

CITY OF CHICAGO

73RD/UNIVERSITY REDEVELOPMENT PROJECT AREA

TAX INCREMENT FINANCING PROGRAM

REDEVELOPMENT PLAN AND PROJECT

CITY OF CHICAGO

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THIS REDEVELOPMENT PLAN IS SUBJECT TO REVIEW, COMMENTS, AND REVISION.

PREPARED BY
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73RD/UNIVERSITY REDEVELOPMENT PROJECT AREA

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I. Introduction

The 73rd/University Redevelopment Project Area Tax Increment Financing Program Redevelopment Plan and Project (the "Plan") for the proposed redevelopment area is known as 73rd/University in Chicago, Illinois (the "Redevelopment Project Area"). The Redevelopment Project Area is located on the south side of the City of Chicago (the "City"), ten miles south of the City's central business district. It is bounded by the Oakwood Cemetery (at the alley north of East 67th Street and East 71st Street) on the north, East 75th Street on the south, the Illinois Central Railroad on the east and the alley west of South Chicago Avenue on the west (see the Appendix, Exhibit 1 "Legal Description" and Exhibit 4, Map – 1 Project Boundary).

This Plan summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of Louik/Schneider & Associates, Inc. (the "Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (2002 State Bar Edition), as amended (the "Act"). The Consultant has prepared this Plan and the related Eligibility Study and Housing Impact Study with the understanding that the City would rely on: (1) the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and (2) the fact that the Consultant has obtained the information necessary for the Plan, the related Eligibility Study and the Housing Impact Study to comply with the Act.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan. The Redevelopment Project Area contains 815 inhabited residential units, therefore a housing impact study was completed. The Plan provides for the development or redevelopment of several portions of the Redevelopment Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study are described in a separate report that presents certain factual information required by the Act. The report, prepared by the Consultant, is entitled *73rd/University Redevelopment Project Area Tax Increment Financing Housing Impact Study* (the "Housing Impact Study"), and is attached as Exhibit 4 to this Redevelopment Plan. None of the residential units have been identified for acquisition.

II. Redevelopment Project Area and Legal Description

A. Existing Land Use

The Redevelopment Project Area is predominately a residential community with the majority of the commercial uses concentrated along South Chicago Avenue and mixed-use structures scattered within the area. Institutional uses include some of the following: the Revere Elementary School at 1010 East 72nd Street, Hoard Playlot Park at 7201 South Dobson Avenue, Woodlawn Playlot Park at 7420 South Woodlawn Avenue, Curey Temple Church at 7157 South Greenwood Avenue, the Church of the Nazarene at 939 East 72nd Street, and the Bray Temple at 1049 East 73rd Street. (see Exhibit 3, Map 2 – Existing Land Use).

The Redevelopment Project Area comprises approximately 135 gross acres covering 31 blocks. Approximately 42 acres (31%) are streets and alleys, leaving a net area of approximately 93 acres. Of the net area, approximately 21.5 net acres (23%) comprise vacant lots. As noted in Map 2 – Existing Land Use Map, approximately 56 net acres (60%) are characterized by residential land use covering the majority of the Redevelopment Project Area. The majority of the commercial land uses are concentrated on the east and west sides of South Chicago Avenue from East 71st Street to East 75th Street covering approximately 9.6 net acres (10%). Institutional uses cover approximately 6 net acres (6.4%). There are six mixed-use structures covering approximately .591 acres (.6%) that are scattered throughout the Redevelopment Project Area. The existing mixed-use structures generally include commercial or institutional uses on the first floor with residential uses above.

B. Community Area

The Redevelopment Project Area is located within the larger Greater Grand Crossing Community. Based on the 2000 U.S. census, the Greater Grand Crossing Community consists of approximately 39,000 residents and 16,000 residential units. The number of residents and units remained unchanged from the 1980 Census but subsequently have dropped by approximately 10 percent. These numbers illustrate the lack of any significant investment or real estate development in recent years. The median family income in the community has increased from \$22,913 in 1990 to \$29,629 at the time of the 2000 census. This increase is equivalent to approximately 2.5% increase per year.

