The conclusions 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 PGAV 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 the West Irving Park Tax Increment Financing Redevelopment Plan and Project and is printed on page 31901 of this Journal.]

Attachment Three.

(To Revision Number Two To West Irving Park Tax Increment Financing Redevelopment Plan And Project)

West Irving Park Redevelopment Area.

All that part of Sections 16, 17, 19, 20 and 21, 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 Normandy Avenue with the centerline of West Irving Park Road, said centerline of West Irving Park Road being the north line of Section 19, Township 40 North, Range 13 East of the Third Principal Meridian and the south line of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian and running; thence east along said centerline of West Irving Park Road to the centerline of North Narragansett Avenue, said centerline of North Narragansett Avenue being also

the west line of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian and the east line of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said centerline of North Narragansett Avenue to the westerly extension of the north line of West Cuyler Avenue as said north line of West Cuyler Avenue is located in the west half of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said westerly extension and along said north line of West Cuyler Avenue to the northerly extension of the west line of Lot 15 in the subdivision of Block 2 in Lyman D. Hammond's Subdivision of the south one-eighth of the west half of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 15 in the subdivision of Block 2 in Lyman D. Hammond's Subdivision being also the east line of the alley east of North Narragansett Avenue; thence south along said northerly extension and the west line of Lot 15 in the subdivision of Block 2 in Lyman D. Hammond's Subdivision to the south line of said Lot 15, said south line of said Lot 15 being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the east line of North McVicker Avenue; thence south along said east line of North McVicker Avenue to the north line of West Irving Park Road; thence east along said north line of West Irving Park Road to the east line of the west 14 feet of Lot 15 in W. H. Eldred's Boulevard Subdivision of the east half of the east half of the northeast quarter of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said east line of the west 14 feet of Lot 15 in W. H. Eldred's Boulevard Subdivision and along the northerly extension thereof to the south line of Lot 18 in said W. H. Eldred's Boulevard Subdivision, said south line of Lot 18 in said W. H. Eldred's Boulevard Subdivision being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the west line of the east 8 feet of Lot 18 in W. H. Eldred's Boulevard Subdivision of the east half of the east half of the northeast quarter of the southwest quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of the east 8 feet of Lot 18 in W. H. Eldred's Boulevard Subdivision being also the west line of the alley west of North Austin Avenue; thence north along said west line of the alley west of North Austin Avenue to the north line of said Lot 18 in W. H. Eldred's Boulevard Subdivision, said north line of Lot 18 being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the west line of North Austin Avenue; thence south along said west line of North Austin Avenue to the westerly

extension of the south line of Lot 26 in Block 13 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago, a subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 26 in Block 13 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the northerly extension of the east line of Lot 24 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago, a subdivision of the west half of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 24 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago to the north line of West Irving Park Road; thence east along said north line of West Irving Park Road to the east line of Lot 20 in said Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago; thence north along said east line of Lot 20 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago and along the northerly extension thereof to the south line of Lot 15 in said Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago, said south line of Lot 15 being also the north line of the alley north of West Irving Park Road; thence east along said north line of the alley north of West Irving Park Road to the northerly extension of the east line of Lot 18 in said Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago; thence south along said northerly extension and the east line of Lot 18 in Block 15 in McIntosh Brothers' Irving Park Boulevard Addition to Chicago to the north line of West Irving Park Road; thence east along said north line of West Irving Park Road to the west line of North Monitor Avenue; thence north along said west line of North Monitor Avenue to the westerly extension of the south line of Lot 26 in Block 16 in said McIntosh Brothers' Irving Park Boulevard Addition to Chicago, said south line of Lot 26 being also the north line of the alley north of West Irving Park Road; thence east along said westerly extension and the north line of the alley north of West Irving Park Road to the west line of North Central Avenue; thence north along said west line of North Central Avenue to the north line of West Berteau Avenue; thence west along said north line of West Berteau Avenue to the southerly extension of the east line of Lot 48 in Thomas A. Catino and Son's First Addition to Portage Park Gardens Subdivision, a subdivision of part of the east half of the north 30 acres of the south 60 acres of the east half of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian lying north of the north line of West Berteau Avenue, as opened by the City of Chicago by ordinance passed January 28, 1918 and order of possession entered October 19, 1926, recorded July 14, 1950 as Document Number 14851360; said east line

of Lot 48 being also the west line of the alley west of North Central Avenue; thence north along said southerly extension and along the west line of the alley west of North Central Avenue to the north line of Lot 9 in Block 1 in Kate J. Cratty's Subdivision of the northeast quarter of the northeast quarter of the southeast quarter of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 9 being also the south line of the alley south of West Montrose Avenue; thence west along said south line of the alley south of West Montrose Avenue to the southerly extension of the east line of Lot 20 in said Block 1 in Kate J. Cratty's Subdivision; thence north along said southerly extension and the east line of Lot 20 in said Block 1 in Kate J. Cratty's Subdivision and along the northerly extension thereof to the north line of West Montrose Avenue; thence east along said north line of West Montrose Avenue to the west line of North Parkside Avenue; thence north along said west line of North Parkside Avenue to the westerly extension of the south line of Lot 30 in Britigan's Second Addition to Portage Park, a resubdivision of Lots 1 to 25 of Block 1, Lots 16 to 40 of Block 2, Lots 1 to 40 of Block 3, Lots 1 to 40 of Block 4 of Montrose Manor and Lots 26 to 28 and 33 to 38 of the resubdivision of Lots 26 to 40 of Block 1 in Montrose Manor and Lots 1, 8 and 9 of the resubdivision of Lots 1 to 15 of Block 2 in Montrose Manor, said south line of Lot 30 in Britigan's Second Addition to Portage Park being also the north line of the alley north of West Montrose Avenue; thence east along said westerly extension to the east line of North Parkside Avenue; thence south along said east line of North Parkside Avenue to the north line of West Montrose Avenue; thence east along said north line of West Montrose Avenue to the west line of the east 3.00 feet of Lot 28 in said Britigan's Second Addition to Portage Park; thence north along said west line of the east 3.00 feet of Lot 28 in said Britigan's Second Addition to Portage Park and along the northerly extension thereof to the south line of Lot 30 in said Britigan's Second Addition to Portage Park, said south line of Lot 30 being also the north line of the alley north of West Montrose Avenue; thence east along said south line of Lot 30 in Britigan's Second Addition to Portage Park to the east line of said Lot 30, said east line of Lot 30 being also the west line of the alley west of North Central Avenue; thence north along said west line of the alley west of North Central Avenue to the westerly extension of the north line of Lot 16 in said Britigan's Second Addition to Portage Park; thence east along said westerly extension and the north line of Lot 16 in said Britigan's Second Addition to Portage Park and along the easterly extension thereof to the east line of North Central Avenue; thence north along said east line of North Central Avenue to the north line of West Agatite Avenue; thence east along said north line of West Agatite Avenue to the northerly extension of the west line of Lot 46 in Block 3 in

