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Richard M. Daley, Mayor
City of Chicago

Eligibility Study, Redevelopment Plan and Project
Tax Increment Financing District

Clark Street & Ridge Avenue Redevelopment Project Area
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The Clark Street & Ridge Avenue Project Area (the "Project Area") is located within the site, north of Clark Street, between Ridge Avenue and Rogers Park. This report details the potential benefits realized from the development of the Project Area.

North Clark Street is a residential corridor, and there is significant potential for increased commercial activity in the area. The Project Area is also a key component of the city's comprehensive development plan, which aims to revitalize the area and improve the quality of life for residents.

The Project Area is located within the Clark Street & Ridge Avenue Corridor, which is a key location for both commercial and residential development. The Project Area is also a key location for transportation improvements, including the expansion of the El system and the construction of a new rail line.

In conclusion, the Project Area offers significant potential for increased commercial activity and improved quality of life for residents. The development of the Project Area is a key component of the city's comprehensive development plan, which aims to revitalize the area and improve the quality of life for residents.

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Reduction of floodplain conditions that qualify the Clark Street & Ridge Avenue RPA as a Conservation Area.

Identified These objectives are:

1. Ridge Avenue RPA and the surrounding Eauiever and Rogers Park neighborhoods have been objectives that support the broader goal of reducing flood attenuation of the Clark Street & Ridge Avenue RPA, several broad investment in these neighborhoods.

Investment and comprehensive strategies that utilize public resources to stimulate additional private investment and infrastructure of the Clark Street & Ridge Avenue RPA. This goal is to be achieved through an investment in the surrounding neighborhood residential neighborhood and broader opportunities for neighborhood improvements in the vicinity of the Clark Street & Ridge Avenue RPA.

The redevelopment goal will complement and enhance property values and conditions in the vicinity of the Clark Street & Ridge Avenue RPA.

Redevelopment Plan Goal, Objectives, and Strategies:

1. In general terms, the redevelopment plan builds upon trends elsewhere in the city. In areas south of the Clark Street & Ridge Avenue RPA where significant residual redevelopment opportunities exist, the overall goal of the redevelopment plan is to provide the direction and mechanisms necessary to accelerated redevelopment.

2. The redevelopment plan is consistent with development trends occurring in commercial districts, thereby reducing excessive commercial and residential zoned commercial property in many areas of the city. Additionally, the excessive vacancies, existing site factors is present in a minor extent and demonstrates growth and investment in the Clark Street & Ridge Avenue RPA.

3. Determination of Eligibility:

   a. This report concludes that the Clark Street & Ridge Avenue RPA is eligible for the designation as a Conservation Area, because 50% or more of the structures in the area have in age of 50 years or more and because the following eligibility factors have been found to be present in a meaningful manner:

      - Determination of Physical Maintenance
      - Depletion of Land Use and Lay-Out
      - Obsolescence
      - Signatures Below Minimum Code

   b. City of Chicago

   City of Chicago Development Advisors
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Develop Vehicular and Underutilized Sites

The analysis and redevelopment of vacant and underutilized sites is anticipated to have a positive
impact on physical and economic development investment and enhance the area's quality of life. The
improvement of the Ridge Avenue RPA is expected to stimulate new development in the
underutilized areas within the Clark Street & Ridge Avenue RPA.

Implement Public Improvements

A series of public improvements throughout the Clark

These objectives will be achieved through implementation of five specific and integrated strategies:

- Ridge Avenue RPA
- Provide opportunities for women-owned and minority-owned businesses to share in the job
dispatch resources for the redevelopment of the Clark Street & Ridge Avenue RPA.
- Decrease the prevalence of commercial-only zoning and underutilized parcels by providing
- Service Ridge Avenue in the Plans
- Provide commercial development as applicable
- Remediate environmental problems to provide additional land for residential development

City of Chicago

Park Ridge

Development

Redevelopment

Reinvestment

Preservation
Clark Street & Ridge Avenue RPA. The adverse impact of the Clark Street & Ridge Avenue RPA and December 1991, approximately $12,000,000 worth of construction work took place within the base year for EVF. The examination of building permits data revealed that between January 1991 and December 1991, the City of Chicago, Cook County, and the City of Chicago program specifically for the period as another method to examine the scope of new investment in the Clark Street & Ridge Avenue area.

By the same token, the annual growth rate in EVF for the Clark Street & Ridge Avenue RPA was 4.67% compared with the combined compound annual growth rate for the Clark Street & Ridge Avenue RPA was 4.33% between 1991 and 1997. In comparison, the combined compound annual growth rate for the Clark Street & Ridge Avenue RPA was 4.67% compared with the combined compound annual growth rate for the Clark Street & Ridge Avenue RPA was 4.33% between 1991 and 1997. This indicates that the Clark Street & Ridge Avenue RPA was a significant driver in the area's development.

First, while some new investment occurred in the Clark Street & Ridge Avenue RPA during this period, the required conditions for the adoption of the Redevelopment Plan and Project are found to be met. The findings from the Redevelopment Plan support the goals, objectives, and strategies of this Plan, and the findings are consistent with the findings of the City of Chicago.