Within the Greater Grand Crossing Community, three census tracts represent all of the Redevelopment Project Area; Census Tracts 6906, 6907, and 6908. Census Tract 6908 includes an additional section outside of the Redevelopment Project Area. The aggregate population in these three tracts declined by 35% between 1980 and 2000, from 4,435 people in 1980 to 3,282 people in 2000.

Major gateways into the Redevelopment Project Area are located at the intersections of South Cottage Grove Avenue, South Chicago Avenue, and East 71st Street; and at East 75th Street and South Chicago Avenue. Another important gateway corridor is East 73rd Street at South Chicago Avenue and the Illinois Central Gulf Railroad tracks.

The major north-south arterial streets serving the Redevelopment Project Area are South Woodlawn Avenue on the east and South Chicago Avenue on the west. The main east-west arterial street is East 71st Street, an arterial street that links the community to the Stony Island community area to the east and Interstate 90/94, the Dan Ryan Expressway to the west. East 73rd Street also links the area to neighborhoods east and west of the Redevelopment Project Area.

C. 73rd/University Redevelopment Area

The area was established as the "73rd & University Redevelopment Area" Chapter 2-124-010(d) on November 5, 2003, by the City Council of Chicago.

The basis for the 73rd & University Redevelopment Area as set forth in Chapter 2-124-010(d) of the Chicago Municipal Code (the "Code") defines a redevelopment plan as a "comprehensive program for the clearing or rehabilitation and the physical development of a redevelopment area."

The boundaries of this Redevelopment Project Area under this Plan are identical to the 73rd & University Redevelopment Area with the exception of two parcels that are located at the intersection of East 71st Street and South Chicago Avenue: PIN 10-26-100-001 at 7107 South Chicago Avenue and PIN 10-26-109-001 at 7116 South Chicago Avenue.

D. Zoning Characteristics

Based on the 2005 Title 17 Municipal Code of Chicago Zoning Ordinance (Index Publishing Corporation) the Redevelopment Project Area includes zoning classifications for commercial and business districts. The Redevelopment Project Area is currently zoned RS-3 Residential Single Unit Detached Housing District; B3-2 Community Shopping District; C1 - 2 Neighborhood Commercial District; M1 -1 Limited Manufacturing Business Park. In addition, there are two planned developments and one parcel zoned a POS-2, Public Open Space.

The majority of the Redevelopment Project Area from East 69th Street on the north to East 74th Street on the southeast of South Chicago Avenue to the eastern boundary is zoned R3. South Chicago Avenue from East 71st Street to East 75th Street includes properties zoned C1-2, B4-2, and M1-2. There is one parcel zoned M1-1 on the northeast corner of South Woodlawn Avenue and East 74th Street. The southwest corner of South Woodlawn Avenue and East 74th Street is zoned POS-2.

The area zoned Residential Planned Development No. 80 (PD No. 80) is located between 72nd on the north, East 73rd on the south, the alley west of South University Avenue on the east, and South Dobson Avenue on the west. PD No. 80 includes the Hoard Playground Park and the Leigh-Johnson Residential units. The Institutional Planned Development No. 921 is located on the east side of South Chicago Avenue between South Drexel Avenue. Planned Development No. 921 is an institutional planned development for the South Shore Drill Team Center.

E. Tax Increment Allocation Redevelopment Act

The Redevelopment Project Area is characterized by conditions that qualify it to be designated as an improved "Conservation Area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a redevelopment plan, designation of an area as a redevelopment project area, and adoption of tax increment allocation financing for such redevelopment project area, to redevelop blighted and conservation areas by pledging the incremental tax revenues generated by redevelopment in the redevelopment project area to projects in such redevelopment project area. These incremental tax revenues are used to pay for costs of public improvements that are required to stimulate private investment in new redevelopment and rehabilitation, or to reimburse private developers for eligible costs incurred in connection with an approved development. Municipalities may issue obligations to be repaid from the stream of real property tax increment revenues generated within the redevelopment project area.

