

**JEFFERSON PARK BUSINESS DISTRICT  
REDEVELOPMENT PROJECT AREA**

**REDEVELOPMENT PLAN AND PROJECT  
AMENDMENT NO. 1**

**Prepared for:  
The City of Chicago**

**By:  
Camiros, Ltd.**

**November, 1998**

**This plan is subject to review and may be revised after comment and public hearing**

## AMENDMENT NO. 1

The ordinance adopting the Jefferson Park Business District Redevelopment Project Area Redevelopment Plan and Project was approved by the Chicago City Council on July 8, 1998. The City has determined that a boundary change is needed to remove certain residential properties from the Redevelopment Project Area.

As provided under the Act:

After the adoption of an ordinance approving a redevelopment plan or project or designating a redevelopment project area, no ordinance shall be adopted altering the exterior boundaries, affecting the general land uses established pursuant to the plan or changing the nature of the redevelopment project without complying with the procedures provided in this division pertaining to the initial approval of a redevelopment plan and project and designation of redevelopment project area.

This revision of the Jefferson Park Business District Redevelopment Project Area Redevelopment Plan and Project (dated November, 1998) supersedes the previous version (dated July, 1998). This revision removes 32 properties (including several condominium tax parcels) from the Jefferson Park Business District Redevelopment Plan and Project Redevelopment Project Area, with a minimal effect on the area's eligibility for designation as a "conservation area." Negligible changes to eligibility are noted both within the text of the main report, where appropriate, and in Appendix B: Eligibility Report. As a result of this change in the boundary of the Redevelopment Project Area, the base equalized assessed valuation for the Redevelopment Project Area is reduced to \$23,970,175.

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## 1. INTRODUCTION

This document presents a Tax Increment Financing Redevelopment Plan and Project (hereinafter referred to as the "Redevelopment Plan") pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.1 et seq.) (1996 State Bar Edition), as amended (the "Act") for the Jefferson Park Business District (the "Redevelopment Project Area") in the City of Chicago, Illinois (the "City"). The Redevelopment Project Area includes land along Milwaukee Avenue from the Kennedy Expressway on the north to Montrose Avenue on the south, and land along Lawrence Avenue from the Kennedy Expressway on the east to Linder Avenue on the west. The Redevelopment Project Area consists mainly of commercial properties. The Redevelopment Plan responds to problem conditions within the Redevelopment Project Area and reflects a commitment by the City to revitalize the Redevelopment Project Area.

A planning study was prepared in 1997 to guide the revitalization of the Jefferson Park Business District. This study, known as the "Jefferson Park Business District Improvement Plan," provides in-depth analysis of existing conditions and establishes a set of comprehensive strategies, policies and improvement proposals for the revitalization of the Jefferson Park business district. Many of the recommendations of this study took the form of ideas, preliminary designs and development concepts that provide overall direction for improving the business district. This study also included an "action agenda" to help focus improvement activities. Thus, this study was intended to serve as a working tool by the City and community leaders for improving the business district.

The goals, policies and proposals of this Redevelopment Plan are derived in part from the 1997 "Jefferson Park Business District Improvement Plan." The 1997 "Jefferson Park Business District Improvement Plan" recommends the creation of a tax-increment financing district as an element of implementing proposed improvements. Thus, this Redevelopment Plan represents a continuation of an existing community planning initiative for the revitalization of the Jefferson Park business district. However, this Redevelopment Plan is an "official plan" formulated specifically to respond to the Act, and establishes proscribed measures to promote the redevelopment of the Redevelopment Project Area. Thus, although this Redevelopment Plan is consistent with the 1997 "Jefferson Park Business District Improvement Plan," the purpose and content of the two documents differ significantly.

This Redevelopment Plan presents additional research and analysis to document the eligibility of the Redevelopment Project Area for designation as a "conservation area" tax increment financing district. The need for public intervention, goals and objectives, land use policies and other policy materials are presented in this Redevelopment Plan. The results of a study documenting the eligibility of the Redevelopment Project Area as a conservation area are presented in Appendix B.

### **Tax Increment Financing**

In adopting the Act, the Illinois State Legislature found at 5/11-74.4-2(a) that:

...there exist in many municipalities within this State blighted, conservation and industrial park conservation areas as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked....

\* \* \*

and at 5/11-74.4-2(b) that:

... in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken.... The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

In order to use the tax increment financing technique, a municipality must first establish that the proposed redevelopment project area meets the statutory criteria for designation as a "blighted area," a "conservation area" or an "industrial park conservation area." A redevelopment plan must then be prepared which describes the development or redevelopment program intended to be undertaken to reduce or eliminate those conditions which qualified the redevelopment project area as a "blighted area," "conservation area," or combination thereof, or "industrial park conservation area," and thereby enhance the tax bases of the taxing districts which extend into the redevelopment project area.

The Act also states at Section 5/11-74.4-3(n) that:

No redevelopment plan shall be adopted unless... (1) ...the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably be anticipated to be developed without the adoption of the redevelopment plan, (2) ...the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the ~~planning commission of the municipality,~~ (3) ~~the redevelopment plan establishes the~~ estimated dates [which shall not be more than 23 years from the adoption of the ordinance

approving the redevelopment project area] of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs... (4) ...in the case of an industrial park conservation area. also that the municipality is a labor surplus municipality and that the implementation of the redevelopment plan will reduce unemployment, create new jobs and by the provision of new facilities enhance the tax base of the taxing districts that extend into the redevelopment project area, and (5) if any incremental revenues are being utilized under Section 8(a)(1) or 8(a)(2) of this Act in redevelopment project areas approved by ordinance after January 1, 1986 the municipality finds (a) that the redevelopment project area would not reasonably be developed without the use of such incremental revenues, and (b) that such incremental revenues will be exclusively utilized for the development of the redevelopment project area.

Redevelopment projects are defined as any public or private development projects undertaken in furtherance of the objectives of the redevelopment plan.

The City has authorized an evaluation of whether a portion of the City commonly known as the Jefferson Park Business District qualifies for designation as a "conservation area" pursuant to the provisions contained in the Act and, if the area so qualifies, the preparation of a redevelopment plan for the redevelopment project area in accordance with the requirements of the Act.

### **Overview of The Redevelopment Project Area**

The irregularly shaped Redevelopment Project Area is centered on the Milwaukee Avenue/Lawrence Avenue intersection and runs north-south along Milwaukee Avenue from the Kennedy Expressway to Montrose Avenue. The Redevelopment Project Area consists mainly of commercial properties fronting onto Milwaukee Avenue and Lawrence Avenue. The Redevelopment Project Area is approximately 79 acres in size and includes 184 contiguous parcels and public rights-of-way.

The Redevelopment Project Area has experienced significant disinvestment, evidenced by a loss of quality stores and a lack of private investment in property improvement. The primary cause of this disinvestment is an overall functional obsolescence that affects much of the area. The pattern of development throughout the Redevelopment Project Area is outdated and no longer is suitable for a viable urban shopping district. This obsolescence is evidenced by unsuitable sizes and shapes of buildings and lots, an inadequate supply and configuration of parking, poor access characteristics, and lack of aesthetic appeal.

The purpose of this Redevelopment Plan is to create a mechanism to: 1) allow for the development of new commercial and public facilities on existing underutilized land; 2) redevelop and/or expand existing businesses; 3) provide an adequate supply of parking; and 4) and improve the Redevelopment Project Area's physical environment and infrastructure. These improvement activities would provide the stimulus needed to revitalize the Redevelopment Project Area.

The functional obsolescence of the Redevelopment Project Area can be remedied only through the infusion of new development and investment. However, the Redevelopment Project Area as a whole has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. The eligibility analysis, attached hereto as Appendix B, concluded that property in this Redevelopment Project Area is experiencing deterioration and disinvestment. The obsolescence of the Redevelopment Project Area is manifested by the presence of deterioration and disinvestment, which is caused by the lack of new development and investment.

### **Summary of Findings**

The analysis of conditions within the Redevelopment Project Area indicates that it is appropriate for designation as a "conservation area" in accordance with the Act. The suitability of the Redevelopment Project Area for designation as a "conservation area" is based on the following summary of findings:

- 1) The Redevelopment Project Area has not been subject to growth and development through private enterprise.
- 2) The continued lack of growth and development will exacerbate conditions of obsolescence, causing further disinvestment and, eventually, blight.
- 3) The Redevelopment Project Area would not reasonably be anticipated to be developed by private enterprise without public intervention and the adoption of this Redevelopment Plan.
- 4) The eligibility study, provided in Appendix B, finds that the Redevelopment Project Area meets the requirements for designation as a "conservation area" because of the presence of the following conditions:
  - a) age of buildings;
  - b) deleterious land use and layout;
  - c) depreciation of physical maintenance;
  - d) excessive land coverage;
  - e) lack of community planning; and
  - f) obsolescence.
- 5) The conditions outlined above are well distributed throughout the Redevelopment Project Area.

This Redevelopment Plan summarizes the analyses and findings of the consultant's work, which unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants. Camiros, Ltd. has prepared this Redevelopment Plan and the related eligibility report with the understanding that the City would rely (i) on the findings and conclusions of the Redevelopment Plan and the related eligibility report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Redevelopment Plan and Project, and

(ii) on the fact that Camiros, Ltd. has obtained the necessary information so that the Redevelopment Plan and the related eligibility report will comply with the Act.

The Redevelopment Plan has been formulated in accordance with the provisions of the Act. This document is a guide to all proposed public and private actions in the Redevelopment Project Area.

## 2. PROJECT AREA DESCRIPTION

The land to be designated as the Redevelopment Project Area is shown in Figure 1, Boundary Map. The Redevelopment Project Area is approximately 79 acres in size, including public rights-of-way. A legal description of the Redevelopment Project Area is included as Appendix A of this document. The Redevelopment Project Area is not adjacent to any other tax increment financing districts at the present time, although the proposed Portage Park Redevelopment Project Area, if adopted, would abut this Redevelopment Project Area at Montrose Avenue.

The proposed Redevelopment Project Area includes only contiguous parcels and qualifies for designation as a "conservation area." The proposed Redevelopment Project Area includes only those parcels which are anticipated to be substantially benefited by the proposed redevelopment project improvements.

### **Current Land Use and Zoning**

The pattern of existing land use within the Redevelopment Project Area consists predominantly of commercial uses that range from general retail to personal services to auto-oriented businesses, as shown in Figure 2, Existing Land Use. Other use types represented are: eating/drinking establishments, consumer services, professional and office/financial services, public/institutional uses. The small number of non-commercial properties within the Redevelopment Project Area consist of industrial and residential uses.

Current zoning is shown in Figure 3, Existing Zoning. Current zoning is generally consistent with existing land use, with a majority of the Redevelopment Project Area falling under business district zoning classifications, including B2-1, B3-2, B4-1, B4-2, B5-1, B5-2 and B5-3. The B2-1, B4-1 and B4-2 are restricted business districts which limit establishments to 21,875 square feet in floor area to help control the volume of vehicular and pedestrian traffic. The B4-1 and B4-2 districts allow a wider range of uses than the B2-1 district. B3-2 is a general retail district, while B5-1, B5-2 and B5-3 are general service districts, which allow for a broader range of uses and greater development intensity. The B5 districts are typically mapped at major intersections, where larger and more intense uses would be most appropriate. Within the Redevelopment Project Area, the B5 districts are located along Milwaukee Avenue and Lawrence Avenue, which