Supportive Redevelopment Schemes

The Redevelopment Plan includes schemes that are consistent with the overall goals of the City of Chicago. These schemes include the development of mixed-use projects, the improvement of public spaces, and the enhancement of the quality of life for residents and visitors. Through these schemes, the City of Chicago aims to create a more vibrant and livable community.

Facade Preservation and Renovation

Facade preservation and renovation schemes are included in the Redevelopment Plan to maintain the historical integrity of the area. These schemes include the restoration of façades, the preservation of historic buildings, and the enhancement of public spaces. Through these schemes, the City of Chicago aims to create a more vibrant and livable community.
The redevelopment opportunities identified in earlier area planning initiatives will be substantially supported and their implementation facilitated through the creation of the Redevelopment Plan.

Chicago Plan Commission prior to its adoption by the City Council.

Finally, the proposed land uses described in this Redevelopment Plan will be approved by the

that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

This is the Clark Street & Ridge Avenue Project Area includes only those construction projects of real property

Avenue RPA, unlike in some other areas, has been singled out by the City, the Clark Street & Ridge Avenue RPA, in order to ensure that the project will be successful. The plan has been designed to provide for the creation of new

The impact of the property investment on the Clark Street & Ridge Avenue RPA.

The same ratio for the City as a whole was 5.9% over the same period of time.

Clark Street & Ridge Avenue RPA had a larger influence than the City as a whole.

The average ratio between building permit and the new investment in the building permit value for the Clark Street & Ridge Avenue RPA was 0.8% over this period.
2. Introduction
Ridge Avenue on the west, defined by Rootwood Street on the north, Lake Michigan on the east, and Devon Avenue on the south; and the Clark Street Ridge Avenue Planning Area is within the Rogers Park community which is generally bounded on the east by Rootwood Avenue on the south; and Lake Michigan on the north; Lake Ridge Avenue on the north side of the City, a majority of the Clark Street Ridge Avenue Planning Area is located within the Rogers Park community areas on the west.

History of Area:

Appendix 1 contains the legal description of the Clark Street Ridge Avenue Planning Area.

Map 2 delineates the boundaries of the Clark Street Ridge Avenue Planning Area, which includes only those

redevelopment project areas in those areas where

conflictions exist with the plan for the Clark Street Ridge Avenue Planning Area.

The City has prepared this redevelopment plan in the urban area.

In preparing the Clark Street Ridge Avenue Planning Area, the City has

considered the work which necessitates the Ridges Freeland

Freeman's study and redevelopment plan summarizes the studies and findings of the

governmental actions and additional developments.

on December 23, 1998, and not thereafter. These surveys of conditions include, without limitation, the

intersection of the Clark Street Ridge Avenue Planning Area and the City's Freeland

area the Clark Street Ridge Avenue Planning Area includes residential, institutional and commercial properties.

The Community concern is depicted on Map 2. The boundary of the Clark Street Ridge Avenue
houses, a fire department, and a two-person police force.

a population of approximately 3,500, as well as a break wall, a sewage system, two (2) school

incorporated. In 1893, the village was annexed by the city of Chicago. A large area, the area had
the area; a period of residential consolidation followed. The Village of Rogers Park was

around the same time that the Chicago and North Western Railroad completed a railroad line through

Rogers Park. In 1873, a group of scholars formed the Rogers Park Building and Land Company at

shrinkage below the level to 60, 70%.

Because of development, the Edgewater community has experienced population stability over the last 20

years. In 1970, the community’s population was 61,000, and in 1990 the population further dropped

projects within the community.

problems with the community.

Substantially contributed to Edgewater’s population decrease and community disinvestment. In

of displacement which gives Clark Street a generally quiet appearance.

of displacement, many of the buildings in various stages of disrepair which gives Clark Street a generally quiet appearance. Still, home ownership exceeds 75% due to the large

number of condominiums developed with high-rise hotels and apartments.

The boom of the 1920s led to Edgewater’s

development of the "Edgewater" subdivision. In 1889, Edgewater was annexed into the City of

Edgewater: Residential consolidation in the Edgewater community began in the late 1880s with the

Clark Street & Ridge Avenue Redevelopment Project Area,

Chicago.
more diverse. More development over the same period of time the demographic composition of the community has become
addition, 60,000. According to the 1990 Census, the community's population was sharply more than 60,000. In
Census, Rogers Park's population has remained relatively stable when it reached a peak of 62,000.
Similar to Edgewater, Rogers Park has exhibited relative population stability. Since the 1950

redevelopment projects within the Rogers Park Community.

Over time, several community organizations have been formed in the community to address a wide
range of issues. These groups often work with the City on a variety of redevelopment and

Loyola University. These shops, located near the student population of Loyola University.

Commercial development in the Rogers Park community is primarily centered along Clark and

approximately 85% of the housing stock is rental.

Clark Street & Ridge Avenue Redevelopment Project Area
The usefulness of the structure:

- Exterior elements (e.g., building in the case of generally contaminate debris with soundly impair foundations, roof structure, etc. and secondary components including window and door units, porches, in and around the building components). The primary components include exterior walls, windows, doors, and other structural elements.