The property tax increment revenue is calculated by determining the difference between the initial equalized assessed valuations (EAV), as certified by the county clerk, for all taxable real estate located within the redevelopment project area, and the current year EAV. The EAV is the current assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate, which determines the incremental real property tax.

III. Redevelopment Goals and Objectives

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will facilitate the revitalization of the Redevelopment Project Area. Many of them can be achieved through the effective use of local, state, and federal mechanisms. These goals and objectives generally reflect existing City policies affecting all or portions of the Redevelopment Project Area. They are meant to guide the development and review of all future projects undertaken in the Redevelopment Project Area.

A. General Goals

- Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a Conservation Area.
- Create an environment within the Redevelopment Project Area that will contribute to the health, safety, and general welfare of the City.
- Strengthen the economic well-being of the Redevelopment Project Area and the City by enhancing the properties and the local tax base to their fullest potential.
- Improve the quality of life for the residents by creating viable commercial area.
- Create new jobs and retain existing jobs for residents of the Redevelopment Project Area.
- Improve and enhance access to transportation flow and public transportation facilities.
- Encourage the participation of minorities and women in the redevelopment process of the Redevelopment Project Area.

B. Redevelopment Objectives

To achieve the general goals of this Plan, the following redevelopment objectives have been established:

- Revitalize and restore the physical and economic conditions in this once thriving neighborhood by removing structurally substandard buildings, obsolete building types, deleterious uses, and other blighting influences.
- Assemble City-owned vacant lots and other underutilized land into viable disposition parcels in order to provide sites for development.

- Use City programs, where appropriate, to create a unified identity that would enhance the marketability of the Redevelopment Project Area.
- Improve the transportation access, traffic flow and safety particularly along South Chicago Avenue to accommodate an increase in pedestrian traffic to the businesses and visitors to the Gary Comer's Youth Center, Home of the South Chicago Drill Team.
- Encourage private investment in new development and rehabilitation of buildings in the Redevelopment Project Area.
- Provide public infrastructure improvements throughout the Redevelopment Project Area. Replace and repair streets, alleys, sidewalks, and curbs, where necessary.
- Provide public and private infrastructure and streetscape improvements and other available assistance necessary to promote commercial (office and retail) uses in the Redevelopment Project Area.
- Establish job training and job-readiness programs to provide residents within and near the Redevelopment Project Area with skills necessary to secure jobs.
- Attract new sales tax and real estate tax dollars to the City of Chicago.

C. Design Guidelines

Although overall goals and redevelopment objectives are important in the process of redeveloping such an area, design guidelines are necessary to ensure that redevelopment activities result in an attractive and functional environment. The following design guidelines give a general, but directed, approach to the development of specific projects within the Redevelopment Project Area.

- Continue to provide adequate buffers to residential neighbors from the commercial development.
- Integrate new development which is functionally and aesthetically compatible with adjacent development.
- Maintain scale of buildings consistent with adjacent structures, not only in height but also in density and design.
- Ensure safe and functional circulation patterns for pedestrians and vehicles particularly along South Chicago Avenue.
- Ensure improvements of public ways that encourage neighborhood usage of commercial establishments.
- Create landscaping per the City's guidelines for redevelopment that will buffer the parking lots, adjacent areas, and other institutional uses.
- Integrate energy efficient features into buildings.

- Encourage the addition of special features within the Redevelopment Project Area where appropriate, such as public art, murals, neighborhood-identifying signage, plazas, etc. to increase the area's effectiveness and desirability as a place to live, visit and shop.
- Ensure the adequate maintenance of public and private landscaping, focal points and open spaces.

IV. Conservation Area Conditions in the Redevelopment Project Area

A. Illinois Tax Increment Act

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park Conservation Area.

As set forth in the Act, a "Conservation Area" is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to public safety, health, morals, or welfare, and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Necessity of environmental clean-up
12. Lack of community planning
13. EAV comparison

The Act states that no redevelopment plan shall be adopted unless a municipality complies with all of the following requirements: (1) the municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan and (2) the municipality finds that the redevelopment plan and project conforms 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.