William H. Britigan's First Addition to Portage Park, a resubdivision of Lots 4, 5, 13 and 14 of Block 1, Lots 2, 3 and 6 to 17, inclusive, of Block 2, and Lots 1 to 31, inclusive, and Lot 3A of Block 3 of Bryant and Boswell's Subdivision of the west one-third of the south half of Lot 6 in School Trustees' Subdivision and Block 3 in Dymond's Homestead Subdivision in the west half of the northwest quarter of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, said west line of Lot 46 in Block 3 in William H. Britigan's First Addition to Portage Park being also the east line of the alley east of North Central Avenue; thence south along said northerly extension of the west line of Lot 46 in Block 3 in William H. Britigan's First Addition to Portage Park to the south line thereof, said south line of Lot 46 being also the north line of the alley north of West Montrose Avenue; thence east along said north line of the alley north of West Montrose Avenue to the northerly extension of the east line of Lot 9 in said William H. Britigan's First Addition to Portage Park; thence south along said northerly extension and the east line of Lot 9 in said William H. Britigan's First Addition to Portage Park to the north line of West Montrose Avenue; thence west along said north line of West Montrose Avenue to the northerly extension of the east line of Lot 31 in Gardener's Portage Park Addition to Chicago, a subdivision of the north half of Lot 7 and part of the north half of Lot 8 in School Trustees' Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said northerly extension and the east line of Lot 31 in Gardener's Portage Park Addition to Chicago and along the southerly extension thereof to the north line of Lots 90 and 91 in said Gardener's Portage Park Addition to Chicago, said north line of Lots 90 and 91 being also the south line of the alley south of West Montrose Avenue; thence west along said south line of the alley south of West Montrose Avenue to the southerly extension of the west line of the east 15 feet of Lot 48 in said Gardener's Portage Park Addition to Chicago; thence north along said southerly extension and the west line of the east 15 feet of Lot 48 in said Gardener's Portage Park Addition to Chicago to the south line of West Montrose Avenue; thence west along said south line of West Montrose Avenue to the west line of Lot 50 in said Gardener's Portage Park Addition to Chicago; thence south along said west line of Lot 50 in said Gardener's Portage Park Addition to Chicago and along the southerly extension thereof to the north line of Lots 70 and 71 in said Gardener's Portage Park Addition to Chicago, said north line of Lots 70 and 71 being also the south line of the alley south of West Montrose Avenue; thence west along said south line of the alley south of West Montrose Avenue to the west line of Lot 66 in said Gardener's Portage Park Addition to Chicago, said west line of Lot 66 being also the east line of the alley east of North Central Avenue; thence south along said

east line of the alley east of North Central Avenue to the easterly extension of the south line of Lot 300 in said Gardener's Portage Park Addition to Chicago; thence west along said easterly extension and the south line of Lot 300 in Gardener's Portage Park Addition to Chicago to the east line of North Central Avenue; thence south along said east line of North Central Avenue to the north line of West Hutchinson Street; thence east along said north line of West Hutchinson Street to the northerly extension of the west line of Lot 375 in said Gardener's Portage Park Addition to Chicago, said west line of Lot 375 being also the east line of the alley east of North Central Avenue; thence south along said northerly extension and the east line of the alley east of North Central Avenue to the north line of West Berteau Avenue; thence east along said north line of West Berteau Avenue to the east line of North Long Avenue; thence south along said east line of North Long Avenue to the south line of Lot 57 in the resubdivision of the north half of Block 9 and all of Block 10 and the vacated alley therein of Gardner's Second Addition to Montrose in the east half of the southwest quarter of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, said south line of Lot 57 being also the north line of the alley north of West Irving Park Road; thence west along the westerly extension of said north line of the alley north of West Irving Park Road to the west line of North Long Avenue; thence south along said west line of North Long Avenue to the north line of Lot 20 in Block 1 in Britton Land Company's Resubdivision of Lots 1 to 4 in David L. Frank's Subdivision of Lot 1 in the subdivision of the east half of the west half of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 20 in Block 1 in Britton Land Company's Resubdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 4 in said Block 1 in Britton Land Company's Resubdivision; thence north along said southerly extension and the east line of Lot 4 in Block 1 in Britton Land Company's Resubdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 4 in Block 1 in Britton Land Company's Resubdivision; thence south along said west line of Lot 4 in Block 1 in Britton Land Company's Resubdivision and along the southerly extension thereof to the north line of Lots 16 and 17 in said Block 1 in Britton Land Company's Resubdivision, said north line of Lots 16 and 17 being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the east line of North Linder Avenue; thence south along said east line of North Linder Avenue to the