These problems and conditions are caused by excessive use of structures and exposure to the elements over a period of many years.

Age of Structure: Where premises the existence of problems or limiting conditions resulting from...
Development

Development of projects, thereby minimizing redevelopment opportunities on a more area-wide

use of a building.

Excessive Land Coverage. The over-intensive use of property evidenced by inadequate

Inadequate Accessibility. Development and inadequacies in the capacity of utilities which service a

minimum code standards that adversely affect the health, safety and welfare of building occupants.

Lack of Ventilation, Light or Sanitary Facilities.

Overcrowding of Structures and Community Facilities. Over-intensive use of buildings, properties and properties beyond the permitted by ordinance or capacity.

Abandonment. Abandoned properties are those in which the property owner has relinquished all

not being utilized which have an adverse impact on the area.

Excessive Vacancy. Conditions evidenced by vacant buildings or portions of buildings which are

and/or not permitted by municipal ordinances.

Illegal Use of Individual Structures. The presence of uses or activities which are contrary to law

Terms of their relationship to contiguous development standards.

Obsolescence. The condition of process of becoming one-of-a-kind or non-functional for the use or

a safety hazard for the occupants of the building.

Demolition. The advanced stage of deterioration. Structures of improvements in this category

of normal maintenance, such as driveways, parking areas, and other site features which require maintenance or repair beyond the

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Clark Street & Ridge Avenue Redevelopment Project Area
The vacant "philadelphia area" section includes five (5) other parcels of land adjacent to the alley. Prior to demolition of the area's structures, combination of the (5) or more parcels of land adjacent to the alley, the "philadelphia area" section was preserved immediately. Under this test for establishing eligibility, building records were reviewed to determine that a vacant parcel would have qualified as a "philadelphia area" vacant parcel for becoming vacant.

Additionally, under the "philadelphia area" section of the act, eligibility may be established for those parcels which may subsequently be developed. parcels for development and development plan, Multiple ownership of adjacent properties which are subject to sites suitable for development.

Tax and Special Assessment Disallowances. Evidence of development plans for the area. Lack of Community Planning. The absence of an effective planning program at the time the area was developed, "philadelphia area" may have a combination of five (5) or more of those eligibility criteria.

Implied approval plans for the community.

Lack of Community Planning. Lack of formal recommendations or building recommendations for upkeep of the areas and neighborhoods of physical development and redevelopment. Lack of informal recommendations or building recommendations for upkeep of the areas and neighborhoods of physical development and redevelopment.
Based upon the provisions of the Act, and the neighborhood conditions currently found in the

neighborhood, the Distribution of Eligibility Factors, and whether a factor was present in a meaningful

manner in the Development Plan, the distribution of eligibility factors was determined for the

property. The factors were derived from field observations and recorded evidence for the eligibility study. This

available record was used to determine the distribution of eligibility factors in buildings, relying on schematic maps and

diagrams to illustrate the distribution of eligibility factors in an area.

To arrive at this determination, S. Friedman & Company considered the Act.

The Planning and Redevelopment Project Area under Project S. Friedman & Company, Inc., was determined for the

organization's requirements or the Act. Beyond those criteria, the property within the

property boundary were examined for their suitability for qualification as a "Suitable Area under a "Construction Area." The factors included:

- Suitable Area under a "Construction Area."
- The factors examined included:
  - S. Friedman & Company's requirements for the Act.
  - Beyond those criteria, the property within the

property boundary were examined for their suitability for qualification as a "Suitable Area under a "Construction Area."

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available record was used to determine the distribution of eligibility factors in buildings, relying on schematic maps and

diagrams to illustrate the distribution of eligibility factors in an area.

S. Friedman & Company, Inc.

Methodology Overview and Determination of Eligibility

of those are relevant to the conditions within the Clark Street & Ridge Avenue Project Area.
While this factor may not be present in the same extent as other documented factors, it suggests

Excessive Vacancies

Another factor found within the Clark Street & Ridge Avenue RPAs, and present to a minor extent

The presence of these physical characteristics:

Devaluation of Physical Maintenance

Depreciation of Physical Maintenance

Obsolescence

Structures Below Minimum Code

Detract from:

During the course of this research, the following factors are present to a meaningful extent:

In addition to establishing that the Clark Street & Ridge Avenue RPAs meet the requirement,

The city of Chicago

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The City of Chicago

Development Advisory

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and included properties, cracked and uneven pavement.

In addition, deterioration was documented on Clark Street & Ridge Avenue RPA Infrastructure

collapses. Deterioration was also documented on Clark Street & Ridge Avenue RPA Infrastructure

In addition, deterioration was documented on accessory buildings and utilities. Property included

risk of becomingpiritually with direct interaction.

areas that are at

deterioration, coupled with deterioration of physical maintenance, is indicative of an area that is in a

These are structural conditions not readily conceivable through normal maintenance.

window, evidence of roof leaks, building foundation problems, and cracked exterior wall surfaces,

components, including collars of missing gable ends, and down spouts, cracks, broken or misaligned

some level of deterioration. The conclusion is 34% of all buildings within the Clark Street & Ridge

Seven-inch (7") of the 231 buildings within the Clark Street & Ridge Avenue RPA demonstrate

2.


deterioration.