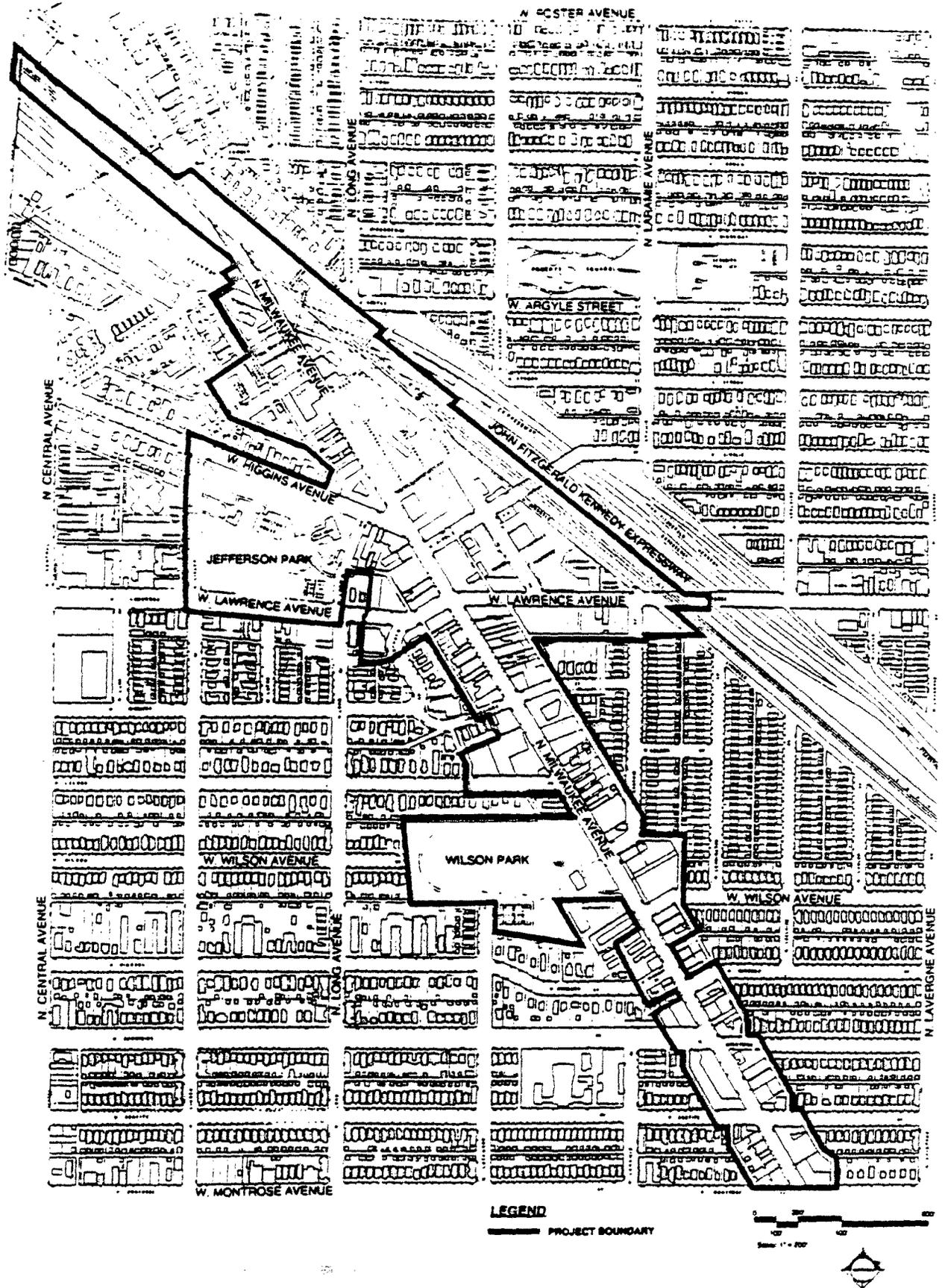
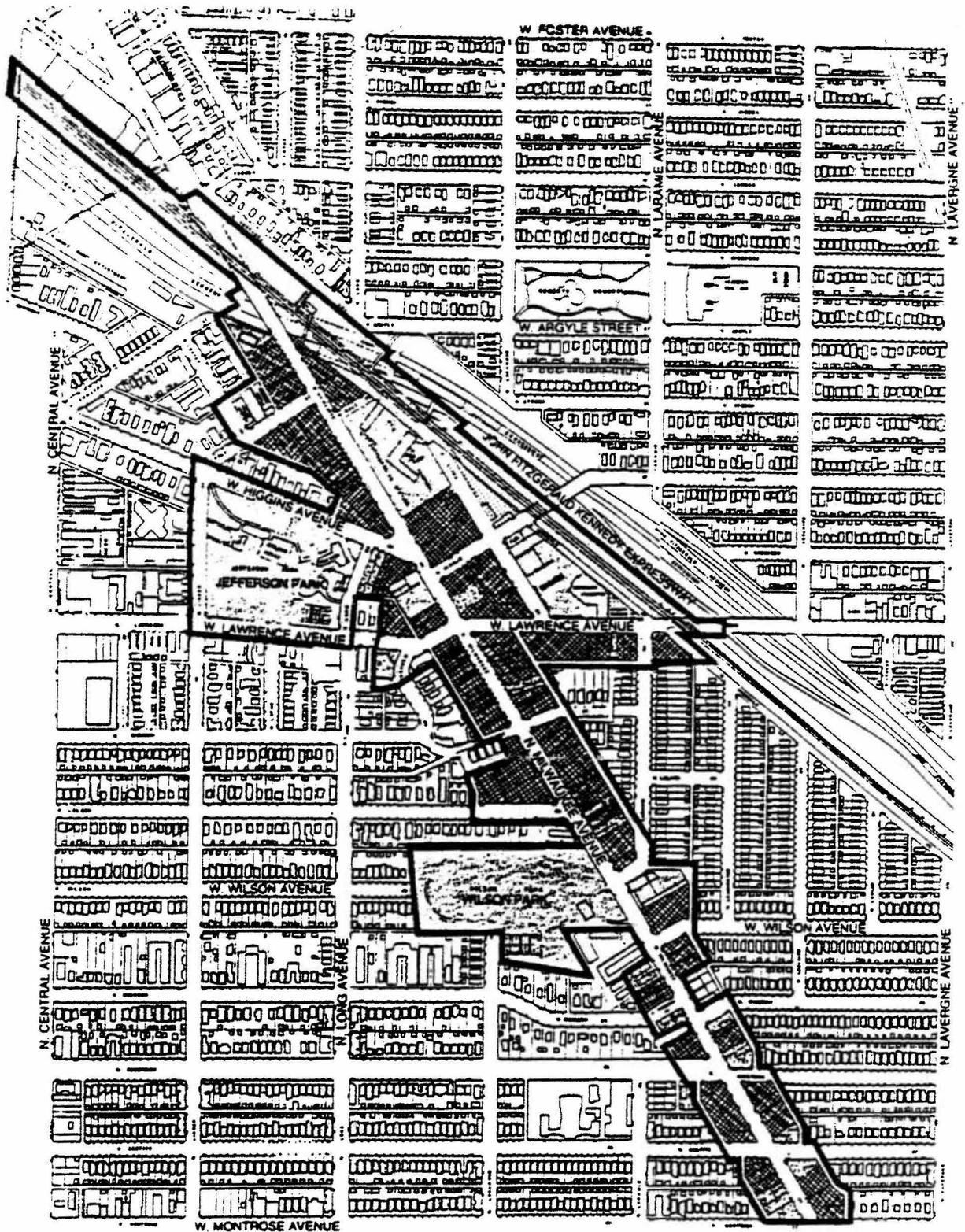


FIGURE 1  
**BOUNDARY MAP**  
**JEFFERSON PARK**  
 BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA  
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- LEGEND**
- PROJECT BOUNDARY
  - COMMERCIAL
  - MIXED USE (COMMERCIAL & RESIDENTIAL)
  - RESIDENTIAL
  - PUBLIC / SEMI-PUBLIC
  - INDUSTRIAL



**FIGURE 2**  
**EXISTING LAND USE MAP**  
**JEFFERSON PARK**  
**BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA**  
**AMENDMENT NO. 1**



is consistent with existing land use patterns. Also located within the Redevelopment Project Area are small areas of R-3 and R-4 residential classifications.

### **Community Characteristics, Land Use and Access**

The Jefferson Park area is located at the cross-roads of several significant transportation facilities. The Redevelopment Project Area lies immediately south and west of the Kennedy Expressway, which has an interchange at Lawrence Avenue immediately east of the Redevelopment Project Area. A Metra commuter rail station and the CTA's Rapid Transit Facility Terminal comprise major intermodal transfer points in the northern half of the Redevelopment Project Area. Bus lines serving the area follow the major traffic corridors of Milwaukee Avenue, Lawrence Avenue, and Montrose Avenue. A majority of the parking available in the business district take the form of on-street, parallel parking areas that are congested and difficult to access during peak business hours.

The residential area surrounding the Redevelopment Project Area reflects a mix of single family and multi-family dwellings. Within the Redevelopment Project Area, newer residential development has taken the form of scattered apartment buildings and condominiums, constructed largely since 1970. Most of these are located along Milwaukee Avenue south of Leland Avenue.

Despite the stability of the surrounding residential area, the older commercial properties along Milwaukee Avenue have declined since the 1970s. There is a significant need to attract new commercial uses, renovate and restore the facades of many older commercial buildings, and improve the character of the streetscape. Infrastructure conditions are generally deteriorated, reflecting negatively on the visual character of the Redevelopment Project Area. Especially poor conditions exist at the two Metra railroad viaducts which serve as the entrance to the business district from the north and the east. What little new commercial development that has occurred is incongruous in scale and is auto-oriented, weakening the pedestrian orientation and historic character of Milwaukee Avenue. The large, CTA intermodal facility located towards the north end of the Redevelopment Project Area is dominated by bus activity and is not pedestrian-friendly. It is also poorly integrated with the business district, and looks shabby and unwelcoming.

The key demographic and market characteristics found in the 1997 "Jefferson Park Business District Improvement Plan" include the following:

- The current mix of uses lacks retail anchors (exacerbated by the recent closing of a Woolworth's) that would give the business district strength and prominence. As a result, the business district plays a marginal role in terms of meeting the commercial needs of community residents. The presence of more prominent retail uses would provide a viable framework for the smaller scale, local businesses which currently dominate the mix of businesses.

- Demographic and market conditions reveal income and local population characteristics of sufficient scale to support a local business district, as outlined in the 1997 "Jefferson Park Business District Improvement Plan."
- These characteristics include:
  1. A population of over 44,000 within the primary trade area (approximate 1 mile radius);
  2. Median household income of \$42,324, reflecting a stable, middle-class community;
  3. Projected retail trade potential of \$475 million; and
  4. Significant leakage of local expenditures in many retail categories, based on a comparison of the projected retail trade potential within the primary trade area to the existing business inventory.
- The alignment of nearby competing commercial areas is fragmented, and many expenditures made by local residents take place outside the local neighborhood area. This allows a reasonable opportunity to capture more local expenditures within the Redevelopment Project Area.
- The visual character of the Redevelopment Project Area is a major weakness. Planning meetings with the Jefferson Park Chamber of Commerce revealed that many neighborhood residents shop at attractive suburban retail centers. While the business mix within the Redevelopment Project Area cannot compete directly with these large retail centers, exposure to these facilities has made local residents accustomed to attractive retail settings. The physical setting of the Redevelopment Project Area must be improved to become competitive and capture a higher proportion of local retail expenditures.

In order to prevent further decline of an important community resource and to encourage private investment, an effective commercial revitalization program in the Redevelopment Project Area is required.

### **3. ELIGIBILITY OF THE REDEVELOPMENT PROJECT AREA FOR DESIGNATION AS A CONSERVATION AREA**

The Redevelopment Project Area, which is the subject of this Redevelopment Plan, has declined significantly over the past several decades and will not regain long-term viability without the adoption of this Redevelopment Plan. The Redevelopment Project Area has become increasingly obsolete in terms of ability to sustain a viable level of retail activity, and it no longer serves a meaningful role in serving area residents. The obsolescence of the Redevelopment Project Area is a result of outdated development patterns characterized by:

- buildings that are too small to meet the needs of many modern retailing operations;
- lot sizes and configurations that do not allow for the construction of larger buildings;
- excessive coverage of land that precludes the provision of adequate parking;
- diversity of land ownership that thwarts the assemblage of land needed to develop larger and more suitable commercial uses, especially anchor-type uses;
- older buildings in need of rehabilitation;
- poor access conditions;
- unattractive public improvements and infrastructure not up to par with competing retail areas.

The Redevelopment Project Area on the whole has not been subject to significant growth and development through investment by private enterprise. Based on present conditions, the Redevelopment Project Area is not likely to be developed without the adoption of the Redevelopment Plan. Further decline in the Redevelopment Project Area will occur in the absence of private-sector investment, and blight with the Redevelopment Project Area would eventually have a blighting effect on adjacent residential areas.

In September and October 1997, a study was undertaken by Camiros, Ltd. to determine whether the proposed Redevelopment Project Area is eligible for designation as a conservation area in accordance with the requirements of the Act. This analysis concluded that the Redevelopment Project Area so qualifies. The Act first requires that at least 50% of the buildings within the

Redevelopment Project Area be at least 35 years old. *Eighty-nine percent (89%) of the buildings within the Redevelopment Project Area are more than 35 years old.*

Once the age requirement has been met, the presence of three of 14 conditions is required for designation of improved property as a conservation area. *Of the 14 factors cited in the Act for improved property, eight factors are present within the Redevelopment Project Area.* All of these factors are reasonably distributed throughout the Redevelopment Project Area.

The following five factors were found to be present to a *major* extent:

- Deleterious land use or layout
- Depreciation of physical maintenance
- Excessive land coverage
- Lack of community planning
- Obsolescence

The following three factors were found to be present to a *minor* extent:

- Deterioration
- Excessive vacancies
- Presence of structures below minimum code

The specific basis upon which eligibility for designation as a conservation area was established is presented in the Jefferson Park Business District Redevelopment Project Area Eligibility Report, which is presented as Appendix B of this document.

### **Need for Public Intervention**

Redevelopment of property within the Redevelopment Project Area is not expected to occur without public intervention. The analysis of conditions within the Redevelopment Project Area included an evaluation of construction activity between January 1993 and September 1997. Table 1 summarizes construction activity within the Redevelopment Project Area by year and project type.

During this five-year period, a total of 33 building permits were issued for property within the Redevelopment Project Area. However, this level of building permit activity is not necessarily a sign of economic well-being. A certain level of building permit activity occurs merely to address basic maintenance. With the exception of three permits issued for building expansion and more significant rehabilitation, building permits within the Redevelopment Project Area were issued for either **general repairs** or correction of building code violations. The fact that no building permits were issued for new construction or for demolition provides more meaningful insight into the lack of new of investment.

This minimal level of investment illustrates the fundamental problem which threatens to cause blight within the Redevelopment Project Area: the economic and functional obsolescence of its commercial property. This problem is not being resolved through private-sector investment. A healthy level of business activity needed to sustain a viable neighborhood business district can

only be restored through the construction of new buildings or rehabilitation of existing buildings, and developments designed to meet the needs of modern retail activity.

Construction activity has focused on maintaining existing obsolete buildings, not on the construction of new buildings or major renovations of existing buildings. Property values are still too high to make significant commercial redevelopment economically viable. Unfortunately, property values will only decline sufficiently to make such redevelopment economically viable when continued obsolescence has resulted in reduced reinvestment, deferred maintenance and the emergence of blight.

The dollar value of most individual construction projects was also very small. The average yearly construction value over the five-year period was \$506,493. In 1993 and 1994, the construction value totals are higher due to two additions to commercial structures along Milwaukee Avenue, valued at \$600,000 and \$775,000 respectively. When viewed in terms of the total number of parcels within the Redevelopment Project Area (216 parcels), the value of yearly construction activity averages \$2,334 per parcel. Based on the existing EAV of the Redevelopment Project Area ( \$25,004,028), the assessment rate of commercial property (38%) and the State Multiplier (2.124), the approximate market value of property is \$28,735,210. The average yearly value of building permit construction activity represents approximately 2% of the market value of property within the Redevelopment Project Area.