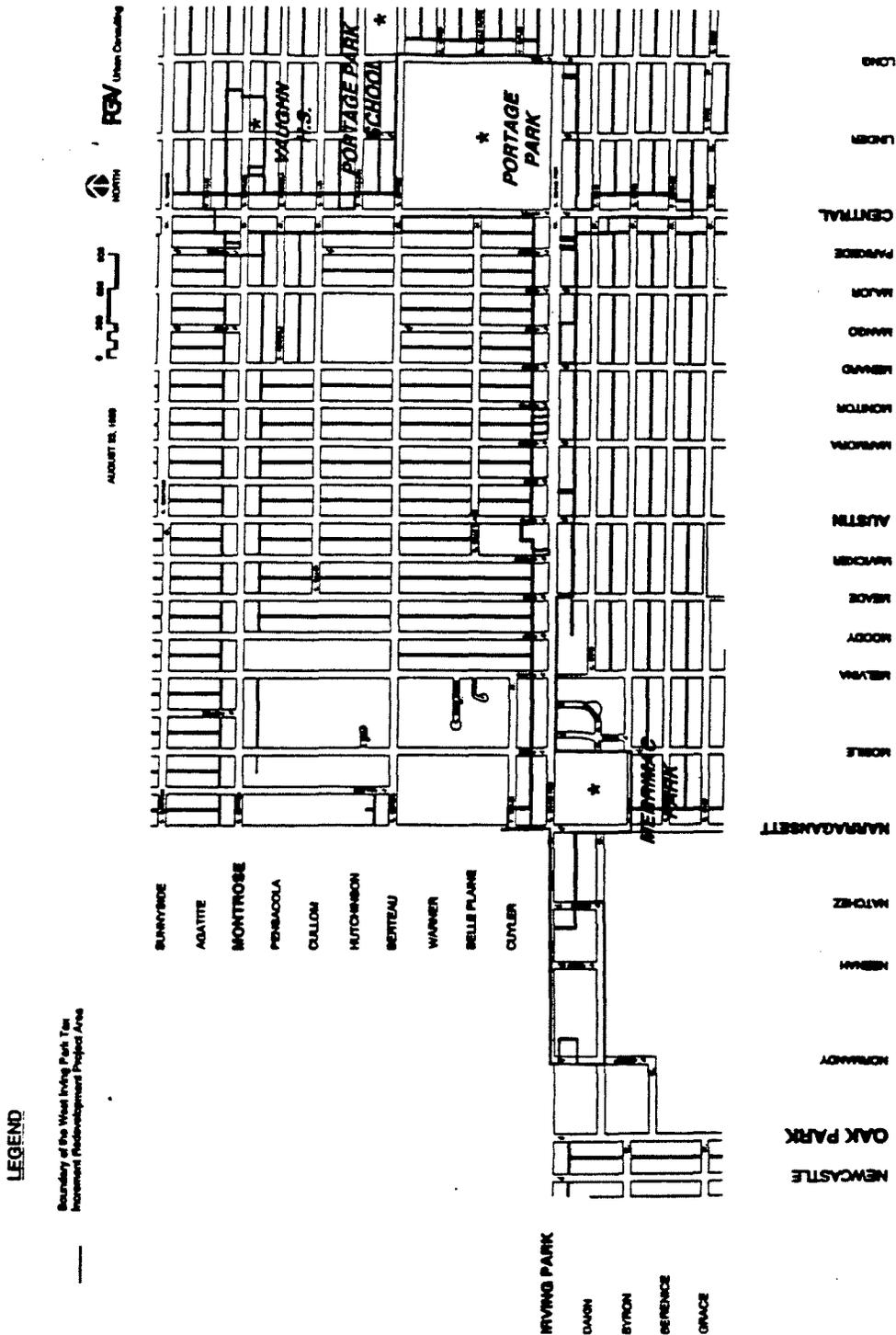
easterly extension of the north line of Lot 23 in Block 1 in Britton Land Company's Subdivision in the west half of the northwest quarter of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 23 in Block 1 in Britton Land Company's Subdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the east line of Lot 38 in said Block 1 in Britton Land Company's Subdivision, said east line of Lot 38 being also the west line of the alley east of North Central Avenue; thence north along said west line of the alley east of North Central Avenue to the centerline of the vacated alley lying north of and adjacent to Lot 38 in said Block 1 in Britton Land Company's Subdivision; thence west along said centerline of the vacated alley lying north of and adjacent to Lot 38 in said Block 1 in Britton Land Company's Subdivision to the east line of North Central Avenue; thence south along said east line of North Central Avenue to the north line of West Dakin Street; thence east along said north line of West Dakin Street to the northerly extension of the west line of Lot 11 in Block 2 in said Britton Land Company's Subdivision, said west line of Lot 11 being also the east line of the alley east of North Central Avenue; thence south along said northerly extension and the east line of the alley east of North Central Avenue to the south line of West Berenice Avenue; thence west along said south line of West Berenice Avenue to the west line of Lot 17 in Fred Buck's Second Portage Park Addition, a subdivision in the west half of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of Lot 17 in Fred Buck's Second Portage Park Addition and the southerly extension thereof to the north line of Lot 16 in Block 1 in Fred Buck's Subdivision in the north three-quarters of the west half of the northwest quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 16 being also the south line of the alley north of West Grace Street; thence west along said south line of the alley north of West Grace Street and along the westerly extension thereof to the west line of North Central Avenue; thence north along said west line of North Central Avenue to the north line of Lot 4 in Block 2 in Martin Luther College Subdivision of the north half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said north line of Lot 4 in Block 2 in Martin Luther College Subdivision and along the westerly extension thereof to the east line of Lot 46 in said Block 2 in Martin Luther College Subdivision, said east line of Lot 46 being also the west line of the alley west of North Central Avenue; thence north along said west line of the alley west of North Central Avenue to the north line of Lot 6 in Block 1 in Martin Luther College Subdivision of the north half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 6 in Block 1 in Martin Luther College Subdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the

east line of Lot 40 in said Block 1 in Martin Luther College Subdivision; thence north along said southerly extension and the east line of Lot 40 in said Block 1 in Martin Luther College Subdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 40 in Block 1 in Martin Luther College Subdivision; thence south along said west line of Lot 40 in Block 1 in Martin Luther College Subdivision and along the southerly extension thereof to the north line of Lot 8 in said Block 1 in Martin Luther College Subdivision, said north line of Lot 8 being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 37 in said Block 1 in Martin Luther College Subdivision; thence north along said southerly extension and the east line of Lot 37 in said Block 1 in Martin Luther College Subdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 37 in Block 1 in Martin Luther College Subdivision; thence south along said west line of said Lot 37 in Block 1 in Martin Luther College Subdivision and along the southerly extension thereof to the north line of Lot 11 in said Block 1 in Martin Luther College Subdivision, said north line of Lot 11 being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 12 in Block 8 in said Martin Luther College Subdivision in the east half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said southerly extension and the east line of Lot 12 in Block 8 in said Martin Luther College Subdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the east line of North Menard Avenue; thence south along said east line of North Menard Avenue to the easterly extension of the north line of Lot 48 in Block 9 in the subdivision of Blocks 9 to 16 in Martin Luther College Subdivision in the west half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian, said north line of Lot 48 being also the south line of the alley south of West Irving Park Road; thence west along said easterly extension and the south line of the alley south of West Irving Park Road to the southerly extension of the east line of Lot 16 in Block 16 in the subdivision of Blocks 9 to 16 in Martin Luther College Subdivision in the west half of the northeast quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian; thence north along said southerly extension and the east line of Lot 16 in said Block 16 in the subdivision of Blocks 9 to 16 in Martin Luther College Subdivision to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of said Lot 16 in Block 16 in the subdivision of Blocks 9 to 16 in Martin Luther College Subdivision; thence south along said west line of Lot 16 in Block 16 in the subdivision of Blocks 9 to 16 in Martin Luther College Subdivision and along the southerly extension thereof to the north line of Lots 32 and 33 in said Block 16 in the subdivision of Blocks 9 to 16 in Martin