In addition, particularly on the south of Ridge Avenue, some elevators, stairways, chimneys and


The eligibility factor is meaningfully present on 89% of the blocks within the Clark Street & Ridge

This eligibility factor is meaningfully present on 89% of the blocks within the Clark Street & Ridge

and balcony, and owing

and crack

and considerable areas of missing gable ends, and down spouts, cracks, broken or misaligned

In addition, particularly on the south of Ridge Avenue, some elevators, stairways, chimneys and

In conclusion, it is clear that the physical conditions of the buildings within an area is a strong

The 187 buildings constitute 81% of all buildings within the Clark Street & Ridge Avenue RPA.

exhibit some defined maintenance of building components, including peeling paint or

One hundred fifty-seven (157) of the 231 buildings within the Clark Street & Ridge Avenue RPA

Deterioration of Physical Maintenance

mechanical deficient.

In addition, there is a meanlingful criterion defined for each of the

The following sections summarize our field research and planning to each of the

Deterioration occurred on each block within the Clark Street & Ridge

RPA Property Map illustrates the distribution of eligible and non-eligible properties by block

Table I details the concentration of eligible properties by block within the Clark Street & Ridge Avenue

result in future deterioration.

then the Clark Street & Ridge Avenue RPA is susceptible to continued divestment which may

Clark Street & Ridge Avenue Redevelopment Project Area

City of Chicago
An appreciable amount of functional obsolescence exists within the Clark Street & Ridge Avenue Redevelopment Project Area. A majority of the buildings within the Clark Street & Ridge Avenue RPA were built at least 35 years ago and the floor layout of these buildings was designed for specific purposes that do not accommodate current needs. Many of these buildings have been modified, and such changes would result in substantial costs to any future user. This functional obsolescence directly inhibits the potential of these properties since any potential new uses are faced with enormous practical disadvantages brought on by the existing condition of the buildings.

In addition to functional obsolescence, the economic obsolescence of many area properties is demonstrated by the stagnant, or in some cases declining, assessed valuation (other than routine increases attributable to the effect of inflation upon triennial reassessment values) and lack of viable tenants for commercial space.

Often, the economic advantage of an area's buildings is a direct result of their functional condition. Many of these buildings cannot compete in the market without some intervention or correction of obsolete factors. Economically, obsolescent buildings and properties have an adverse effect on nearby properties and detract from the physical, functional, and economic vitality of the surrounding community.
48% of the blocks.

In total, 162 parcels (43%) of all parcels within the Clark Street & Ridge Avenue RP4 (exhibit 2) exhibit

who shop or live in the Clark Street & Ridge Avenue RP4.

purchasing, create potential profits, and provide special benefits for pedestrians and residents

redevelopment plan goals and objectives. The high number of commercial uses occurring in the

redevelopment plan will influence the mixed-use character of the area. These are not

aspirations to the goals and objectives of the 162 parcels within the Clark Street & Ridge Avenue RP4, and particularly the

The existing commercial character of the Clark Street & Ridge Avenue RP4.

development opportunities within the Clark Street & Ridge Avenue RP4, including the commercial

shopper parcels and blocks, and isolated parcels with accessibility problems. Hence the commercial

presence of these four (4) key features (parcel alignment, shallow lot depth, irregularity,

These 25 parcels are located between (9) blocks. These parcels are located between (9) blocks.

and/or angular. These also are several

blocks location within commercial blocks. These are located between (9) blocks.

The irregularly shaped blocks located along Ridge Avenue and the intersections of Clark

blocks that are located within the Clark Street & Ridge Avenue RP4. These 25 parcels have (3) major

Prusiamore, these are irregularly shaped blocks and parcels within the Clark Street & Ridge Avenue RP4.

occupants on these lots as well as limit the size and feasibility of new development

are distributed among nine (9) blocks. These lots exist between 100 feet, several of which are

shallows along Clark Street. These are 55 parcels along Clark Street.

those parallel parcels.

infrastructure. But the sustainable depth would have to accommodate several parcels or adjacent the subdivision of

These 21 parcels are distributed among six (6) blocks. These are located between two (2)

adjacent parcels in this fashion. These are located between (9) blocks.

among the more common commercial properties, where the parcels are located, Clark

blocks exist in several forms throughout the Clark Street & Ridge Avenue RP4.

Therefore, it was necessary to evaluate the potential parcels, which could be defined as

parcels, which would best be oriented toward these two (2) major

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Clark Street & Ridge Avenue Redevelopment Project Area

Detectors Land Use and Zoning
This eligibility factor is present on 36% of the blocks within the Clark Street & Ridge Avenue RPA.

Excessive Vacancies

Residential disinvestment, presented in a meaningful context, could lead to more widespread and intensive commercial and industrial uses of the area. However, a vacancy rate at this documented level does not suggest that significant abandonment has occurred. A vacancy rate of 9% is not necessarily at a level to suggest that the market has completely disappeared as vacant. This is 9% of all buildings within the Clark Street & Ridge Avenue RPA.