This investment in property is very small for commercial property. Most structures in the Redevelopment Project Area were built in the 1920s and 1930s and need significant improvements in building systems and interior space to serve modern users. The construction value of a single new 25,000 square foot store (\$2.5 million) would likely equal the construction value of all building permit activity in the Redevelopment Project Area over the last five years (\$2,532,465). Clearly, the development needs of the Redevelopment Project Area would not reasonably be expected to occur without public intervention and the adoption of this Redevelopment Plan.

**Table 1**  
**BUILDING PERMIT ACTIVITY (1993-1997)**

|                            | 1993             | 1994               | 1995             | 1996             | 1997*            |
|----------------------------|------------------|--------------------|------------------|------------------|------------------|
| <i>Construction Value</i>  |                  |                    |                  |                  |                  |
| New Construction           | \$0              | \$0                | \$0              | \$0              | \$0              |
| Additions                  | \$600,000        | \$875,000          | \$0              | \$0              | \$0              |
| Alterations/Repairs        | \$151,600        | \$256,450          | \$285,900        | \$238,515        | \$125,000        |
| Demolition                 | \$0              | \$0                | \$0              | \$0              | \$0              |
| <b>Total</b>               | <b>\$751,600</b> | <b>\$1,131,450</b> | <b>\$285,900</b> | <b>\$238,515</b> | <b>\$125,000</b> |
| <i># of Permits Issued</i> |                  |                    |                  |                  |                  |
| New Construction           | 0                | 0                  | 0                | 0                | 0                |
| Additions                  | 1                | 2                  | 0                | 0                | 0                |
| Alterations/Repairs        | 7                | 6                  | 8                | 8                | 1                |
| Demolition                 | 0                | 0                  | 0                | 0                | 0                |
| <b>Total</b>               | <b>8</b>         | <b>8</b>           | <b>8</b>         | <b>8</b>         | <b>1</b>         |

\* 1997 figures include activity through September only

#### **4. REDEVELOPMENT PLAN GOALS AND OBJECTIVES**

The proposed Jefferson Park Business District Redevelopment Plan is consistent with City plans for the Redevelopment Project Area. The land uses conform to those approved by the Chicago Plan Commission.

The 1997 "Jefferson Park Business District Improvement Plan" established a series of goals and objectives to guide decision making for local revitalization. The following goals and objectives, which were developed through that planning effort, serve as the policy framework for this Redevelopment Plan.

##### **Community Goals:**

- Reduce deleterious conditions.
- Outline a pattern for future land uses and development types.
- Promote new investment in both high quality new development and high quality rehabilitation/renovation.
- Promote job creation and local employment.
- Enhance the tax base of the Redevelopment Project Area.

##### **Redevelopment Objectives:**

- Encourage private investment in the Redevelopment Project Area, both in the form of new development and renovation of existing properties.
- Direct development activities to appropriate locations in accordance with the land use plan and general land use strategies.
- Encourage rezoning of obsolete designations to facilitate development of underutilized property for uses with demonstrated market support.
- Provide opportunities for business and commercial development where there is demonstrated market support, with an emphasis on bringing in recognized national and regional uses.

- Encourage increased use of the Redevelopment Project Area by pedestrians, while also improving vehicular circulation along and around the Milwaukee Avenue corridor.
- Improve parking to support a higher level of business activity while remaining sensitive to the district's pedestrian orientation.

**Urban and Streetscape Design Objectives:**

- Enhance visual character through the application of unified design standards and guidelines for new developments, building rehabilitation, and streetscape improvements.
- Enhance the appearance and function of the existing intermodal public transit facility, including improved facilities for automobile drop-off and pick-up.
- Improve and coordinate the facade treatments of existing, older commercial properties along Milwaukee Avenue.
- Emphasize the core of the Redevelopment Project Area (along Milwaukee Avenue between Lawrence Avenue and Gale Street) through prominent aesthetic improvements.
- Emphasize the "gateways" into the Redevelopment Project Area with viaduct improvements and urban design elements.
- Add greenery throughout as part of comprehensive infrastructure and streetscape improvements.
- Incorporate pedestrian amenities such as sitting areas, attractive bus shelters, landscaping and ornamental lighting throughout.

## **5. REDEVELOPMENT PLAN**

The City proposes to achieve its redevelopment goals and objectives for the Redevelopment Plan through the use of public financing techniques, including tax increment financing, and by undertaking some or all of the following actions:

1. Assembling sites for redevelopment through appropriate land assembly techniques. The City may determine that it is necessary to participate in property acquisition, including condemnation, or may use other means to induce transfer of such property to a private developer.
2. Providing relocation assistance as needed as part of the City's property acquisition activities within the Redevelopment Project Area.
3. Providing public improvements and facilities which may include, but are not limited to utilities, street closures, transit improvements, signalization, parking and surface right-of-way improvements, and streetscape enhancements.
4. Entering into redevelopment agreements for the rehabilitation or construction of allowable private improvements in accordance with the Redevelopment Plan.
5. Providing job training and job readiness programs that meet employers' hiring needs, as allowed under the Act, by working with employers, local community organizations and residents.
6. Incurring costs or reimbursing developers for other eligible redevelopment project costs as provided in the Act in implementing the Redevelopment Plan.

## 6. REDEVELOPMENT PROJECT DESCRIPTION

The Redevelopment Plan seeks to create a strong, active and diverse business district. The Redevelopment Project Area's vitality is based on a series of factors including the infusion of new businesses through redevelopment, enhanced existing local businesses, increased parking and reduced congestion, and an attractive physical setting that incorporates streetscape improvements and facade renovation.

Based on the 1997 "Jefferson Park Business District Improvement Plan," this Redevelopment Plan recognizes that some existing buildings will need to be removed to attract new uses and new investment, while in other areas, enhancing local business activity in existing older buildings must be emphasized. Policies will be established that stress building renovation, parking improvements and business district management. A broad program of aesthetic enhancement will consist of a comprehensive program of streetscape improvements, widespread facade renovations and aesthetically compatible new development. The Redevelopment Plan components will create the quality environment required to sustain shopping activity in a competitive retail market.

Physical improvements to the Redevelopment Project Area are seen as a critical component of its overall improvement. Over the course of time, the Redevelopment Project Area has become obsolete in its physical layout and appearance. This obsolescence takes several forms. Older commercial buildings are no longer of a size and shape suitable for many types of current retail use. New buildings are needed to support vital new uses while existing buildings to be retained will require renovation. The Redevelopment Project Area also lacks adequate parking to support a higher level of business activity, and significant physical changes are needed to address this situation.

The poor overall appearance of the Redevelopment Project Area is a problem related to obsolescence. Part of this problem stems from neglect; property within the Redevelopment Project Area has not received the kind of reinvestment needed to keep the Redevelopment Project Area attractive to shoppers. Building facade renovation of a significant nature is needed throughout the Redevelopment Project Area. Improvements to the public right-of-ways are also needed, including a comprehensive streetscape program to help provide an attractive pedestrian shopping environment.

Based on this assessment, the role of physical improvements to the Redevelopment Project Area is twofold: 1) to improve the function of the Redevelopment Project Area in terms of the mix of uses and parking/accessibility; and 2) to make the Redevelopment Project Area more appealing to shoppers by improving its character and ambiance. The major physical improvement elements anticipated as a result of implementing the proposed Redevelopment Plan are outlined below and are discussed in more detail in the 1997 "Jefferson Park Business District Improvements Plan."

**New Development:** New development is a major element of business district revitalization and will be needed at key locations in the Redevelopment Project Area to allow for development of retail anchors. Key new development projects are expected to include redevelopment of the CTA transit facility into a mixed development containing transit-oriented commercial space and new commercial development near the intersection of Milwaukee and Lawrence Avenues.

**New Parking Facilities:** New surface parking lots are needed to provide adequate parking for business district activities. This is particularly important for areas of older buildings that will not be subject to redevelopment and will need parking to strengthen existing businesses. It is expected that these lots would be privately owned and remain subject to property taxes. These surface lots are envisioned as common parking lots that would be monitored and managed by the local business community. New development is expected to incorporate parking to serve new uses, taking the form of surface or structure parking.

**Renovation of Existing Facades and Commercial Spaces:** Existing commercial space within the business district requires significant renovation to accommodate attractive new businesses or an upgrading of existing businesses. This might include unifying the space in adjacent buildings to create larger spaces for larger users.

**Public Improvements:** Improvements to public infrastructure and facilities are needed to complement and attract private sector investment. Infrastructure improvements would include:

- intersection improvements to improve traffic flow
- public transit improvements
- streetscape enhancement
- creating attractive "gateways" into the business district

Locations of specific uses or public infrastructure improvements may vary from the projects outlined above as a result of more detailed land planning and site design activities. Such variations are permitted without amendment of this Redevelopment Plan as long as they are consistent with the Redevelopment Plan goals and objectives and the land uses approved by the Chicago Plan Commission. Market-based redevelopment proposals should be evaluated on a case-by-case basis as they arise to determine their conformance with the established Redevelopment Plan goals and objectives.

## **Development Strategies/Redevelopment Activities**

In order to stimulate private investment in the Redevelopment Project Area, the following activities and actions may be undertaken.

### ***Site Assembly***

To meet the goals and objectives of this Redevelopment Plan, parcels of land suitable for new development must be assembled. Over the course of the twenty-three year life of the Redevelopment Project Area, it is expected that that bulk of land acquisition and assembly will be performed by the private sector. Where land critical for new development cannot be acquired on the open market by the private sector, it may be deemed necessary for the City to acquire and assemble property in the Redevelopment Project Area.

Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

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

### ***Analysis, Professional Services and Administrative Activities***

The City may undertake or engage professional consultants, engineers, architects, attorneys, and others to conduct various analyses, studies, administrative or legal services to establish, implement and manage this Redevelopment Plan.

### ***Provision of Public Improvements and Facilities***

Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to street closures to facilitate assembly of development sites, upgrading streets, signalization improvements, provision of streetscape amenities, parking improvements and utility improvements.

### ***Relocation Costs***

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project Area, and to meet other City objectives for the Redevelopment Project Area.

### ***Job Readiness/Training***

To the extent allowable under the Act, job training costs may be directed toward training activities designed to enhance the competitive advantages of the area and to attract additional employers to the Redevelopment Project Area who will provide jobs for Chicago residents.

A job readiness/training program is a component of the Redevelopment Plan. The City expects to take an aggressive approach toward hiring from the community and set standards for redevelopment that maximize job opportunities for Chicago residents.

### ***Redevelopment Agreements***

Terms of redevelopment as part of this redevelopment project may be incorporated in appropriate redevelopment agreements. For example, the City may agree to reimburse a redeveloper for incurring certain eligible redevelopment project costs under the Act. Such agreements may contain specific development controls as allowed by the Act.

The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units (or commit to an alternative affordable housing option pursuant to Department of Housing Guidelines) to meet affordability criteria established by the City's Departments of Housing and Planning and Development. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.

### ***Financing Costs Pursuant to the Act***

Interest on any obligations issued under the Act accruing during the estimated period of construction of the redevelopment project and other financing costs may be paid from the incremental tax revenues pursuant to the provisions of the Act.

### ***Interest Costs Pursuant to the Act***

Pursuant to the Act, the City may allocate a portion of the incremental tax revenues to pay or reimburse redevelopers for interest costs incurred in connection with redevelopment activities in order to enhance the redevelopment potential of the Redevelopment Project Area.

## 7. GENERAL LAND USE PLAN AND MAP

The land uses proposed in the Redevelopment Project Area conform to the land uses approved by the Chicago Plan Commission.

Figure 4, General Land Use Plan, identifies land uses expected to result from implementation of the Redevelopment Plan in the Redevelopment Project Area. The land use categories planned for the Redevelopment Project Area are: 1) commercial; 2) mixed use (commercial and public); 3) mixed use (commercial and residential); 4) residential; and 5) public/semi-public. The General Land Use Plan is intended to provide a guide for future land use improvements and developments within the Redevelopment Project Area, and focuses on improving and expanding the range of commercial land uses within the proposed core of the retail area and an appropriate mix of uses for areas peripheral to the core area. The distribution of these proposed uses within the Redevelopment Project Area is outlined below.

Commercial: Proposed commercial use is located within the proposed retail core area around the Lawrence and Milwaukee Avenue intersection, and extending northward to the Milwaukee Avenue bridge over the Kennedy Expressway.

Mixed Use (Commercial and Public): This mixed use category is intended to accommodate the redevelopment of the Jefferson Park Transit Terminal (located on the east side of Milwaukee Avenue south of Gale Street) for commercial and public transit uses. This redevelopment may also include an existing industrial property on the east side of Lipps Avenue north of Ainslie Street. The remaining land under this category is the block located on the northeast corner of Lawrence and Lipps Avenue, containing the Copernicus Center, and a variety of public and private uses.