Luther College Subdivision, said north line of Lots 32 and 33 being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the west line of North Meade Avenue; thence north along said west line of North Meade Avenue to the south line of West Irving Park Road; thence west along said south line of West Irving Park Road to the west line of Schorsch Merrimac Gardens, a subdivision of parts of Lots 3 and 5 and all of 4 in the subdivision of the north half of the northwest quarter of the northwest quarter of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian; thence south along said west line of Schorsch Merrimac Gardens and along the southerly extension thereof to the easterly extension of the north line of Lot 29 in Block 1 in Linscott's Ridgeland Avenue Subdivision of the south half of the northwest quarter of the northwest quarter of Section 20, Township 40 North, Range 13 east of the Third Principal Meridian, said north line of Lot 29 in Block 1 in Linscott's Ridgeland Avenue Subdivision being also the south line of West Byron Street; thence west along said south line of West Byron Street and along the westerly extension thereof to the west line of North Narragansett Avenue; thence north along said west line of North Narragansett Avenue to the north line of Lot 22 in Block 1 in Andrew Dunning's Subdivision of the northeast quarter of the northeast quarter of Section 19, Township 40 North, Range 13 east of the Third Principal Meridian, said north line Lot 22 in Block 1 in Andrew Dunning's Subdivision being also the south line of the alley south of West Irving Park Road; thence west along said south line of the alley south of West Irving Park Road to the east line of North Natchez Avenue; thence south along said east line of North Natchez Avenue to the south line of West Dakin Avenue; thence west along said south line of West Dakin Avenue to the west line of North Normandy Avenue; thence north along said west line of North Normandy Avenue to the westerly extension of the south line of the north half of Lot 17 in Block 1 in D. S. Dunning Subdivision of the northwest quarter of the northeast quarter of Section 19, Township 40 North, Range 13 East of the Third Principal Meridian; thence east along said westerly extension and the south line of the north half of Lot 17 in Block 1 in D. S. Dunning Subdivision to the east line of said north half of Lot 17 in Block 1 in D. S. Dunning Subdivision; thence north along said east line of the north half of Lot 17 in Block 1 in D. S. Dunning Subdivision and along the east line of Lots 18, 19 and 20 in said Block 1 in D. S. Dunning Subdivision to the north line of said Lot 20; thence west along said north line of Lot 20 in Block 1 in D. S. Dunning Subdivision and along the westerly extension thereof to the west line of North Normandy Avenue; thence north along said west line of North Normandy Avenue to the point of beginning at the centerline of West Irving Park Road, all in the City of Chicago, Cook County, Illinois.

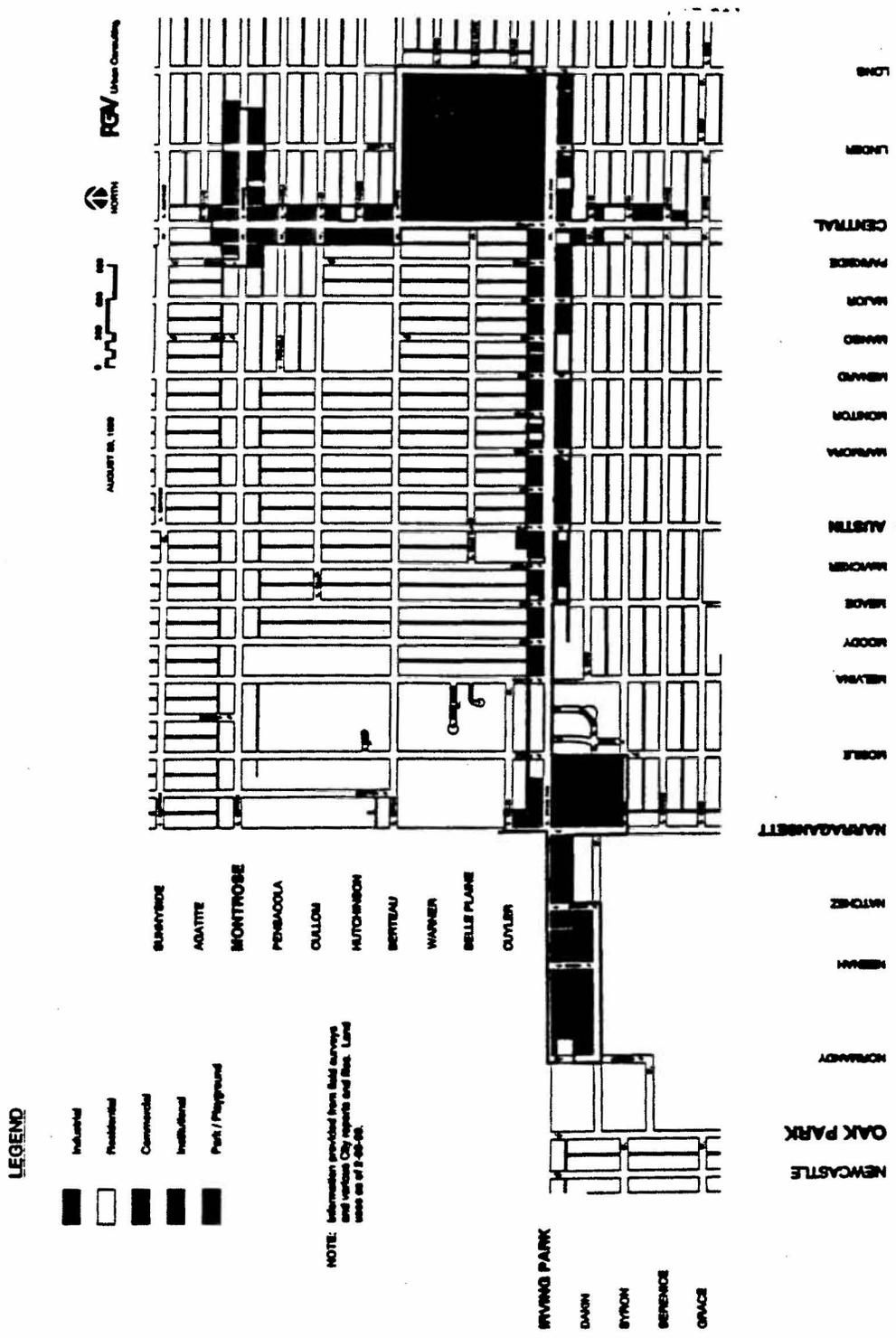
(Sub)Exhibit "A" Of Attachment Two - Maps And Plan Exhibits.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

Bounty Map Of T.I.F. Area.