Twenty-one (21) of the 231 buildings within the Clark Street & Ridge Avenue RPA were empty one (1) year prior to the completion of the Clark Street & Ridge Avenue RPA. The City of Chicago

Minor Supporting Factors

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Identified within the Clark Street & Ridge Avenue RP: A
Based upon S. B. Friedman & Company’s research, seven (7) distinct land use patterns have been

**Existing Land Use**

This planning study also recommended several action steps, one of which was creating a less development-oriented district to create a pool of resources to facilitate the specific planning and development activities. These planning recommendations serve as the basis for the Redevelopment Plan.

**Ridge/Persston RP**

Area south of the Clark Street and Ridge Avenue intersection and extending west toward the West from the intersection, the north side of the River, and enhancing commercial and residential development activity in the

**Revised North Clark Street as a Residential Boulevard.** Clark Street north of Ridge

**Reestablish the Clark/Ridge Commercial Area.** The area from Ridge Avenue to

4. Redevelopment Project & Plan
Small segments of Meigs Street and Pacific North Avenue are found along the western edge of the Clark Street Redevelopment Project area.

The predominant land uses found in the Clark Street x Ridge Avenue Redevelopment Project area include:

- Vacant land
- Commercial
- Institutional
- Mixed use
- Residential
The Redevelopment Plan provides tools for the City to support the redevelopment of the Clark Street corridor. It includes residential and commercial development, improved infrastructure and aesthetics improvements; and rezoning Property Assessments Districts, demolition, and the preparation:

For the Clark Street & Ridge Avenue RPA:
The land use, existing conditions, and future plans for the area suggest three (3) redevelopment needs

Redevelopment Needs of the Clark Street & Ridge Avenue RPA:

- Industrial
- Institutional
- Mixed Use
- Commercial
- Residential

The area and rezoning existing commercial uses in well-defined sections throughout the Clark Street & Ridge Avenue RPA were analyzed and reported. The Planner's analysis of the Commercial uses within the Ridge Avenue corridor was undertaken in consultation with the Commercial property owners. The work involved interviewing and assessing the commercial interests and uses within the RIDGE Avenue corridor. The results of this analysis are included in this document.

Clark Street & Ridge Avenue Commercial Core Area:

The Ridge Avenue corridor is located north of Clark Street and south of Ridge Avenue. It is the main commercial and retail area of the City. The Ridge Avenue corridor is a major retail and commercial area of the City. The Ridge Avenue corridor is characterized by a mix of retail, office, and residential uses. The Ridge Avenue corridor is a major commercial and retail area of the City. The Ridge Avenue corridor is characterized by a mix of retail, office, and residential uses. The Ridge Avenue corridor is a major commercial and retail area of the City. The Ridge Avenue corridor is characterized by a mix of retail, office, and residential uses.

Future Land Use:

Map 4 details the existing and proposed land use within the Clark Street & Ridge Avenue RPA.
the Clark Street & Ridge Avenue RPA

framework of the Redevelopment Plan for the use of agriculture tax increment funds generated by
Coals, Objectives and Strategies

population

providing new and enhanced commercial activities that complement and service the residential
residential and commercial districts, strengthening relationships across residential districts and
Ultimately, the Coals, Objectives and Strategies are designed to develop Clark Street as a mixed
community and support building improvements and make other improvements, create an identity for the
provide sector redevelopment activities in order to assist property developers with acquisition, redevelop
investment in the Clark Street & Ridge Avenue RPA, public resources including an investment
The Clark Street & Ridge Avenue RPA is designed to take advantage of and facilitate the maximum redevelopment

The Clark Street & Ridge Avenue RPA is designed to take advantage of and facilitate the maximum redevelopment

The Community

Avenue is the new commercial district to the immediate south, and west along Avenue
intersection which could draw customers from throughout the north side of the City; thereby creating
and (3) creating a new sub-regional real estate district in the vicinity of the Clark Street and Ridge Avenue
success stories (e.g., establishing well-designed corridors of pedestrian- oriented commercial districts,
transportation and retail or other commercial experiences for modern commercial use; (g) providing leads to

The Redevelopment Plan is designed to take advantage of and facilitate the maximum redevelopment

The Opportunities and Growth

improvements that serve the redevelopment interests of the local community and City.

Clark Street & Ridge Avenue Redevelopment Project Area
The Opinions: Objectives will be implemented through five (5) specific and interrelated strategies:

1. Ridge Avenue Project
   - Redevelopment opportunities associated with the redevelopment of the Clark Street & Ridge Avenue
   - Provide opportunities for women-owned and minority-owned businesses to share in the job district
   - Increase the value of taxable parcels within the Clark Street & Ridge Avenue RPA

2. Decrease the prevalence of commercial-only zoning and underlying parcels by providing
   - Resources for the redevelopment of Clark Street & Ridge Avenue
   - Encourage the coexistence of commercial activities to link the Clark Street & Ridge Avenue
   - Properties within the Clark Street & Ridge Avenue RPA
   - Commercial and commercial improvements, as well as public improvements, such as sidewalks, streets, and parks