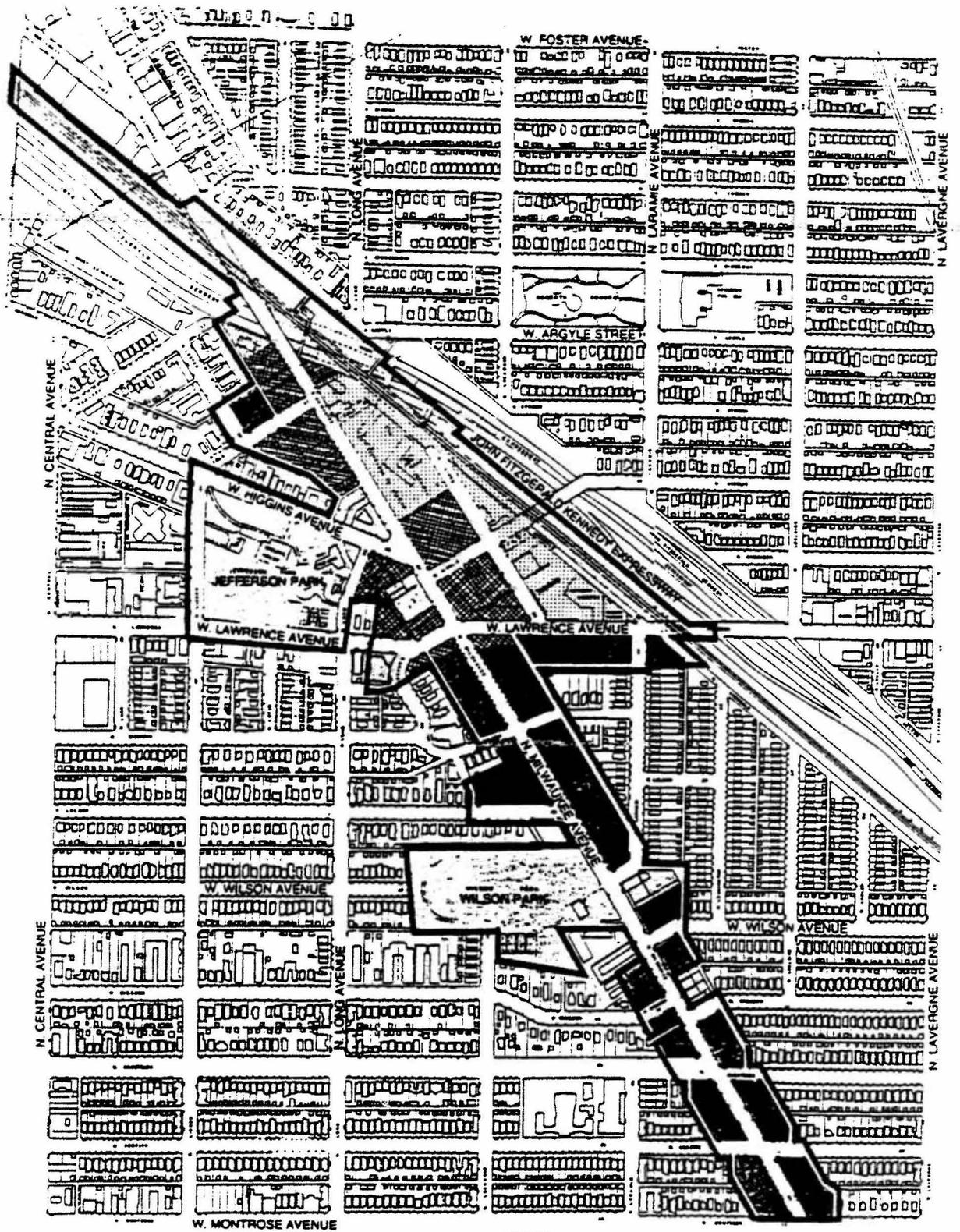
Mixed Use (Commercial and Residential): This mixed use category is intended to accommodate both commercial and residential uses within an existing mixed use area. Commercial and residential uses could be mixed within the same building, or represent a single use on a lot. This category of use is located along Milwaukee Avenue south of its intersection with Lawrence Avenue, and at the northwest corner of Gale Street and Lester Avenue, where the redevelopment of the existing Masonic Temple and Chicago Police Station may occur.

Residential: Land under this category consists of an existing residential parcel on the west side of Milwaukee Avenue south of the Kennedy Expressway.

Public/Semi-Public: Land under this category consist of existing park land at Wilson and Jefferson Park. Also included is land for an expanded Veterans Square Plaza at the corner of Higgins and Milwaukee Avenue, which would serve as the focal point for the business district and outdoor community event facility.

The land use strategies formulated are intended to direct development toward the most appropriate land use pattern in each area and enhance the overall development of the Redevelopment Project Area in accordance with the goals and objectives of the Redevelopment Plan. Locations of specific uses or public infrastructure improvements may vary from the General Land Use Plan as a result of more detailed planning and site design activities. Such variations are permitted without amendment of this Redevelopment Plan as long as they are consistent with the Redevelopment Plan goals and objectives and the land uses and zoning approved by the Chicago Plan Commission.

The Redevelopment Plan seeks to create a strong, active and diverse business district, providing an attractive pedestrian shopping experience that is also convenient to vehicular oriented shopping demand. The Redevelopment Project Area's vitality is based on a series of factors including the infusion of new businesses through redevelopment, enhanced existing local businesses, increased parking and reduced congestion, and an attractive physical setting incorporating streetscape and facade renovations. The focal point envisioned within the Redevelopment Project Area is an enhanced and expanded Veterans Square Plaza, linked to a major retail redevelopment proposed on the current CTA bus terminal site. This redevelopment would capitalize on the retail potential of the transit facility, while improving its function and better integrating it with the adjacent commercial corridor.



- LEGEND**
-  PROJECT BOUNDARY
  -  COMMERCIAL
  -  MIXED USE (COMMERCIAL & PUBLIC)
  -  MIXED USE (COMMERCIAL & RESIDENTIAL)
  -  RESIDENTIAL
  -  PUBLIC / SEMI-PUBLIC



**FIGURE 4**  
**GENERAL LAND USE PLAN**  
**JEFFERSON PARK**  
**BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA**  
**AMENDMENT NO. 1**

## **8. REDEVELOPMENT PLAN FINANCING**

Tax increment financing is an economic development tool designed to facilitate the redevelopment of blighted areas and to arrest decline in areas that may become blighted without public intervention. It is expected that tax increment financing will be an important means, although not necessarily the only means of financing improvements and providing development incentives in the Redevelopment Project Area throughout its twenty-three year life.

Tax increment financing can only be used when private investment would not reasonably be expected to occur without public assistance. The Act sets forth the range of public assistance that may be provided.

It is anticipated that expenditures for redevelopment project costs will be carefully staged in a reasonable and proportional basis to coincide with expenditures for redevelopment by private developers and the projected availability of tax increment revenues.

### **Eligible Project Costs**

Redevelopment project costs include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan. Eligible costs may include, without limitation, the following:

1. Professional services including: costs of studies and surveys, development plans and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs, and including but not limited to architectural, engineering, legal, marketing, financial, planning or other special services, provided however, that no charges for professional services may be based on a percentage of the tax increment collected;
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, reimbursement of acquisition costs incurred by private developers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures;

4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts as provided in the Act;
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 under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the Redevelopment Plan, to the extent the City, by written agreement, accepts and approves such costs;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or that the City is required to make payment of relocation costs by state or federal law;
9. Payment in lieu of taxes;
10. Interest costs incurred by a developer related to site-specific redevelopment as provided in the Act.

The cost of constructing new privately-owned buildings is not an eligible redevelopment project cost, unless specifically authorized by the Act.

### **Estimated Project Costs**

A range of activities and improvements may be required to implement the Redevelopment Plan. The proposed eligible activities and their estimated costs over the course of the twenty-three year life of the Redevelopment Project Area are briefly described below and also shown in Table 2.

1. Professional services including: planning, legal, surveys, fees and other related development costs. This budget element provides for studies and survey costs for planning and implementation of the project, including planning and legal fees, architectural and engineering, marketing, financial and special service costs. (*Estimated cost: \$900,000*)
2. Property assembly costs, including acquisition of land and other property, real or personal or rights or interests therein, and other appropriate and eligible costs needed to prepare the property for redevelopment. These costs may include the reimbursement of acquisition costs incurred by private developers. Land acquisition may include acquisition of both improved and vacant property in order to create development sites, accommodate public rights-of-way or to provide other public facilities needed to achieve goals and objectives of this redevelopment plan. Property assembly costs also include: demolition of existing improvements, including clearance of blighted properties or clearance required to prepare sites for new development; site preparation, including

grading, and other appropriate and eligible site activities needed to facilitate new construction; and environmental clean up costs associated with property assembly which are required to render the property suitable for redevelopment. (Estimated cost: \$15,500,000)

3. Rehabilitation, reconstruction, repair or remodeling of existing public or private buildings and fixtures. (Estimated cost: \$9,250,000)
4. Construction of public improvements, infrastructure and facilities. These improvements are intended to improve access within the Redevelopment Project Area, stimulate private investment, and address other identified public improvement needs. (Estimated cost: \$18,750,000)
5. Costs of job training and retraining projects, advanced vocational education or career education as provided for in the Act. (Estimated cost: \$1,000,000)
6. Relocation costs as judged by the City to be appropriate or required to further implementation of the Redevelopment Plan. (Estimated cost: \$750,000)
7. Interest costs associated with redevelopment project financing, pursuant to the provisions of the Act. (Estimated cost: \$1,850,000)

**Table 2**

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

| <b>Program Action/Improvement</b>                      | <b>Budget</b>               |
|--------------------------------------------------------|-----------------------------|
| Planning, Legal, Surveys and Related Development Costs | \$900,000                   |
| Property Assembly                                      | \$15,500,000                |
| Rehabilitation                                         | \$9,250,000                 |
| Public Improvements                                    | \$18,750,000 (1)            |
| Job Training and Retraining                            | \$1,000,000                 |
| Relocation                                             | \$750,000                   |
| Interest Costs                                         | \$1,850,000                 |
| <b>TOTAL</b>                                           | <b>\$48,000,000 (2) (3)</b> |

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, the City may pay, or reimburse all, or a portion of the Board of Education's and the Park District's capital costs resulting from the Redevelopment Project pursuant to a written agreement by the City accepting and approving such costs.

(2) The total Estimated Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Project Costs. The amount of the Total Redevelopment Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Redevelopment Project Area which are paid from incremental taxes generated from contiguous redevelopment project areas.

(3) The total Estimated Redevelopment Project Costs provides an upper limit on expenditures and adjustments may be made in line items without amendment to this Redevelopment Plan.

The estimated gross eligible project cost over the twenty-three year period is \$48,000,000. All project cost estimates are in 1998 dollars.

Any bonds issued to finance portions of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. The total project cost figure excludes any costs for the issuance of bonds. Adjustments to estimated line items, which are upper estimates for these costs, are expected and may be made without amendment to the Redevelopment Plan.

### **Sources of Funds**

Funds necessary to pay for redevelopment project costs and municipal obligations which have been issued to pay for such costs are to be derived principally from tax increment revenues and proceeds from municipal obligations which have as their revenue source tax increment revenue. To secure the issuance of these obligations, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

The tax increment revenue which will be used to fund tax increment obligations and redevelopment project costs shall be the incremental real property taxes. Incremental real property tax revenue is attributable to the increase in the current equalized assessed value of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each such property in the Redevelopment Project Area. Other sources of funds which may be used to pay for redevelopment costs and obligations issued, the proceeds of which are used to pay for such costs, are land disposition proceeds, state and federal grants, investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate. The City may incur redevelopment project costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The Redevelopment Project Area may become contiguous to, or be separated only by a public right-of-way from, other redevelopment project areas. 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 Redevelopment Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Redevelopment Project 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 Redevelopment Project Area to pay eligible redevelopment project costs in any such areas and vice versa. Such revenues may be transferred or loaned between the Redevelopment Project Area and such areas. The amount of revenue from the Redevelopment Project Area made available to support other redevelopment project areas as described above, when added to all amounts used to pay eligible redevelopment project costs within the Redevelopment Project Area or other areas, shall not at any time exceed the total redevelopment project costs described in Table 3 above.

Development of the Redevelopment Project Area would not be reasonably expected to occur without the use of the incremental revenues provided by the Act. Redevelopment project costs include those eligible project costs set forth in the Act. Tax increment financing or other public sources will be used only to the extent needed to secure commitments for private redevelopment activity.

### **Nature and Term of Obligations to be Issued**

The City may issue obligations secured by the tax increment special tax allocation fund established for the Redevelopment Project Area pursuant to the Act or such other funds or security as are available to the City by virtue of its powers pursuant to the Illinois State Constitution and are available under the Act.

All obligations issued by the City in order to implement this Redevelopment Plan shall be retired within twenty-three (23) years from the adoption of the ordinance approving the original Redevelopment Project Area. The final maturity date of any such obligations which are issued may not be later than twenty (20) years from their respective dates of issuance. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The City may also issue obligations to a developer as reimbursement for project costs incurred by the developer on behalf of the City.

Revenues shall be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and redevelopment project costs, and, to the extent that the real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution annually to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

### **Most Recent Equalized Assessed Valuation**

As of the 1997 tax year, the total equalized assessed valuation (EAV) for property within the Redevelopment Project Area is \$25,004,028. This shall serve as the "initial equalized assessed valuation" for the Redevelopment Project Area. The EAV for each of the parcels contained within the Redevelopment Project Area is presented in Appendix C.

The initial equalized assessed valuation is subject to final determination and verification by the Cook County Assessor. After verification, the correct figure shall be certified by the County Clerk of Cook County, Illinois. This Redevelopment Plan has utilized EAV values for the 1996 tax year.

### **Anticipated Equalized Assessed Valuation**

Once the project has been completed and the property is fully assessed, the equalized assessed valuation of real property within the Redevelopment Project Area is estimated at \$61,000,000. This estimate has been calculated assuming that the Redevelopment Project Area will be developed in accordance with the General Land Use Plan described in Figure 4 of this Redevelopment Plan.

The estimated EAV assumes that the assessed value of property within the Redevelopment Project Area will increase substantially as a result of new development within the Redevelopment Project Area.

Calculation of the projected EAV is based on several other assumptions, including: 1) redevelopment of the Jefferson Park Business District Redevelopment Project Area will occur in a timely manner; and 2) the application of a State Multiplier of 2.1240 to the projected assessed value of property within the Redevelopment Project Area; and 3) an annual inflation rate of 3%. The projected State Multiplier was calculated by averaging the State Multipliers for Cook County for the most recent five year period (1992-1996).

### **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 areas 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 taxing districts presently levy taxes on properties located within the Redevelopment Project 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. The Water Reclamation District provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

Chicago Community College District 508. The Community College District is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the

educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade.

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.