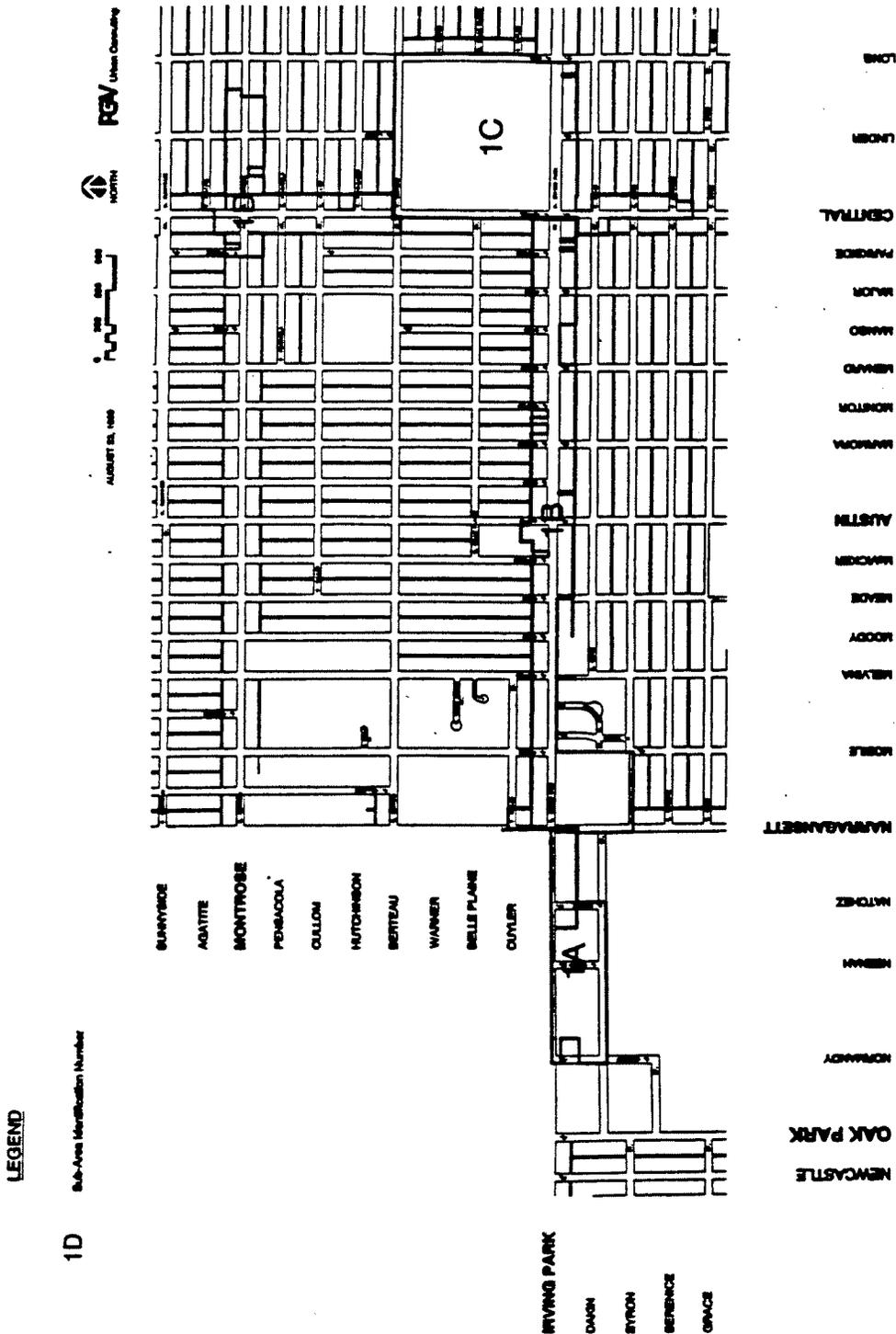
(Sub)Exhibit "B" Of Attachment Two -- Maps And Plan Exhibits.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

Existing Land-Use Assessment Map.



(Sub)Exhibit "E" Of Attachment Two - Maps And Plan Exhibits.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

Subarea Key Map.



Attachment Four.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 1 of 8)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
1	1316127001	112,629		*
2	1316127002	62,206		
3	1316127003	54,940		*
4	1316127026	65,530		*
5	1316127027	12,949		
6	1316127028	173,433		
7	1316127029	134,216		*
8	1316127030	90,507		
9	1316127031	153,275		*
10	1316127032	24,602		
11	1316127033	24,602		
12	1316127034	121,715		
13	1316127035	47,201		
14	1316127036	63,215		*
15	1316127037	140,063		
16	1316127038	269,652		
17	1316127039	75,895		
18	1316128022	22,098		
19	1316128023	22,098		
20	1316128024	22,773		
21	1316128025	96,589		
22	1316128026	136,963		
23	1316128027	115,790		
24	1316128028	110,440		
25	1316128035	Exempt		
26	1316300004	70,768		
27	1316300005	70,768		
28	1316300006	84,223		
29	1316300007	84,223		
30	1316300008	38,168		
31	1316300009	23,190		
32	1316300010	30,501		
33	1316300011	80,765		
34	1316300012	132,538		
35	1316300015	129,990		*
36	1316300018	261,457		
37	1316300019	90,961		
38	1316300020	82,337		
39	1316300021	80,571		
40	1316300022	80,571		
41	1316300023	123,079		
42	1316300037	207,051		
43	1316300038	121,776		
44	1316301038	Exempt		
45	1316304001	28,448		
46	1316304002	22,483		
47	1316304003	104,561		
48	1316304004	45,085		*
49	1316304005	92,168		*
50	1316304006	10,490		
51	1316304007	96,901		*

Attachment Four.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 2 of 8)

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
52	1316304008	99,892		*
53	1316304009	93,228		
54	1316308001	24,561		
55	1316308002	18,479		
56	1316308003	18,076		
57	1316308004	18,076		
58	1316308005	18,076		
59	1316312001	Exempt		
60	1316312002	Exempt		
61	1316312003	Exempt		
62	1316312004	Exempt		
63	1316312005	Exempt		
64	1316312006	Exempt		
65	1316312007	Exempt		
66	1316312008	Exempt		
67	1316312009	Exempt		
68	1316312010	Exempt		
69	1316316001	Exempt		
70	1317232017	62,552		*
71	1317232018	71,248		
72	1317232035	73,613		
73	1317232036	32,716		
74	1317232045	89,164		*
75	1317232047	73,720		*
76	1317232052	198,502		
77	1317311001	8,848		
78	1317311002	8,848		
79	1317311003	23,728		*
80	1317311004	55,099		*
81	1317311005	47,655		*
82	1317311018	84,942		
83	1317311019	42,678		
84	1317311020	42,678		
85	1317311021	33,969		
86	1317311022	33,969		
87	1317311023	103,757		*
88	1317311024	55,018		
89	1317311025	39,988		
90	1317311026	54,116		
91	1317311027	43,596		*
92	1317311028	78,867		*
93	1317311031	67,052		*
94	1317311044	33,693		
95	1317311045	743,187		*
96	1317312040	91,619		*
97	1317312041	29,225		*
98	1317312042	31,785		*
99	1317312043	31,470		*
100	1317312044	29,770		*
101	1317312045	30,677		*
102	1317312046	30,677		*

Attachment Four.