3. Remediate environmental problems to provide additional land for residential development
   - Redevelopment, commercial revitalization, passive and active open space, and support off-
   - Redevelopment, commercial revitalization, passive and active open space, and support off-
   - Recreation area
   - Reduce or eliminate conditions that qualify the Clark Street & Ridge Avenue RPA as a

Includes: Residential, Commercial, Revitalization, Passive and Active Open Space, and Support off-

O'Brien Area: Final Road objectives support the overall goal of area-wide revitalization of the Clark

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strategies of this Redevelopment Plan. The City intends to support and work with the goals, objectives, and
redevelopment projects that contribute to the City's economic growth. In order to facilitate private
market interests, the City of Chicago

Facilitating Support New Redevelopment. The City will consider new redevelopment in the
Project. The City will support new development in the following ways:

1. Redevelopment Plan. The City will support new development in the

Facilitating Support New Redevelopment. The City will consider new redevelopment in the
Project. The City will support new development in the following ways:

1. Redevelopment Plan. The City will support new development in the

Encouraging Public-Private Sector Activities. Through active planning of planned sites and

Ridge Avenue Project. A series of public improvements throughout the project area

Clark Street & Ridge Avenue Redevelopment Project Area

City of Chicago
following:
be undertaken to facilitate redevelopment activities, including but not limited to, the
following:
Public Improvements, Public Improvements within the Clark Street & Ridge Avenue RPA
and work related to neighborhood enhancements, and the promotion
of commercial and retail developers, through the establishment of the
Marketplace in conjunction with the assembly activities of the City, may include:

Clark Street & Ridge Avenue RPA, and to meet other City objectives.

The purposes of land assembly for Ridge redevelopment, the preparation of the
proposals for land assembly, and payment of several parcels of land may be achieved for
The City may enter into redevelopment agreements or intergovernmental agreements with
private entities:

Promoting Co-ops, Analytical Studies, Legal, et al.
Job Training and Related Educational Programs

Administrative Support and Management

Public Improvements, including:

Funding Costs
Rehabilitation Costs
Interest Subsidies
Environmental Remediation
Site Assembly, Demolition and Preparation Activities, including:

Development/Redevelopment/Redemption Elements

There are three (3) general categories of activities that may be supported by tax increment funds:

City of Chicago
Clark Street & Ridge Avenue Redevelopment Project Area

Redevelopment Plan Elements
area median income.

Developers who use TIF resources pursuant to this Redevelopment Plan for the development of

Developer’s Area of Concern may be considered for tax increment funding.

outlined in the next section, these projects may be considered for tax increment funding.

proposed meet the goals of this Redevelopment Plan and the requirements of the Act and budget

identified through an analysis of the Clark Street / Riddle Avenue RPA. To the extent that these

project. Not all projects will necessarily be undertaken. Further, additional projects may be

these activities are representative of the types of projects contemplated to be undertaken during the

assistance to improve their facilities to better serve the surrounding communities.

Similarly, community institutional resources may also be utilized to receive TIF
dependent on the interests and resources of both public and private

provides opportunities for commercial and retail job creation and attraction. Residential

have a significant impact on new construction.

commercial uses which may contain hazardous materials. These materials may have their

and environmental remediation.

These public improvements should be designed to enhance the area for private residential

Open space

Streetlighting:

Street, alley and sidewalk reconstruction;
Eligible Costs

5. Financial Plan
11.0. Interest costs incurred by a developer or other user related to the construction, renovation or rehabilitation of a redevelopment project provided that:

a. Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer/user with regard to the development project;

c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (1), then the amount due shall be accumulated and payable when sufficient funds are available in the special tax allocation fund;

d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total cost paid or incurred by the developer/user for the redevelopment project plus (i) the costs under the redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.

12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.
Each expected and may be made by the City without amendment to the Redevelopment Plan. Each

(2) In addition to the above stated costs, each issue of bonds issued to finance a phase of the project

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**TABLE 2: ESTIMATED ELIGIBLE COSTS**

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost

Clark Street & Ridge Avenue Redevelopment Project Area

City of Chicago
Sources of Funds to Pay Costs

By the ordinance approving the Redevelopment Plan, the Corporation is authorized to issue bonds to finance the Redevelopment Project. The bond issue is expected to be sufficient to cover the costs of the Redevelopment Project.

Phasing and Scheduling of the Redevelopment

Square.

Each Project shall be phased as described in the Redevelopment Plan, and the overall timeline will be determined by the needs of the affected area.

City of Chicago

Chicagoland Redevelopment Plan Area

City of Chicago

Chicagoland Redevelopment Plan Area

City of Chicago
In this Redevelopment Plan the term "Project Area" means the entire Area of the Project, or part thereof, within which the improvements described in the Plan are located. The term "Project" means the improvements described in the Plan. The term "improvements" means all improvements, structures, roads, utilities, and other facilities to be provided under the Plan.

Issuance of Obligations

The City may issue bonds or other evidences of indebtedness to provide funds for the Project. The obligations issued by the City shall be sold at auction or to the highest bidder. The obligations shall be secured by the Project and shall be payable in accordance with the terms of the Plan. The obligations shall be evidenced by certificates of indebtedness, which shall be registered in the names of the holders thereof.