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

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

The proposed revitalization of the Redevelopment Project Area may generate an increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City of Chicago, the Board of Education, the Chicago Park District and the Chicago Community College District 508. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District of Greater Chicago. The proposed revitalization and redevelopment proposed may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The proposed revitalization and redevelopment proposed may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education of the City of Chicago. The possible addition of new households with school-aged children to the Redevelopment Project Area may increase the demand for services and programs provided by the Board of Education.

Chicago Park District. The potential addition of new households to the Redevelopment Project Area may increase the demand for services and programs provided by the Chicago Park District. Two parks, Jefferson Park and Wilson Park, are located within the Redevelopment Project Area, and could be affected by proposed development.

Chicago Community College District 508. The proposed revitalization and redevelopment proposed may increase the demand for services and programs provided by the Community

College District. Given the geographic dispersion of the student population of city colleges, however, any impact created by this Redevelopment Project Area would likely be very minimal.

Redevelopment of the Redevelopment Project Area may result in changes to the level of required public services. The required level of these public services will depend upon the uses that are ultimately included within the Redevelopment Project Area. Although the specific nature and timing of the private investment expected to be attracted to the Redevelopment Project Area cannot be precisely quantified at this time, a general assessment of financial impact can be made based upon the level of development and timing anticipated by the proposed Redevelopment Plan.

When completed, developments in the Redevelopment Project Area will generate property tax revenues for all taxing districts. Other revenues may also accrue to the City in the form of sales tax, business fees and licenses, and utility user fees. The costs of some services such as water and sewer service, building inspections, etc. are typically covered by user charges. However, others are not and should be subtracted from the estimate of property tax revenues to assess the net financial impact of the Redevelopment Plan on the affected taxing districts.

For most of the taxing districts levying taxes on property within the Redevelopment Project Area, increased service demands are expected to be negligible because they are already serving the Redevelopment Project Area. Upon completion of the Redevelopment Plan, all taxing districts are expected to share the benefits of a substantially improved tax base. However, prior to the completion of the Redevelopment Plan, certain taxing districts may experience an increased demand for services.

Facilities owned and operated by other taxing districts within the Redevelopment Project Area include Jefferson Park and Wilson Park. The Redevelopment Plan is not expected to affect service costs for these parks as a result of any currently anticipated redevelopment projects. To the extent that tax revenues within the Redevelopment Project allow, funds for improvement to these facilities may be made available from the public improvements portion of the Redevelopment Plan budget.

Two City operated facilities, a Chicago Police Department facility at Gale Street and Lester Avenue and a Streets and Sanitation Department facility at Ainslie Street and Lipps Avenue, are both expected to be relocated outside the Redevelopment Project Area to better serve the larger community. These two currently tax-exempt properties are expected to be returned to taxable status as private sector redevelopment sites.

It is expected that any increase in demand for the services and programs of the aforementioned taxing districts associated with the Redevelopment Project Area can be adequately handled by the existing services and programs maintained by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

Real estate tax revenues resulting from increases in the equalized assessed value over and above the certified initial EAV established with the adoption of this Redevelopment Plan will be used to pay eligible redevelopment costs in the Redevelopment Project Area. At the end of such period, the real estate tax revenues attributable to the increase in the equalized assessed value over the certified initial EAV will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area. Successful implementation of this Redevelopment Plan is expected to result in new development and private investment on a scale sufficient to overcome blighted conditions and substantially improve the long-term economic value of the Redevelopment Project Area.

### **Completion of the Redevelopment Project and Retirement of Obligations to Finance Redevelopment Project Costs**

This Redevelopment Plan will be completed, including the retirement of any obligations issued to finance improvements, on or before a date twenty-three (23) years from the adoption of the ordinance designating the Redevelopment Project Area. Improvements will be phased and scheduled to facilitate redevelopment of the Redevelopment Project Area in accordance with the Redevelopment Plan.

## **9. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN**

This Redevelopment Plan may be amended pursuant to the provisions of the Act.

## **10. CITY OF CHICAGO COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION**

As part of any Redevelopment Agreement entered into by the City and the private developer, both will agree to establish and implement an affirmative action program that serves appropriate sectors of the City. Developers or redevelopers will meet City standards for participation of Minority Business Enterprises (MBE) and Woman Business Enterprises (WBE) as required in Redevelopment Agreements.

With respect to this Redevelopment Plan, the City is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions, including but not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed or ancestry.

Anyone involved with employment or contracting activities in connection with this Redevelopment Plan will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations.

The City and the private developers involved in the implementation of this Redevelopment Plan will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level for the project being undertaken in the Redevelopment Project Area. Any public/private partnership established for the development project in the Redevelopment Project Area will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals. The partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

APPENDIX A

JEFFERSON PARK BUSINESS DISTRICT  
REDEVELOPMENT PROJECT AREA  
AMENDMENT NO. 1

LEGAL DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MILWAUKEE AVE. WITH THE CENTERLINE OF W. MONTROSE AVE.;

THENCE WEST ALONG SAID CENTERLINE OF W. MONTROSE AVE. TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOTS 12 AND 13 IN THE SUBDIVISION OF PART OF BLOCK 2 OF DYMOND'S SUBDIVISION LYING IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY LINE OF LOTS 12 AND 13 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWESTERLY OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID ALLEY SOUTHWESTERLY OF MILWAUKEE AVE. AND THE WEST LINE OF SAID ALLEY TO THE SOUTH LINE OF W. AGATITE AVE.;

THENCE WEST ALONG SAID SOUTH LINE OF W. AGATITE AVE. TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 12 IN BLOCK 1 IN IRVING PARK HOMES BLDG. CO.'S SUBDIVISION NO. 3, SAID NORTHEASTERLY LINE OF LOT 12 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWESTERLY OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID ALLEY SOUTHWESTERLY OF MILWAUKEE AVE. AND NORTHERLY ALONG THE WEST LINE OF SAID ALLEY TO THE SOUTH LINE OF W. SUNNYSIDE AVE.;

THENCE WEST ALONG SAID SOUTH LINE OF W. SUNNYSIDE AVE. TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 2 IN THE RESUBDIVISION OF LOT 1 IN BLOCK 8 IN ROBERT'S MILWAUKEE AVE. SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART OF LOT 5 IN THE SCHOOL TRUSTEE'S SUBDIVISION LYING WEST OF MILWAUKEE AVE., SAID NORTHEASTERLY LINE OF LOT 2 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND SOUTHWESTERLY LINE OF SAID ALLEY SOUTHWEST OF MILWAUKEE AVE. TO SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 7 IN THE SUBDIVISION OF (EXCEPT THE NORTH 1.5 RODS AND THE SOUTH 4 RODS) THAT PART WEST OF MILWAUKEE AVE. OF LOT 5 OF THE SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7 IN THE SUBDIVISION OF (EXCEPT THE NORTH 1.5 RODS AND THE SOUTH 4 RODS) THAT PART WEST OF MILWAUKEE AVE. OF LOT 5 OF THE SCHOOL TRUSTEES SUBDIVISION TO THE SOUTHWESTERLY LINE OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVE. TO THE NORTHWESTERLY LINE OF SAID LOT 7 IN THE SUBDIVISION OF (EXCEPT THE NORTH 1.5 RODS AND THE SOUTH 4 RODS) THAT PART WEST OF MILWAUKEE AVE. OF LOT 5 OF THE SCHOOL TRUSTEES SUBDIVISION;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF SAID LOT 7 IN THE SUBDIVISION OF (EXCEPT THE NORTH 1.5 RODS AND THE SOUTH 4 RODS) THAT PART WEST OF MILWAUKEE AVE. OF LOT 5 OF THE SCHOOL TRUSTEES SUBDIVISION AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF LOT 2 IN THE RESUBDIVISION OF LOT 1 IN BLOCK 8 IN ROBERT'S MILWAUKEE AVE. SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART OF LOT 5 IN THE SCHOOL TRUSTEE'S SUBDIVISION LYING WEST OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 2 IN THE RESUBDIVISION OF LOT 1 IN BLOCK 8 IN ROBERT'S MILWAUKEE AVE. SUBDIVISION OF LOTS 5 AND 10 OF THE SUBDIVISION OF THAT PART OF LOT 5 IN THE SCHOOL TRUSTEE'S SUBDIVISION LYING WEST OF MILWAUKEE AVE. TO THE SOUTHEASTERLY LINE OF W. WINDSOR AVE.;

THENCE NORTHWEST ALONG A STRAIGHT LINE TO A POINT ON THE NORTHWESTERLY LINE OF W. WINDSOR AVE. WHICH IS 133.4 FEET SOUTHWEST OF THE SOUTHWEST LINE OF MILWAUKEE AVE., AS MEASURED ALONG SAID NORTHWESTERLY LINE OF W. WINDSOR AVE.;

THENCE NORTHWESTERLY ALONG A LINE 133.4 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF MILWAUKEE AVE. TO A LINE 100 FEET NORTHWESTERLY OF AND PARALLEL WITH THE AFORESAID NORTHWESTERLY LINE OF W. WINDSOR AVE.;

THENCE NORTHEASTERLY ALONG SAID LINE 100 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF W. WINDSOR AVE. TO THE SOUTHWESTERLY LINE OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVE. TO THE NORTH LINE OF LOT 1 IN THE SUBDIVISION OF PART LOT 5 IN SCHOOL TRUSTEE'S SUBDIVISION WEST OF MILWAUKEE AVE., EXCEPT THE NORTH 1 ½ RODS AND THE SOUTH FOUR RODS THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 TO THE WESTERLY LINE OF SAID LOT 1;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 1 TO THE SOUTH LINE OF LOT 9 IN BLOCK 1 IN ROBERT'S MILWAUKEE AVE. SUBDIVISION OF LOTS 5 AND 10 IN THE SUBDIVISION OF PART LOT 5 IN SCHOOL TRUSTEE'S SUBDIVISION WEST OF MILWAUKEE AVE., EXCEPT THE NORTH 1 ½ RODS AND THE SOUTH FOUR RODS THEREOF;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 1 IN ROBERT'S MILWAUKEE AVE. SUBDIVISION TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH ALONG SAID WEST LINE OF LOT 9 TO THE NORTH LINE OF SAID LOT 9, BEING ALSO THE NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 49 IN JEFFERSON PARK WEST, A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 4 IN THE SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID EASTERLY LINE OF LOT 49 AND THE NORTHERLY EXTENSION THEREOF AND ALONG THE EASTERLY LINE OF LOT 48 IN SAID JEFFERSON PARK WEST AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTHERLY LINE OF LOT 58 IN STEVENS SUBDIVISION OF JEFFERSON PARK, A SUBDIVISION OF THE WEST 1367 FEET OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 58 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF LELAND AVE.;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF LELAND

AVE. TO THE WESTERLY LINE OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF MILWAUKEE AVE. TO THE SOUTH LINE OF LELAND AVE.;

THENCE WEST ALONG SAID SOUTH LINE OF LELAND AVE. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN SAID STEVENS SUBDIVISION OF JEFFERSON PARK, SAID EAST LINE OF LOT 22 BEING THE WEST LINE OF THE ALLEY WEST OF MILWAUKEE AVE.;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WEST LINE OF THE ALLEY WEST OF MILWAUKEE TO THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN ROBERT'S HOMESTEAD ADDITION TO JEFFERSON, BEING A RESUBDIVISION OF LOTS 8, 9, 10, 11 AND PART OF LOT 22 OF BLOCK 53, PART OF LOT 23 IN BLOCK 51, PART OF BLOCK 54 AND ALL OF BLOCK 50 IN THE VILLAGE OF JEFFERSON IN SECTIONS 8, 9, AND 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG THE SOUTHERLY LINE OF SAID LOT 1 IN ROBERT'S HOMESTEAD ADDITION TO JEFFERSON A DISTANCE OF 166 FEET;

THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE SOUTHERLY LINE OF GIDDINGS ST., SAID POINT BEING 96.18 FEET WESTERLY OF THE SOUTHWESTERLY LINE OF MILWAUKEE AVE. AS MEASURED ALONG SAID SOUTHERLY LINE OF GIDDINGS ST.;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF W. GIDDINGS ST. TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE LOT 5 IN BUTLER'S CHURCH LOT SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EASTERLY LINE OF LOT 5 BEING ALSO THE WESTERLY LINE OF THE ALLEY WEST OF MILWAUKEE AVE.;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WESTERLY LINE OF THE ALLEY WEST OF MILWAUKEE AVE. TO THE SOUTHERLY LINE OF LOT 16 IN BLOCK 1 IN BUTLER'S MILWAUKEE & LAWRENCE AVE. SUBDIVISION OF THAT PART OF BLOCK 53, 54, AND 55 OF THE VILLAGE OF JEFFERSON LYING SOUTH OF LAWRENCE AVE., EXCEPT LOTS 12 AND 13 IN BLOCK 53;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 16 TO THE EASTERLY LINE OF LONDON AVE.;

THENCE WESTERLY ALONG A STRAIGHT LINE TO THE NORTHEASTERLY

CORNER OF LOT 21 IN BLOCK 2 IN SAID BUTLER'S MILWAUKEE & LAWRENCE AVE. SUBDIVISION;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 21 TO THE NORTHWEST CORNER THEREOF;

THENCE WESTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF LOT 7 IN SAID BLOCK 2 IN BUTLER'S MILWAUKEE & LAWRENCE AVE. SUBDIVISION;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 7 IN BLOCK 2 IN BUTLER'S MILWAUKEE & LAWRENCE AVE. SUBDIVISION TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN SAID BLOCK 2 IN BUTLER'S MILWAUKEE & LAWRENCE AVE. SUBDIVISION;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID LOT 4 IN BLOCK 2 IN BUTLER'S MILWAUKEE & LAWRENCE AVE. SUBDIVISION TO THE SOUTHERLY LINE OF W. LAWRENCE AVE.;

THENCE EAST ALONG SAID SOUTHERLY LINE OF WEST LAWRENCE AVE. TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN ROBERT'S HOMESTEAD ADDITION, A RESUBDIVISION OF LOTS 8 TO 11 AND PART OF LOT 22 OF BLOCK 53, PART OF LOT 23 OF BLOCK 51, PART OF BLOCK 54 AND ALL OF LOT 11 OF BLOCK 50, IN THE VILLAGE OF JEFFERSON IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 4 IN ROBERT'S HOMESTEAD ADDITION TO THE NORTH LINE THEREOF, SAID NORTH LINE OF LOT 4 BEING ALSO THE SOUTH LINE OF THE ALLEY NORTH OF W. LAWRENCE AVE.;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY NORTH OF W. LAWRENCE AVE. TO THE EAST LINE OF N. LONG AVE.;

THENCE SOUTH ALONG SAID EAST LINE OF N. LONG AVE. AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHERLY LINE OF W. LAWRENCE AVE.