(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

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

(Page 3 of 8)

COUNT	ASSEESSE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
103	1317312047	25,471		*
104	1317312048	24,849		*
105	1317312049	26,033		*
106	1317312050	26,534		*
107	1317312051	25,808		*
108	1317312052	24,624		*
109	1317312053	26,524		*
110	1317312054	26,012		*
111	1317313069	63,666		
112	1317313070	63,666		
113	1317313071	Exempt		
114	1317313072	Exempt		
115	1317313073	Exempt		
116	1317313074	Exempt		
117	1317314068	36,348		
118	1317314069	123,306		
119	1317314072	10,791		
120	1317314073	58,687		
121	1317314074	38,724		
122	1317314075	35,489		
123	1317314076	96,755		
124	1317314077	159,486		
125	1317315073	277,754		*
126	1317315074	130,633		*
127	1317315075	80,037		*
128	1317315076	129,395		*
129	1317315077	27,114		*
130	1317315078	187,561		*
131	1317315079	151,082		*
132	1317315080	220,242		*
133	1317317015	557,568		*
134	1317317018	241,330		*
135	1317405004	98,096		
136	1317405005	34,560		
137	1317405006	22,032		
138	1317405007	43,581		
139	1317405008	81,962		
140	1317405022	62,757		
141	1317405023	20,177		
142	1317405024	38,935		
143	1317405025	38,935		
144	1317405026	90,267		
145	1317405027	68,296		
146	1317405044	248,744		
147	1317407024	65,672		
148	1317407025	38,536		
149	1317407026	38,536		
150	1317407027	38,536		
151	1317407028	33,941		
152	1317407029	65,589		
153	1317407030	65,589		

Attachment Four.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 4 of 8)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
154	1317407031	65,589		
155	1317407032	95,623		*
156	1317407033	94,028		*
157	1317421029	405,448		
158	1317421031	113,924		
159	1317421032	172,240		
160	1317422029	170,752		
161	1317422030	96,382		
162	1317422036	681,097		
163	1317423030	49,702		
164	1317423031	49,702		
165	1317423036	63,230		
166	1317423037	63,230		
167	1317424029	96,367		
168	1317424032	52,775		*
169	1317424033	49,549		*
170	1317424039	101,437		
171	1317424040	186,586		
172	1317425026	471,741		*
173	1317425027	213,096	Y	
174	1317425028	213,096	Y	
175	1317425033	11,078		*
176	1317425034	156,129		
177	1317426036	339,365		
178	1317426042	28,914		
179	1317426043	278,330		
180	1317427037	145,735		
181	1317427038	399,850		
182	1317428026	88,598		
183	1317428027	33,308		*
184	1317428028	117,935		*
185	1317428029	83,401		
186	1317428037	131,060		
187	1317428038	256,934		
188	1317430031	53,222		
189	1317430032	53,222		
190	1317430033	17,980		
191	1317430034	17,980		
192	1317430035	10,198		
193	1317430036	20,508		
194	1317430037	72,421		
195	1317430038	72,421		
196	1317430039	72,421		
197	1317430040	72,041		
198	1317430042	239,863		
199	1317430044	568,562		
200	1317430045	60,061		
201	1319201001	58,962		
202	1319201006	118,308		
203	1319201007	313,206		
204	1319201008	126,820		

Attachment Four.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 5 of 8)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
205	1319201009	39,626		
206	1319201010	160,388		
207	1319201011	193,444		
208	1319201012	148,286		
209	1319201013	63,705		
210	1319201016	199,300		
211	1319201018	202,519		
212	1319201019	533,626		
213	1319201020	272,891		
214	1319201021	55,228		
215	1319201022	65,240		
216	1319201023	477,426		
217	1319202007	20,308		
218	1319202008	20,308		
219	1319202020	Exempt		
220	1319202021	294,121		
221	1319202022	223,823		
222	1319202023	290,361		
223	1319202024	399,329		
224	1319202025	320,718		
225	1319202026	115,489		
226	1319202027	207,483		
227	1319202028	136,106		
228	1319202029	655,040		
229	1319203001	36,184		
230	1319203002	140,747		
231	1319203003	41,460		
232	1319203008	83,035		
233	1319203009	258,974		*
234	1319203010	130,072		*
235	1319203011	Exempt		*
236	1319203012	Exempt		*
237	1319203013	260,934		
238	1319203032	635,197		
239	1320100002	Exempt		
240	1320100007	Exempt		
241	1320100012	Exempt		
242	1320100013	Exempt		
243	1320102001	536,114		*
244	1320102002	77,877		*
245	1320102003	70,029		*
246	1320102004	144,665		*
247	1320102005	124,030		*
248	1320102006	64,519		*
249	1320102007	155,488		*
250	1320102008	44,673		*
251	1320102009	59,947		*
252	1320102010	79,957		*
253	1320102011	75,638		*
254	1320102012	89,345		*
255	1320102013	69,813		*

Attachment Four.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 6 of 8)

COUNT	ASSEESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
256	1320102014	60,606		*
257	1320102015	76,449		*
258	1320102016	72,155		*
259	1320102017	403,347		*
260	1320200001	248,565		
261	1320200002	170,684		
262	1320200003	108,513		
263	1320200004	70,542		
264	1320200005	70,542		
265	1320200007	199,494		*
266	1320200008	62,132		
267	1320200009	62,132		
268	1320200010	38,933		*
269	1320200011	118,728		*
270	1320200012	59,585		
271	1320200013	103,850		
272	1320200014	31,070		
273	1320200015	29,566		
274	1320200016	8,892		
275	1320200017	47,871		*
276	1320200018	219,276		*
277	1320201001	46,072		
278	1320201002	27,667		
279	1320201003	101,671		
280	1320201004	113,124		
281	1320201005	48,647		
282	1320201006	48,647		
283	1320201007	102,556	Y	
284	1320201008	44,104		
285	1320201009	106,205		*
286	1320201010	74,014		
287	1320201012	90,477	Y	
288	1320201032	85,903		*
289	1320201033	84,475		
290	1320202009	98,488		
291	1320202010	61,009		*
292	1320202011	128,773		*
293	1320202012	105,228		
294	1320202013	81,823		
295	1320202032	15,758		
296	1320202033	94,215		*
297	1320202037	173,579		
298	1320202038	30,795		*
299	1320203001	32,193		
300	1320203002	7,409		
301	1320203003	123,844		
302	1320203004	62,720		
303	1320203005	29,287		
304	1320203006	69,203		
305	1320203007	59,106		
306	1320203008	105,930		