All obligations issued by the City pursuant to this Redevelopment Plan shall be secured by the Project and shall be payable in accordance with the terms of the Plan. The obligations shall be evidenced by certificates of indebtedness, which shall be registered in the names of the holders thereof.

The obligations issued by the City shall be sold at auction or to the highest bidder. The obligations shall be secured by the Project and shall be payable in accordance with the terms of the Plan. The obligations shall be evidenced by certificates of indebtedness, which shall be registered in the names of the holders thereof.
Ridge Avenue Property

The assessment of Ridge Avenue Property (RAP) is an estimate based on several key assumptions. The RAP will be approximately $300,000. This estimate is based on several key assumptions, including:

- **Assessment Equalized Assessment Valuation**: The equalized assessment valuation is the amount of the property tax that would be due if the property were assessed at its full market value.
- **Reassessment Plan**: The reassessment plan is used to determine the amount of the property tax that would be due if the property were reassessed at its full market value.

The assessment of Ridge Avenue Property is based on the equalized assessment valuation of the property.

**Project Area**: The project area is defined as the area within the boundaries of the RAP. This includes all properties that are located within the project area and are subject to the project's development.

**Most Recent Assessment**: The most recent assessment of Ridge Avenue Property was completed in [year]. The assessment was performed by the City of Chicago.

**Reassessment Plan**: The reassessment plan is used to determine the amount of the property tax that would be due if the property were reassessed at its full market value. The reassessment plan is based on several key assumptions, including:

- The market value of the property
- The assessed value of the property
- The assessment rate

The reassessment plan is used to determine the amount of the property tax that would be due if the property were reassessed at its full market value.
The impact on surrounding properties of the property investment on which building permits were issued has been substantial. These new investment and existing improvements have not been subject to scrutiny and would not be evaluated without the admission of the redevelopment plan.

Finding: The redevelopment project area (Clark Street at Ridge Avenue RpA) has experienced extensive new private investment in the Clark Street at Ridge Avenue RpA.

1.997, there was $53,700 of new investment in the Clark Street at Ridge Avenue RpA. According to data provided by the building department, between January 1 and December 31, 1997, $50,000 of new investment was made in the Clark Street at Ridge Avenue RpA. The average ratio of the Clark Street at Ridge Avenue RpA is 58% over this period.

As another method to examine the scope of new investment in the Clark Street at Ridge Avenue RpA, S.D. Friedman & Company examined building permits data provided by the city of Chicago RpA. A similar method to examine the scope of new investment in the Clark Street at Ridge Avenue RpA was conducted in the two years prior to 1997.

The city is required to evaluate whether or not the RpA has been subject to growth and preserve an existing neighborhood district.

Lack of Growth and Private Investment

6. Required Findings and Issues
Financial Impact of the Redevelopment Project

This Redevelopment Project shall be completed by 2021. All obligations shall be retired no later than

Dates of Completion

Chicago Plan Commission prior to its adoption by the City Council.

Chicago Plan Commission prior to its adoption by the City Council.

Conformity to the Plans of the City

The proposal would not be reasonably be concluded to be developed.

Findings. For the adoption of this Redevelopment Plan, certain resources will be lacking that

Without the support of public resources, the Redevelopment Plan, the use of tax

To be developed.

But for...
Demand on Taxing District Services and Program to Address Financial and Service Impact

The affected taxing districts, located in the Clark Street & Ridge Avenue RPA, will be distinguished in all taxing districts as adjacent property in the Clark Street & Ridge Avenue RPA. If the time when the Clark Street & Ridge Avenue RPA is no longer in existence, the affected taxing district will be released from the RPA's property. The taxed properties located within the Clark Street & Ridge Avenue RPA, as defined by the boundaries within the Clark Street & Ridge Avenue RPA, are assessed by the City of Chicago. The document includes descriptions of the property located within the Clark Street & Ridge Avenue RPA, which will be released from the RPA's property. The document also describes the comprehensive redevelopment program proposed to be undertaken by the City of Chicago.
It is likely that some families who purchase housing or rent new apartments in the Clark Street & Ridge Avenue area will need services and programs related to the provision of educational services for children attending kindergarten through second grade. Education services include the provision of educational facilities, teaching staff, and other educational services. The purpose of these educational services is to ensure that all children have equal opportunities to learn and achieve.

The Chicago Board of Education and Associated Agencies is responsible for the planning, development, and operation of educational facilities and programs for students attending kindergarten through second grade. The Board is responsible for ensuring that all students receive a quality education that prepares them for success in life.

In addition to educational services, the Board also provides social services and programs for students and their families. These services include counseling, health services, and support for students experiencing personal or family difficulties.

The Chicago Park District, the City of Chicago, and other local agencies also provide services to students and their families. The City is responsible for the planning and development of recreational facilities and programs, and for the coordination of activities and services provided by the Park District.

Redevelopment activity may have an impact on existing services and programs. The City of Chicago and other local agencies are working to ensure that any increased needs are addressed in a timely manner. The City is committed to working with the community to ensure that all residents have access to the services they need.