THENCE WEST ALONG SAID SOUTHERLY LINE OF WEST LAWRENCE AVE. TO THE WEST LINE OF N. LINDER AVE.;

THENCE NORTH ALONG SAID WEST LINE OF N. LINDER AVE. TO THE NORTHEASTERLY LINE OF HIGGINS RD.;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF HIGGINS RD. TO THE EAST LINE OF LOT 14 IN BLOCK 46 OF THE VILLAGE OF JEFFERSON IN SECTIONS 8, 9 AND 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 14 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF MILWAUKEE AVE.;

THENCE NORTH ALONG SAID EAST LINE OF LOT 14 TO THE NORTHERLY LINE THEREOF, SAID NORTHERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWESTERLY OF MILWAUKEE AVE.;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14 AND ALONG THE NORTHERLY LINE OF LOTS 15 THRU 23, INCLUSIVE, IN SAID BLOCK 46 OF THE VILLAGE OF JEFFERSON TO THE SOUTHEASTERLY LINE OF GALE ST.;

THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE EAST CORNER OF LOT 13 IN BLOCK 57 OF THE VILLAGE OF JEFFERSON, SAID CORNER BEING ALSO THE INTERSECTION OF THE NORTHWESTERLY LINE OF GALE ST. WITH THE SOUTHWESTERLY LINE OF LESTER AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF LESTER AVE. TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 14 IN BLOCK 45 OF THE VILLAGE OF JEFFERSON, SAID SOUTHEASTERLY LINE OF LOT 14 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWESTERLY OF GALE ST.;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE SOUTHEASTERLY LINE OF LOT 14 TO THE NORTHEASTERLY LINE OF SAID LOT 14, SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWESTERLY OF MILWAUKEE AVE.;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWESTERLY OF MILWAUKEE AVE. TO THE SOUTHEASTERLY LINE OF EDMUNDS ST.;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF EDMUNDS ST. TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY CO.;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. TO THE NORTHWESTERLY LINE OF EDMUNDS ST.;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF EDMUNDS ST., BEING ALSO THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND

NORTHWESTERN RAILWAY CO. TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY THE CHICAGO AND NORTHWESTERN RAILWAY CO.;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE RIGHT OF WAY THE CHICAGO AND NORTHWESTERN RAILWAY CO. TO THE CENTER LINE OF CENTRAL AVE.;

THENCE NORTH ALONG SAID CENTER LINE OF CENTRAL AVE. TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY CO.;

THENCE SOUTHEAST AND EAST ALONG SAID NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. TO THE SOUTHWESTERLY LINE OF AVONDALE AVE.;

THENCE SOUTHEAST ALONG SAID SOUTHWESTERLY LINE OF AVONDALE AVE. TO THE NORTHERLY LINE OF D. W. ELDREDS PRIVATE PARK IN THE D.W. ELDREDS RESUBDIVISION OF BLOCK 32 IN VILLAGE OF JEFFERSON IN SECTIONS 8,9,AND 16;

THENCE WESTERLY ALONG SAID NORTHERLY LINE OF D. W. ELDREDS PRIVATE PARK TO THE SOUTHWESTERLY LINE THEREOF, SAID SOUTHWESTERLY LINE BEING ALSO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY CO.;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. TO THE NORTH LINE OF W. LAWRENCE AVE.;

THENCE EAST ALONG SAID NORTH LINE OF W. LAWRENCE AVE. A DISTANCE OF 150 FEET;

THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICULAR TO THE NORTH LINE OF W. LAWRENCE TO THE SOUTH LINE OF SAID W. LAWRENCE AVE.;

THENCE WEST ALONG SAID SOUTH LINE OF W. LAWRENCE AVE. TO THE NORTHEASTERLY LINE OF AVONDALE AVE.;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF AVONDALE AVE. TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN BLOCK 3 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, A SUBDIVISION OF PART OF LOTS 2 TO 5 OF THE SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 2 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF LAWRENCE AVE.;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG SAID NORTH LINE OF LOT 2 TO THE EAST LINE OF N. LARAMIE AVE.;

THENCE SOUTH ALONG SAID EAST LINE OF N. LARAMIE AVE. TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 22 IN PAPENEK KOVAC & CO.'S SUBDIVISION OF LOT 19 IN SCHULTZ, GOVEN & HANSON SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 22 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF LAWRENCE AVE.;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF LAWRENCE AVE. TO THE SOUTHWESTERLY LINE OF LOT 18 IN SAID PAPENEK KOVAC & CO.'S SUBDIVISION OF LOT 19 IN SCHULTZ, GOVEN & HANSON SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF LOT 18 IN SAID PAPENEK KOVAC & CO.'S SUBDIVISION BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF MILWAUKEE AVE.;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF MILWAUKEE AVE. AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF N. LARAMIE AVE.;

THENCE SOUTH ALONG SAID EAST LINE OF N. LARAMIE AVE. TO THE SOUTH LINE OF LOT 12 IN BLOCK 2 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, A SUBDIVISION OF PART OF LOT 2 TO 5 OF THE SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 12 AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 29 IN SAID BLOCK 2 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, SAID WEST LINE OF LOT 29 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF N. LEAMINGTON AVE.;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF N. LEAMINGTON AVE. AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF W. WILSON AVE.;

THENCE SOUTH ALONG A STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 9 IN SUNNYSIDE ADDITION TO JEFFERSON PARK;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEAST LINE OF LOT 17 IN SAID BLOCK 9 IN SUNNYSIDE ADDITION TO JEFFERSON PARK;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND ALONG THE SOUTHEAST LINE OF LOT 17 IN BLOCK 9 IN SUNNYSIDE ADDITION TO JEFFERSON PARK TO THE NORTHEASTERLY LINE OF MILWAUKEE AVE.;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVE. TO THE NORTHWESTERLY LINE OF W. WINDSOR AVE.;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF W. WINDSOR AVE. TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 56 IN BLOCK 8 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, SAID SOUTHWESTERLY LINE OF LOT 56 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF MILWAUKEE AVE.;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 56 TO THE SOUTH LINE OF SAID LOT 56;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 56 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE ALLEY EAST OF MILWAUKEE AVE.;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE ALLEY EAST OF MILWAUKEE AVE. TO THE NORTH LINE OF W. SUNNYSIDE AVE.;

THENCE EAST ALONG SAID NORTH LINE OF W. SUNNYSIDE AVE. TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 19 IN BLOCK 6 IN BOSWELL'S SUBDIVISION NO. 2, A SUBDIVISION IN BLOCK 6 OF THE SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF LOT 19 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF MILWAUKEE AVE.;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF MILWAUKEE AVE. AND ALONG THE EAST LINE OF SAID ALLEY TO THE NORTH LINE OF W. AGATITE AVE.;

THENCE EAST ALONG SAID NORTH LINE OF W. AGATITE AVE. TO THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 2 IN THE RESUBDIVISION OF LOTS 1, 2, 3, 19, AND 20 IN BLOCK 1 IN DYMOND'S HOMESTEAD SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF LOT 2 BEING ALSO THE NORTHEASTERLY LINE OF

THE ALLEY NORTHEAST OF MILWAUKEE AVE.;

THENCE SOUTHEAST ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF MILWAUKEE AVE. TO THE SOUTH LINE OF LOT 3 IN SAID RESUBDIVISION OF LOTS 1, 2, 3, 19, AND 20 IN BLOCK 1 IN DYMOND'S HOMESTEAD SUBDIVISION, SAID SOUTH LINE OF LOT 3 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF MONTROSE AVE.;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF MONTROSE AVE. TO THE NORTHERLY EXTENSION OF THE WEST LINE LOT 11 IN BLOCK 1 IN DYMOND'S HOMESTEAD SUBDIVISION, A SUBDIVISION OF BLOCK 6 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 11 BEING ALSO THE EAST LINE OF THE ALLEY EAST MILWAUKEE AVE.;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG SAID EAST LINE OF THE ALLEY EAST MILWAUKEE AVE. AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF W. MONTROSE AVE.;

THENCE WEST ALONG SAID CENTERLINE OF W. MONTROSE AVE. TO THE POINT OF BEGINNING ON THE CENTERLINE OF MILWAUKEE AVE.

ALL IN CHICAGO, COOK COUNTY, ILLINOIS.

## APPENDIX B

### JEFFERSON PARK BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

#### ELIGIBILITY REPORT

The purpose of this analysis is to determine whether a portion of the City identified as the Jefferson Park Business District Redevelopment Project Area qualifies for designation as a tax increment financing district pursuant to the "Tax Increment Allocation Redevelopment Act" (65 ILCS 5/11-74.1 et seq.) (1996 State Bar Edition), as amended (the "Act"). This legislation focuses on the elimination of blight or rapid deterioration through the implementation of a redevelopment plan. The Act authorizes the use of tax increment revenues derived in a Redevelopment Project Area for the payment or reimbursement of eligible redevelopment project costs.

The area proposed for designation as the Jefferson Park Business District Redevelopment Project Area is hereinafter referred to as the "Study Area" and is shown in Figure A.

The Study Area is approximately 79 acres in size and includes 184 tax parcels located on 25 tax blocks. All 184 parcels are improved, and 173 parcels contain buildings. The Study Area includes only contiguous parcels and street right-of way.

This report summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of Camiros, Ltd. and its subconsultants, and does not necessarily reflect the views and opinions of potential developers or the City. However, the City is entitled to rely on the findings and conclusions of this report in designating the Study Area as a redevelopment project area under the Act.



## 1. INTRODUCTION

The Tax Increment Allocation Redevelopment Act permits municipalities to induce redevelopment of eligible "blighted", "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act stipulates specific procedures which must be adhered to in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.4-3(p), the Act defines a "redevelopment project area" as:

... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas.

In adopting the Act, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) That there exists in many municipalities within the State blighted and conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were 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. The Act specifies certain requirements which must be met before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Before the tax increment financing technique can be used, the municipality must first determine that the proposed redevelopment area qualifies for designation as a blighted area, conservation area, or an industrial park conservation area. Based on the conditions present, this eligibility report finds that the Study Area qualifies for designation as a "conservation area."

## Conservation Areas

Conservation areas are areas which are rapidly deteriorating and declining. Such areas are not yet blighted, but may soon become blighted areas if their decline is not checked. Establishing an area as a "conservation area" under the Act requires that *50 % or more* of the structures in the area must be 35 years of age or older, and the presence of *three or more* of the following 14 factors:

- Abandonment
- Deleterious land use or layout
- Deterioration
- Depreciation of physical maintenance
- Dilapidation
- Excessive land coverage
- Illegal use of individual structures
- Excessive vacancies
- Lack of community planning
- Lack of ventilation, light, or sanitary facilities
- Obsolescence
- Overcrowding of structures and community facilities
- Presence of structures below minimum code standards
- Inadequate utilities

Although the Act defines conservation areas, it does not define when the factors present qualify an area for such designation. Therefore, it is necessary to establish reasonable and defensible criteria to support each local finding that serves to qualify an area as a conservation area.

The presence and documentation of the minimum number of factors may be sufficient to establish eligibility for designation as a conservation area. However, this evaluation was made on the basis that such factors should be present to an extent which would lead reasonable persons to conclude that public intervention is appropriate or necessary in the proposed Redevelopment Project Area. In other words, each factor identified should be present to a meaningful degree so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. Similarly, factors should be reasonably distributed throughout the Redevelopment Project Area so that areas largely free of blighting conditions are not arbitrarily found to be eligible because of their proximity to areas which are eligible.

The test of eligibility of the study area is based on the conditions of the area as a whole. The Act does not require that eligibility be established for each and every property in the Study Area.

## 2. ELIGIBILITY STUDIES AND ANALYSIS

An analysis was undertaken to determine whether any or all of the blighting factors listed in the Act are present in the Study Area, and if so, to what extent and in which locations.