Attachment Four.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

1998 Estimated E.A.V. By Tax Parcel.
(Page 7 of 8)

COUNT	ASSESSEE PIN #	1998 EAV	TAX DELINQUENT	RESIDENTIAL BUILDING / UNIT (1)
307	1320203009	102,730		
308	1320203010	66,657		
309	1320203012	46,565		
310	1320203014	136,157		
311	1320203019	333,540		*
312	1320203033	106,763		
313	1320203034	18,032		
314	1320203039	20,397		
315	1320203040	264,049		
316	1320203041	152,846		
317	1320203042	127,005		
318	1320207029	56,527		
319	1320207030	43,417		
320	1320207031	43,417		
321	1321100001	33,087		
322	1321100002	51,241		
323	1321100003	51,241		
324	1321100004	52,193		
325	1321100005	18,431		
326	1321100006	31,929		
327	1321100007	28,055		
328	1321100008	56,204		
329	1321100009	5,567		
330	1321100010	20,482		
331	1321100011	632,938		*
332	1321100012	96,554		
333	1321100013	86,854		
334	1321100014	86,854		
335	1321100015	86,854		
336	1321100016	86,854		
337	1321100017	86,854		
338	1321100018	86,854		
339	1321100019	58,428		*
340	1321100020	38,724		*
341	1321101001	23,743		
342	1321101002	21,725		
343	1321101003	21,725		
344	1321101004	21,725		
345	1321101005	21,725		
346	1321101006	21,725		
347	1321101007	21,725		
348	1321101008	21,725		
349	1321101009	21,725		
350	1321101010	20,849		
351	1321101011	20,849		
352	1321101012	20,849		
353	1321101013	20,849		
354	1321101014	78,328		*
355	1321101015	135,548		*
356	1321101017	21,138		
357	1321101018	43,402		

Location Map.
(To Revision Number 2 To West Irving Park Tax Increment
Financing Redevelopment Plan And Project)

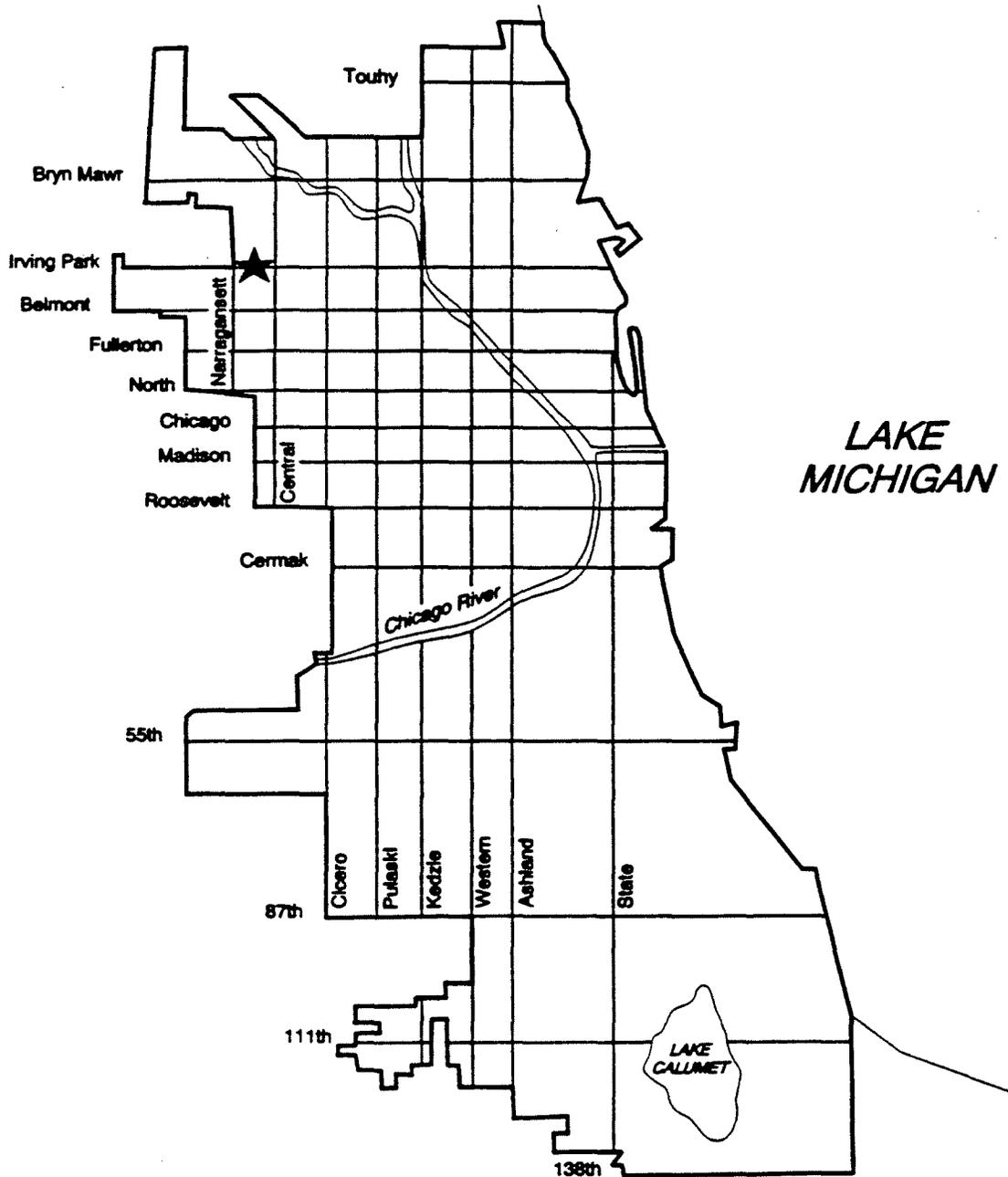


Table Two.
(To Revision Number 2 to West Irving Park Tax Increment Financing Redevelopment Plan And Project)