In summary, the City of Chicago is committed to providing quality educational and social services to all residents. The City is working with local agencies to ensure that all students have the opportunity to succeed in life.
adjoining services.

The development of the proposed services will work in tandem with the special programs proposed for the existing district. School enrollment and attendance are expected to increase; the City wants to make sure there are adequate services to support this growth. Therefore, at least two District 50 services will be added:

- The Ridge Avenue School District
- The Chicago Park District

The replacement of vacant and underutilized properties with school and non-school properties will be closely monitored by the Board of Education.

The project is expected to result in an increase in population within the Clark Street & Ridge Avenue RPA, which may result in additional demand for services from the district. It is expected that the Chicago Park District will prove responsive to the provision of recreation and park and recreation facilities throughout the City.

City of Chicago

Chicago Park District

The Park District is responsible for the provision of recreation and park and recreation facilities throughout the City and for the provision of recreation and park and recreation facilities throughout the City and for the provision of recreation and park and recreation facilities throughout the City and for the provision of recreation and park and recreation facilities throughout the City.
assessed within the scope of this plan. Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the existing districts and increases in demand for services provided by those districts cannot accurately be

proposed for the Forest Preserve. Existing facilities and programs maintained and operated by The Forest Preserve District can be handled adequately by

City and County for the education, pleasure and recreation of the public.

Cook County Forest Preserve District, The Forest Preserve District is responsible for acquisition, restorations and management of lands for the purpose of producing and preserving open space in the

service.

For Cook County, The County has principal responsibility for the protection of persons and property,

Greater Chicago. Therefore, no special program is proposed for the Metropolitan Water Reclamation District of

the Chatham Street & Ridge Avenue project area because the Metropolitan Water Reclamation District of Greater Chicago, the Chatham Street & Ridge Avenue project area is handled adequately by existing reclamation facilities.

It is expected that any increase in demand for Cook County services can be handled adequately by

The Chatham Street & Ridge Avenue project area is located within the Metropolitan Water Reclamation District.
2. Provisions for Amending Action Plan
D. Meeting City standards for the hiring of City residents to work on redevelopment projects.

C. Opportunities.

The commitment to affirmative action and non-discrimination will ensure that all members of the protected groups are equally eligible to compete for all job openings and promotional opportunities.

B. Meeting City standards for participation of Minority Business Enterprises and Women Business Enterprises as required in redevelopment agreements.

A. Meeting City standards for participation of Dyker Heights, West New Dorp, and other geographically disadvantaged areas.

The assurance of equal opportunity in all personnel and employment actions with respect to following principles with respect to this Redevelopment Plan.

The City is committed to and will require developers to follow affirmative and non-discriminatory implementation of the Affirmative Action Plan.

8. Commitment to Fair Employment Practices and
And east through block 1 of Becker's Addition to
and east through block 1 of a Public Alley running south
through 5 in block 1 of Galway & Schlosswolfe's
intersection of the south right of way line of said
right of way line of a public alley adjoining lots
south along said public alley to the north
through 2 in block 5 of said wallace's addition;
thence south along said public alley to the north
through 1 in block 3 of said wallace's addition;
thence south along said public alley to the north
through 1 in block 3 of said wallace's addition;
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thence south along said public alley to the north
through 1 in block 3 of said wallace's addition;

Boundary Description

APPENDIX 1

CHICAGO, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF
WEST HALF OF SECTION 8, TOWNSHIP 40, NORTH, RANGE 14 EAST;
THE EAST HALF OF SECTION 6, WEST HALF OF SECTION 5, EAST
THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WEST
HALF OF SECTION 32, TOWNSHIP 41, RANGE 14 EAST;
THAT PART OF THE EAST HALF OF SECTION 31 AND THE WEST

Clark Street & Ridge Avenue RPA

APPENDIX 1
Clark Street & Ridge Avenue RPA

Boundary Description
Clark Street & Ridge Avenue RPA

Boundary Description
Clark Street & Ridge Avenue RPA

Boundary Description

Appendix I
Clark Street & Ridge Avenue RPA

Boundary Description
Clark Street & Ridge Avenue RPA

Boundary Description

Appendix 1
Clark Street & Ridge Avenue

Boundary Description

Appendix 1
Boundary Description

Clark Street & Ridge Avenue

Appendix 1

Boundary Description

Clark Street & Ridge Avenue

Appendix 1
Clark Street & Ridge Avenue RPA

Appendix I

Boundary Description
To the point of beginning:

Along said North Right of Way Line Avenue: Thence East along Said North Right of Way Line Extension to the North Right of Way Line of Pratt Avenue. Thence North along Said West Alley Line and its North Extension to the North Right of Way Line of Heritage Avenue. Thence between Clark Street and Heritage Avenue: Thence that part of Lot 1 of the Assessor's Division Line through the west line of a Public Alley running through intersection of William L. Wallen's Addition to Rogers Park. Thence North along Said West Alley Line to its intersection of a Public Alley running through Blocks 2, 4 and 7 North Right of Way Line of Albion Avenue and the West:

Clark Street & Ridge Avenue RPA

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