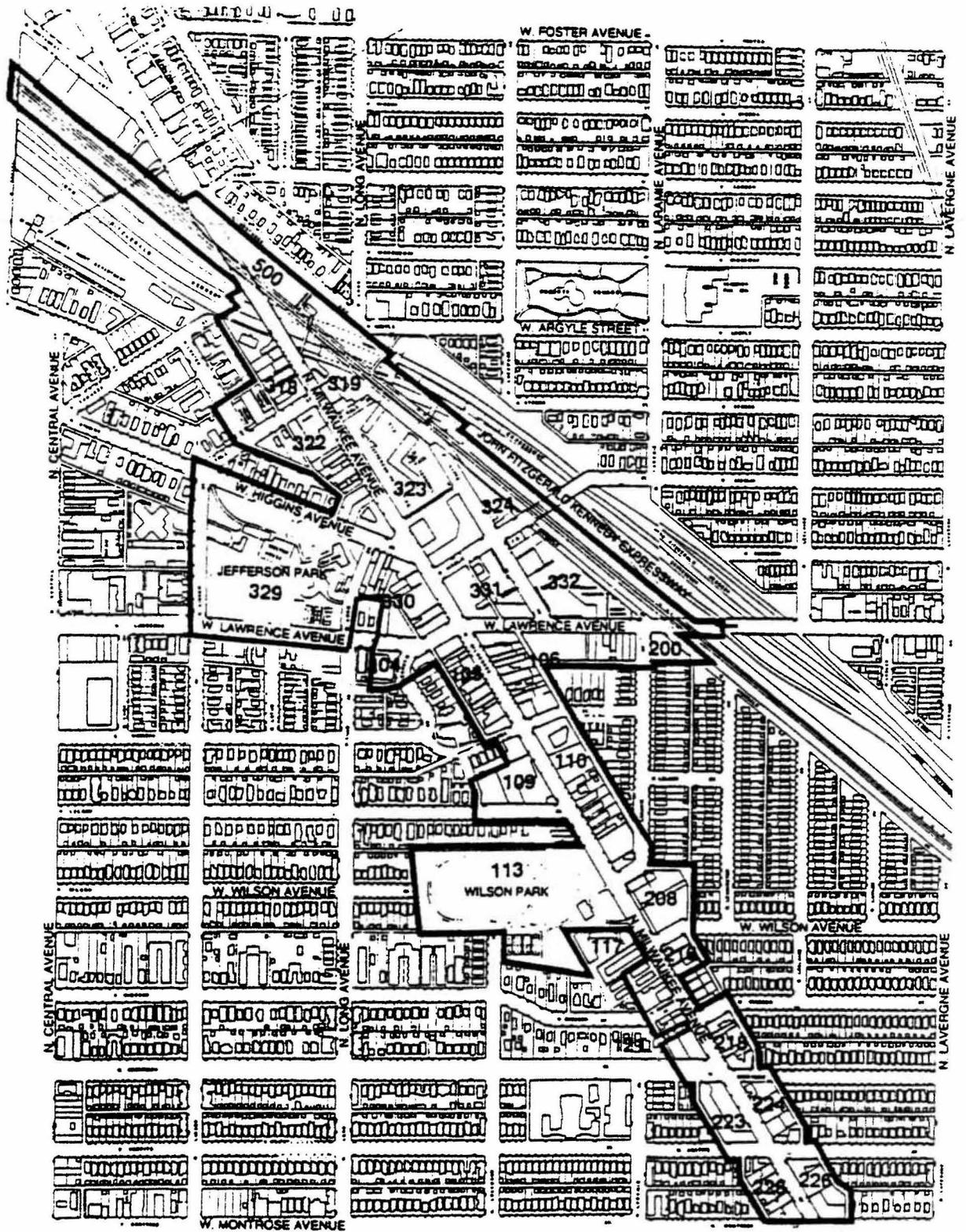
In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance.
3. Analysis of existing land uses and their relationships.
4. Comparison of surveyed buildings to zoning regulations.
5. Analysis of the current platting, building size and layout.
6. Analysis of building floor area and site coverage.
7. Review of previously prepared plans, studies, inspection reports and other data.
8. Analysis of real estate assessment data.
9. Review of available building permit records to determine the level of development activity in the area.
10. Review of building code violations.

An exterior building conditions survey and a site conditions survey of the area were undertaken in September and October 1997. The analysis of conditions is organized by tax block. The Study Area contains 25 tax blocks, as shown in Figure B.

Where a factor is described as being present to a *major extent*, the factor is present throughout major portions of the Study Area. The presence of such conditions have a major adverse impact or influence on adjacent and nearby development. A factor described as being present to a *minor extent* indicates that the factor is present, but that the distribution or impact of the condition is limited. A statement that a factor is *not present* indicates that either no information was available or that no evidence was documented as a result of the various surveys and analyses. Factors whose presence could not be determined with certainty were not considered in establishing eligibility.

Each factor identified in the Act for determining whether an area qualifies as a conservation area is discussed below and a conclusion is presented as to whether or not the factor is present in the study area to a degree sufficient to warrant its inclusion in establishing the eligibility of the area as a "conservation area" under the Act. These findings describe the conditions that exist and the extent to which each factor is present.



**FIGURE B**  
**TAX BLOCKS MAP**  
**JEFFERSON PARK**  
 BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA  
 AMENDMENT NO. 1

### 3. PRESENCE AND DISTRIBUTION OF ELIGIBILITY FACTORS

Within the Study Area, all 184 parcels were defined as improved. For this reason all tax parcels were analyzed for eligibility based on factors for improved property. Improved property includes parcels that contain buildings, structures, parking or other physical improvements. Improved property may include single parcels or multiple parcels under a single or common ownership. Landscaped yards, open space or other accessory functions may also be classified as improved property for the purposes of the eligibility analysis if they are an obvious part of adjacent buildings.

In order to establish the eligibility of a Redevelopment Project Area under the "conservation area" criteria established in the Act, at least 50% of buildings within the Area must be 35 years of age or older. In addition, three of 14 eligibility factors must be present and reasonably distributed throughout the Study Area. This eligibility study finds that the Study Area qualifies for designation as a "conservation area." Eighty-nine percent (89%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum of 50% required by the Act for designation. Additionally, eight of the conditions cited in the Act are present within the Study Area. The five conditions present to a *major* extent are: deleterious land use or layout; depreciation of physical maintenance; excessive land coverage; lack of community planning; and obsolescence. The three conditions present to a *minor* extent are: deterioration; excessive vacancies; and presence of structures below minimum code. All of these factors are well distributed throughout the Study Area.

The presence and distribution of all eligibility factors are discussed below. Following the discussion of age, the fourteen additional conditions that were analyzed are presented in four sections: factors present to a major extent; factors present to a minor extent; factors not found to be present; and factors whose presence could not be determined.

#### Age

The age of a structure is often a key indicator of the relative usefulness of a piece of property. Older structures frequently require extensive maintenance in order to maintain mechanical systems or maintain structural integrity. The costs involved in maintaining and upgrading aging

buildings often create adverse impacts on existing users and create impediments to the marketability and reuse of industrial or commercial structures.

In establishing a conservation area under the Act, 35 years is used as an indication of the point at which age becomes a potentially blighting factor with respect to structures within a study area. For buildings intended for long-term occupancy, this is the point at which building systems can be expected to begin to fail, and building types may become obsolete as a result of changing technology or use. For buildings that are designed for a shorter life span, age can become a blighting factor even in relatively new buildings.

*Eighty-nine percent (89%) of buildings within the Study Area are more than 35 years old, substantially more than the 50% required under the Act for designation of a conservation area. Of the 25 tax blocks in the Study Area, older buildings are present to a major extent on 17 and to a minor extent on three.*

The following discussion describes the extent to which each of the 14 eligibility factors for designation of a conservation area are present within the Study Area.

### **Factors Present to a Major Extent**

#### ***Deleterious Land Use or Layout***

Deleterious land uses include instances of incompatible land use relationships, single-purpose buildings converted to accommodate other activity, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive, or environmentally unsuitable. This condition also exists if any of the following are present:

- Platting does not conform to current development codes with respect to lot size, configuration and public access.
- Parcels are of inadequate size or shape for contemporary development.
- Land uses are non-conforming with respect to current zoning.
- There are land use conflicts with adjacent land uses.
- Single purpose buildings have been converted to accommodate another activity, or buildings are occupied by inappropriate mixed uses.
- Residential uses front on or near heavily traveled streets, thus causing susceptibility to noise, fumes and glare;
- Structures are located in a 100 year flood plain; or
- Environmental contamination is present which hampers reuse.

*This factor is present to a major extent, affecting 92% of the parcels within the Study Area (or 170 of 184). Of the 25 tax blocks in the Study Area, this factor was present to a major extent on 21 and to a minor extent on one. Parcels are of inadequate size and shape for modern commercial*

development. They are characterized by narrow lot widths and insufficient lot depths. Minimal off-street parking is provided for commercial employees or customers. There are several instances of land use conflicts between commercial and residential uses, as well as instances of conflicts between commercial and industrial uses.

### ***Depreciation of Physical Maintenance***

This factor refers to the effects of deferred maintenance or lack of maintenance of buildings, improvements and grounds. This condition is present where buildings have unpainted or unfinished surfaces, peeling paint, limited amounts of loose or missing materials, broken windows, deteriorated gutters and downspouts, or are in need of minor tuck pointing. Deterioration of streetlights, sidewalks, curbs and gutters adjacent to the building, the presence of construction debris, deteriorated parking areas or parking areas that exhibit an accumulation of trash or debris also are indicative of depreciation of physical maintenance.

*This factor is present to a major extent. Approximately 66% of all parcels (or 121 of 184) in the Study Area evidenced this condition. Of the 25 tax blocks in the Study Area, this factor was present to a major extent on 19 and to a minor extent on three.*

### ***Excessive Land Coverage***

This condition is present when buildings occupy all or most of the lot, leaving little or no space for off-street parking, off-street loading and open space amenities. Problem conditions include buildings that are improperly situated on the parcel or buildings that are located on parcels of inadequate size and shape in relation to contemporary standards of development, health or safety. The resulting inadequate conditions include insufficient provision for light and air, increased threat of the spread of fires due to the close proximity of nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking or inadequate provision for loading and service. Excessive land coverage frequently has an adverse or blighting influence on nearby development.

*This condition is present to a major extent throughout the Study Area. Overall, 54% of all structures (or 94 of 173) were found to exhibit this condition. Of the 25 tax blocks in the Study Area, this factor was present to a major extent on 15 and to a minor extent on one. Most commercial buildings occupy all or most of their sites, leaving little opportunity to provide off-street parking or loading facilities.*

### ***Lack of Community Planning***

This factor is present if the proposed redevelopment project area developed prior to or without the benefit and guidance of a community plan. This means that no plan for the overall development of the community existed, the community's plan was inadequate, or that the plan was ignored at the time the area was developed.

Conditions resulting from a lack of community planning include the existence of incompatible land uses, the lack of proper development of vacant or improved sites, and the presence of inconsistent platting including parcels of small or irregular shapes, the presence of nonconforming uses with respect to zoning, inadequate street layout or improper subdivision.

Lack of community planning is also indicated when there are inadequate public utilities or plans for utility improvements that would allow the property to be developed in accordance with the intensity of use identified in the municipality's comprehensive plan or zoning ordinance or other economic development plans for the area. This factor is also present if public improvements serving the site including streets, streetlights and other utility systems do not meet current municipal standards. Similarly, lack of community planning is indicated if private improvements including parking lots, screening and organization of buildings within the site do not meet accepted community development standards.

*This condition is prevalent to a major extent throughout the Study Area.* Piecemeal development of new commercial buildings has occurred on a few scattered sites along the corridor in the last decade, but without regard to the overall function or appearance of the business district corridor. This uncoordinated development has resulted in localized congestion and parking problems. Of the 25 tax blocks in the Study Area, this factor was present to a major extent on 18 and to a minor extent on three.

### ***Obsolescence***

Functional obsolescence is characterized by buildings designed for a single or specific purpose or use, buildings of inadequate size to accommodate alternative uses, or buildings using a type of construction which limits long term use and marketability. Site improvements such as water and sewer lines, public utility lines, roadways, parking areas, parking structures, sidewalks, curbs and gutters, and lighting may be inadequate or obsolete in relation to contemporary standards for such improvements. Functional obsolescence includes poor design or layout, improper orientation of the building on the site, inadequate loading facilities, height, or other factors which detract from the overall usefulness or desirability of the property. As an inherent deficiency, functional obsolescence results in a loss in value of the property.

Economic obsolescence may be evidenced by a variety of factors including deterioration of the physical environment, streets of inadequate width or parcels of inadequate size or irregular shape which prevent reasonable development. This condition is often a result of adverse conditions which cause some degree of market rejection and, therefore, a depreciation of market values.

The presence of this condition is demonstrated by the many narrow commercial buildings along Milwaukee Avenue that lack adequate off-street parking and loading facilities, and which therefore cannot be easily marketed for commercial uses. *This condition was found to be present to a major extent throughout the Study Area, with 99 of 173 structures, or 57%, being classified as obsolete.* Of the 25 tax blocks in the Study Area, this factor was present to a major extent on 15 and to a minor extent on one.

## **Factors Present to a Minor Extent**

### ***Deterioration***

This condition is present when there are physical deficiencies in buildings or site improvements requiring treatment or repair. Deterioration may be present in basically sound buildings that contain defects that can be corrected. Deterioration that is not easily correctable and cannot be accomplished during the course of normal maintenance may also be evident. Examples of conditions that indicate deterioration include loose or missing materials, major cracks in masonry walls, rusted support beams and columns, and deteriorated roofs requiring replacement or major repair. Such defects may involve either primary building components (foundations, walls, roofs) or secondary building components (doors, windows, porches, fascia materials, gutters and downspouts). All buildings classified as dilapidated are also considered to be deteriorating.

*Deterioration was found to be present to a minor extent throughout the Study Area. Overall, 16 out of 173 buildings, or 9%, were found to be deteriorated. Of the 25 tax blocks in the Study Area, this factor was present to a minor extent on seven and to a major extent on none. The seven blocks affected to a minor extent are well distributed throughout the Study Area.*

### ***Excessive Vacancies***

This condition is present when the occupancy or use level of a building is low for frequent or lengthy periods. The presence of buildings or sites which are unoccupied or underutilized generally represents an adverse influence on the area. Excessive vacancies include abandoned properties which evidence no apparent effort directed toward their occupancy or utilization.

*At the time of the condition survey, 15 buildings (or 9%) with vacancies were identified, as evidenced by empty or partially empty commercial buildings. This condition was considered present to a minor extent within the Study Area overall. Of the 25 tax blocks in the Study Area, this factor was present to a major extent on one and to a minor extent on seven. These affected blocks are well distributed throughout the Study Area.*

### ***Presence of Structures Below Minimum Code Standards***

This factor is present when structures do not conform with local standards of building, fire, housing, zoning, subdivision or other applicable governmental codes. Structures below minimum code standards include all buildings which do not meet the standards of zoning, subdivision, building, housing, fire, property maintenance or other governmental codes applicable to the property. The principal purposes of such codes are to require that buildings be constructed in such a way that they can sustain the loads expected from the type of occupancy and are safe for occupancy against fire and similar hazards, and/or to establish minimum standards for safe and sanitary habitation. Buildings below minimum code are characterized by defects or deficiencies which threaten health and safety.