Sub-Area	**	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Total Number of Buildings or Parcels Exhibiting Factors Present	Yes	Number of Buildings
1A	26	0	36	3	0	3	0	3	0	0	0	25	0	27	26	7	Yes	26
1B	108	0	63	7	0	0	0	0	0	0	0	81	2	96	85	8	Yes	118
1C	18	0	0	2	0	4	0	0	0	0	0	11	0	11	9	7	Yes	19
1D	48	0	31	2	2	0	5	0	1	0	0	22	0	36	32	8	Yes	64
Total Number of Buildings or Parcels Exhibiting Factors	202	0	128	14	2	12	5	16	1	0	0	129	2	172	122			219
Percent of Total Buildings or Parcels Exhibiting Factors	93%	0%	68%	6%	Less Than 1%	5%	2%	7%	Less Than 1%	0%	0%	63%	Less Than 1%	78%	56%	11	Yes	100%

Notes:
* Sub-Area designations are graphically identified on the Sub-Area Key Map contained in Attachment Two of the Appendix.
** Age is not a factor for designation but rather a threshold that must be met before an area can qualify as a construction area.

APPROVAL OF REVISION NUMBER 1 TO WEST LINCOLN AVENUE
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 Lincoln Avenue 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,

(Sig: 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.

**West Irving Park 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.



**West Irving Park 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 West Irving Park Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

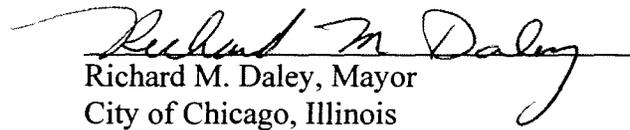
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

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

**West Irving Park 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

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Forest Preserve District of Cook County
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Michael Koldyke, Chairman
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125 South Clark Street, 5th Floor
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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: West Irving Park
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.



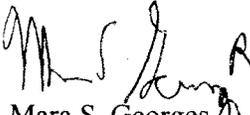
Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following 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,



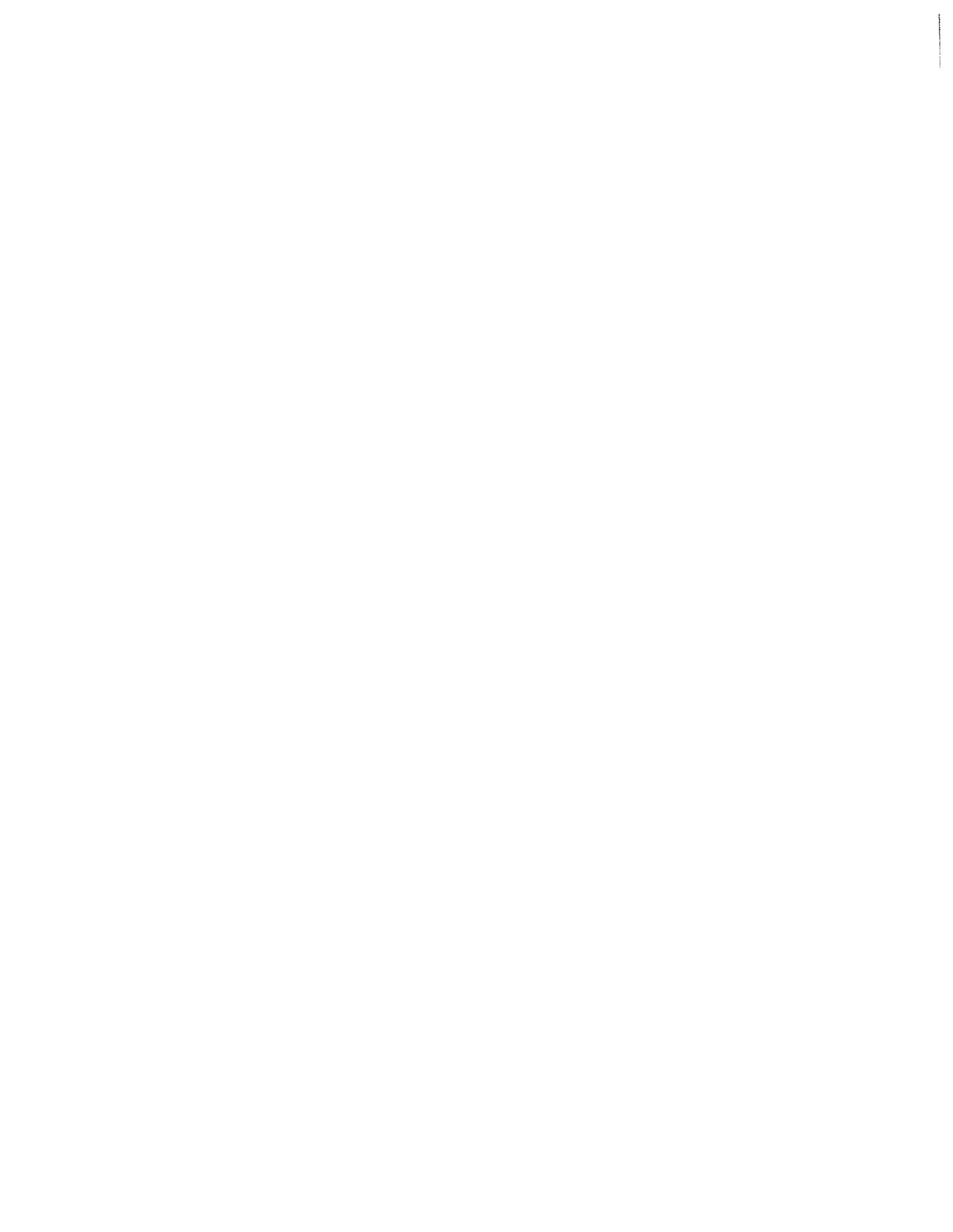
Mara S. Georges
Corporation Counsel

SCHEDULE 1

(Exception Schedule)

No Exceptions

Note the following Exceptions:



**West Irving Park 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.

**West Irving Park 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.

West Irving Park 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.

West Irving Park 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.



West Irving Park 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.

**West Irving Park 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

**West Irving Park 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.



**West Irving Park 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.

**West Irving Park 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.

West Irving Park Redevelopment Project Area 2000 Annual Report

(11) GENERAL DESCRIPTION AND MAP

The West Irving Park Redevelopment Project Area is located on the northwest side of the City of Chicago, approximately nine (9) miles northwest of the City's central business district. The Area is linearly shaped and follows commercial corridors. The Area is generally described as the block faces along Irving Park Road from Normandy to Long; along Central from Berenice to Agatite; and along Montrose from Parkside to Long. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