*This factor is present to a minor extent within the Study Area. A review of the building code violations since 1992 identified 39 buildings which had been cited with code violations, or 23% of all structures. These code violations were most heavily concentrated in the center third of the Study Area (in the vicinity of the intersection of Milwaukee and Lawrence). Of the 25 tax blocks in the Study Area, this factor was present to a major extent on seven and to a minor extent on three.*

## **Factors Not Found to be Present**

### ***Abandonment***

Abandoned buildings reflect property in which all apparent use of, or interest in, the structure by the owner has been discontinued. Unlike vacant buildings for which new users are being sought, abandoned property generally shows no evidence of ongoing maintenance or marketing. Such property is frequently also deteriorating or dilapidated, and may have tax delinquencies or contain environmental contaminants which limit its economic value and reuse potential. The presence of substantial numbers of abandoned buildings in an area can discourage private investment and lead to further decline.

*This condition was not found to be present within the Study Area to a degree sufficient to merit its inclusion as a blighting factor. No abandoned buildings were identified within the Study Area.*

### ***Dilapidation***

This factor reflects a substandard condition of a building's foundation, wall or roof elements where deterioration has occurred to such an extent that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, bowed or sagging roofs, or cracked or missing foundation walls.

*Dilapidation was not found to be present within the Study Area to a significant extent. Overall, one structure was found to be dilapidated due to a recent fire, affecting one tax block to a minor extent.*

## **Factors Whose Presence Could Not Be Determined**

### ***Illegal Use of Individual Structures***

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law. This condition also exists when the use of a structure does not conform to the requirements of the existing zoning code.

*This condition could not be assessed with certainty within the Study Area, and therefore is not considered present to a degree sufficient to warrant its inclusion as a blighting factor. Almost all*

buildings are being used for their original purpose, and appear to conform to the City of Chicago Zoning Ordinance.

### ***Lack of Ventilation, Light, or Sanitary Facilities***

Conditions, such as lack of indoor plumbing or lack of adequate windows or other means of providing ventilation or light, can negatively influence the health and welfare of a building's residents or users. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in rooms without windows such as bathrooms, and dust, odor, or smoke producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms with proper window sizes and amounts by room area to window area ratios; and
- Adequate sanitary facilities, including garbage storage, bathroom facilities, hot water and kitchens.

*The presence of this factor could not be assessed through the exterior building condition survey and other available information to a degree sufficient to warrant its inclusion as a blighting factor present within the Study Area.*

### ***Overcrowding of Structures and Community Facilities***

This condition exists when a structure or community facility has reached a level of use beyond a designed or legally permitted level. Overcrowding is often found in buildings originally designed for a specific use and later converted to accommodate a more intensive use without adequately meeting requirements for minimum floor area, privacy, ingress and egress, loading and services, or the capacity of building systems. Evidence of this condition may include the outside storage of materials that cannot be contained in enclosed buildings or vehicles that cannot be stored in buildings or enclosed storage yards.

*This condition could not be assessed with certainty, and is therefore not considered present within the Study Area to a degree sufficient to warrant its inclusion as a blighting factor.*

### ***Inadequate Utilities***

This factor exists in the absence of one or more of the following utilities serving the site: gas, electricity, water, sanitary sewer or storm sewer. This factor is also present when the existing utilities are inadequate to accommodate the level of development permitted under current zoning or envisioned under the comprehensive plan or adopted redevelopment plan for the area.

This factor does not appear to be present within the Study Area since all property is presently served by the appropriate utilities, and nearly all properties are in active use. *As it could not be determined with certainty, it is not considered to be a blighting factor present within the Study Area.*

### 3. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area qualifies for designation as a “conservation area.” Eighty-nine percent (89%) of all buildings within the Study Area are at least 35 years of age. This is substantially more than the minimum of 50% required by the Act for designation.

Once the age requirement has been met, the presence of three of 14 conditions is required for designation of improved property as a “conservation area.” Of the conditions cited in the Act, eight are present within the Study Area.

The conditions present to a *major* extent are:

- Deleterious land use or layout
- Depreciation of physical maintenance
- Excessive land coverage
- Lack of community planning
- Obsolescence

The conditions present to a *minor* extent are:

- Deterioration
- Excessive vacancies
- Presence of structures below minimum code

All of these factors are reasonably distributed throughout the Study Area. Based on the conditions present, the area is not likely to be effectively developed without the designation of all or part of the Study Area as a “conservation area” and the adoption of a tax increment redevelopment plan and project. The distribution of factors within the Study Area is presented in Table A on the following page.

**APPENDIX C: INITIAL EQUALIZED ASSESSED VALUE (EAV) OF PROPERTY  
WITHIN THE JEFFERSON PARK BUSINESS DISTRICT  
REDEVELOPMENT PROJECT AREA**

| Block     | PIN      | EAV97       | Block     | PIN      | EAV97     | Block     | PIN      | EAV97       |
|-----------|----------|-------------|-----------|----------|-----------|-----------|----------|-------------|
| 13-09-318 | 009-0000 | \$0         | 13-16-109 | 046-0000 | \$471,292 | 13-09-332 | 010-0000 | \$0         |
| 13-09-318 | 010-0000 | \$0         | 13-16-109 | 051-0000 | \$306,607 | 13-09-500 | 002-0000 | \$0         |
| 13-09-318 | 017-0000 | \$64,465    | 13-16-110 | 001-0000 | \$29,758  | 13-16-104 | 018-0000 | \$0         |
| 13-09-318 | 018-0000 | \$193,594   | 13-16-110 | 002-0000 | \$50,697  | 13-16-105 | 001-0000 | \$218,623   |
| 13-09-318 | 019-0000 | \$72,323    | 13-16-110 | 003-0000 | \$59,565  | 13-16-105 | 012-0000 | \$628,843   |
| 13-09-318 | 021-0000 | \$11,215    | 13-16-110 | 004-0000 | \$137,820 | 13-16-105 | 013-0000 | \$102,700   |
| 13-09-318 | 023-0000 | \$116,430   | 13-16-110 | 005-0000 | \$144,963 | 13-16-105 | 014-0000 | \$81,770    |
| 13-09-318 | 025-0000 | \$0         | 13-16-110 | 011-0000 | \$40,218  | 13-16-105 | 015-0000 | \$108,623   |
| 13-09-318 | 032-0000 | \$85,760    | 13-16-110 | 012-0000 | \$63,833  | 13-16-105 | 016-0000 | \$102,803   |
| 13-09-318 | 033-0000 | \$246,419   | 13-16-110 | 013-0000 | \$165,046 | 13-16-105 | 017-0000 | \$60,348    |
| 13-09-318 | 034-0000 | \$482,447   | 13-16-110 | 014-0000 | \$119,812 | 13-16-105 | 018-0000 | \$33,087    |
| 13-09-319 | 001-0000 | \$37,765    | 13-16-110 | 015-0000 | \$10,753  | 13-16-105 | 019-0000 | \$96,868    |
| 13-09-319 | 002-0000 | \$146,243   | 13-16-110 | 016-0000 | \$64,259  | 13-16-105 | 020-0000 | \$70,851    |
| 13-09-319 | 006-0000 | \$281,785   | 13-16-110 | 030-0000 | \$63,788  | 13-16-105 | 021-0000 | \$131,440   |
| 13-09-319 | 007-0000 | \$128,831   | 13-16-110 | 031-0000 | \$39,710  | 13-16-105 | 024-0000 | \$80,745    |
| 13-09-319 | 008-0000 | \$52,895    | 13-16-110 | 035-0000 | \$72,577  | 13-16-105 | 025-0000 | \$1,415,354 |
| 13-09-319 | 009-0000 | \$64,770    | 13-16-110 | 044-0000 | \$142,470 | 13-16-105 | 026-0000 | \$80,829    |
| 13-09-319 | 010-0000 | \$91,210    | 13-16-110 | 049-1001 | \$14,892  | 13-16-105 | 027-0000 | \$87,121    |
| 13-09-319 | 011-0000 | \$100,906   | 13-16-110 | 049-1002 | \$15,384  | 13-16-106 | 001-0000 | \$276,211   |
| 13-09-322 | 013-0000 | \$62,187    | 13-16-110 | 049-1003 | \$14,892  | 13-16-106 | 002-0000 | \$113,475   |
| 13-09-322 | 014-0000 | \$75,564    | 13-16-110 | 049-1004 | \$10,738  | 13-16-106 | 003-0000 | \$230,126   |
| 13-09-322 | 015-0000 | \$413,730   | 13-16-110 | 049-1005 | \$11,196  | 13-16-106 | 004-0000 | \$130,535   |
| 13-09-322 | 016-0000 | \$131,994   | 13-16-110 | 049-1006 | \$7,782   | 13-16-106 | 005-0000 | \$148,635   |
| 13-09-322 | 017-0000 | \$90,447    | 13-16-110 | 049-1007 | \$14,892  | 13-16-121 | 016-0000 | \$106,729   |
| 13-09-322 | 018-0000 | \$67,456    | 13-16-110 | 049-1008 | \$15,384  | 13-16-121 | 017-0000 | NA          |
| 13-09-322 | 019-0000 | \$331,650   | 13-16-110 | 049-1009 | \$14,892  | 13-16-121 | 018-0000 | NA          |
| 13-09-322 | 021-0000 | \$177,654   | 13-16-110 | 049-1010 | \$14,892  | 13-16-200 | 001-0000 | \$30,257    |
| 13-09-322 | 022-0000 | \$88,816    | 13-16-110 | 049-1011 | \$7,717   | 13-16-208 | 012-0000 | \$0         |
| 13-09-322 | 023-0000 | \$94,511    | 13-16-110 | 049-1012 | \$14,892  | 13-16-208 | 013-0000 | \$0         |
| 13-09-322 | 024-0000 | \$180,260   | 13-16-110 | 049-1013 | \$10,738  | 13-16-208 | 018-0000 | \$24,891    |
| 13-09-322 | 030-0000 | \$66,186    | 13-16-110 | 049-1014 | \$11,196  | 13-16-208 | 019-0000 | \$24,276    |
| 13-09-322 | 031-0000 | \$58,895    | 13-16-110 | 049-1015 | \$7,520   | 13-16-208 | 020-0000 | \$23,266    |
| 13-09-322 | 036-0000 | \$331,874   | 13-16-110 | 049-1016 | \$193,992 | 13-16-208 | 021-0000 | \$34,382    |
| 13-09-323 | 015-0000 | \$236,029   | 13-16-110 | 049-1017 | \$15,384  | 13-16-208 | 043-0000 | \$0         |
| 13-09-323 | 016-0000 | \$40,498    | 13-16-110 | 049-1018 | \$14,892  | 13-16-208 | 044-0000 | \$20,767    |
| 13-09-323 | 017-0000 | 283416      | 13-16-117 | 001-0000 | \$0       | 13-16-208 | 045-0000 | \$0         |
| 13-09-323 | 018-0000 | \$131,431   | 13-16-117 | 017-0000 | \$59,542  | 13-16-216 | 001-0000 | \$417,411   |
| 13-09-323 | 019-0000 | \$129,830   | 13-16-117 | 018-0000 | \$6,034   | 13-16-216 | 002-0000 | \$151,768   |
| 13-09-323 | 020-0000 | \$2,191,839 | 13-16-117 | 019-0000 | \$108,605 | 13-16-218 | 001-0000 | \$233,136   |
| 13-09-323 | 022-8001 | 0           | 13-16-121 | 015-0000 | \$124,077 | 13-16-218 | 002-0000 | \$98,203    |
| 13-09-323 | 022-8002 | \$17,116    | 13-09-330 | 010-0000 | \$2,246   | 13-16-218 | 003-0000 | \$156,502   |

## Jefferson Park

**Consultant/Firm:** Camiros, Ltd

**Ward(s)/Alderman:** 45<sup>th</sup>, Patrick Levar

**Community area(s):** 11, Jefferson Park & 15, Portage Park

**Location:** Redevelopment area includes land along Milwaukee Avenue from the Kennedy Expressway on the north to Monroe Avenue on the south, and land along Lawrence Avenue from the Kennedy Expressway on the east to Linder Avenue on the west.

**Proposed Land Uses:** Development of new retail and commercial space as well as enhancing existing businesses, reducing congestion and increasing parking

**Acreage and/or Number of Pins:** 79 acres, 73 PIN's

**EAV at time of plan(1998):** \$25,004,028

**Anticipated EAV of TIF District:** \$61,000,000

|                          |                                    |                     |
|--------------------------|------------------------------------|---------------------|
| <b>Estimated Budget:</b> | Planning, Legal, Surveys & related |                     |
|                          | Development Costs                  | \$ 900,000          |
|                          | Property Assembly                  | \$15,500,000        |
|                          | Rehabilitation                     | \$ 9,250,000        |
|                          | Public Improvements                | \$18,000,000        |
|                          | Job Training & Retraining          | \$ 1,000,000        |
|                          | Relocation Costs                   | \$ 750,000          |
|                          | Interest Costs                     | \$ 1,850,000        |
|                          | <b>Total Cost</b>                  | <b>\$48,000,000</b> |

### TIF Legislative Dates

**TIF expiration date:** 7/8/2021

**City Council Approval:** 7/8/98

**CDCP Hearing:** 7/14/98

**Portability:** Portable

**Adjacencies:** Irving Park/Cicero; Portage Park

**Expiration of adjacencies:** 6/10/2019; 9/9/2021

**Prior Land Uses:** The area consists of commercial uses that range from general retail to personal services. There are also consumer services and professional and financial services.