The Consultant conducted comprehensive exterior surveys of the all of the parcels in the Redevelopment Project Area to identify the eligibility factors and their degree of presence. The exterior surveys examined not only the condition and use of buildings, but also streets, sidewalks, curbs, gutters, lighting, underutilized land, parking facilities, landscaping, fences and walls, and

general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and its relationship to the surrounding area.

Based upon surveys, site inspections, research, and analysis by the Consultant, the Redevelopment Project Area qualifies as a Conservation Area as defined by the Act. A separate report, entitled *City of Chicago 73rd/University Tax Increment Financing Program Eligibility Study* dated February 2006 (the "Eligibility Study"), is attached as Exhibit 6 to this Plan. It describes in detail the surveys and analyses undertaken, and the basis for qualifying the Redevelopment Project Area as a Conservation Area.

B. Conservation Area Eligibility Factors

The Redevelopment Project Area (referred to as the "Study Area" in the Eligibility Study) consists of 806 PINs. There are approximately 574 buildings in the Redevelopment Project Area. In addition to age, the Redevelopment Project Area is characterized by the presence of seven Conservation Area eligibility factors defined below:

1. Dilapidation

Dilapidation is referred to in the Act as "an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

2. Obsolescence

Obsolescence is defined in the Act as "the condition or process of falling into disuse." Obsolescent structures have become ill-suited for their original use.

3. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair. The Act defines deterioration with respect to buildings as, "defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia."

4. Excessive Vacancies

This factor refers to buildings that are unoccupied or underutilized and exert an adverse influence on the area because of the frequency, duration, or extent of vacancy.

5. Inadequate Utilities

Inadequate utilities refer to the deficiencies in the underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. The Act defines inadequate utilities as "those that are (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

6. Deleterious Land Use or Layout

Deleterious land uses or layout include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

7. Lack of Community Planning

Lack of community planning may be a factor if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan.

8. Lack of Growth in EAV Comparison

Lack of growth in EAV comparison may be considered a factor if the EAV total of the proposed Redevelopment Project Area has declined for 3 of the last 5 calendar years for which the information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

C. Eligibility Findings Conclusion

The eligibility findings indicate that the Redevelopment Project Area qualifies as a Conservation Area as set forth in the Act. The number, degree, and distribution of factors as documented in this report warrant the designation as a Redevelopment Project Area. Specifically:

- The buildings in the Redevelopment Project Area meet the statutory criteria for age; 83% or 476 of the 575 of the buildings are at least 35 years old.
- Of the 13 eligibility factors for a Conservation Area set forth in the Act, seven factors are present. In addition to age, only three are necessary for designation as a Conservation Area.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Redevelopment Project Area.

The eligibility findings indicate that the Redevelopment Project Area contains factors that qualify it as a Conservation Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term enhancement of the City.

The Redevelopment Project Area has not benefited from growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically, of the 808 parcels within the Study Area, 216 (26.5%) are vacant lots. This high level of

undeveloped parcels, the functionally and economically obsolete buildings and site improvements have an adverse effect on the entire Study Area. Additionally, the amount of environmental concerns throughout the commercial area impacts the economic feasibility of their redevelopment, thus impacting the entire Study Area. From this data, together with the other eligibility factors, it can be reasonably concluded that the Redevelopment Project Area (i) has not been subject to growth and development through private investment, and (ii) would not reasonably be anticipated to be developed without adoption of a redevelopment plan by the City. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Redevelopment Project Area.

The analysis above was based upon data assembled by the Consultant. The surveys, research, and analysis conducted include the following:

- Exterior surveys of the conditions and use of the Redevelopment Project Area;
- Field surveys of environmental conditions, including streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
- Comparison of current land uses to the current zoning ordinance and current zoning maps;
- Historical analysis of site uses and users;
- Analysis of original and current platting and building size layout;
- Review of previously prepared plans, studies, and data; and
- Evaluation of the EAVs in the Redevelopment Project Area from tax years 1999 to 2004.

The Redevelopment Project Area qualifies as an improved Conservation Area and is therefore eligible for Tax Increment Financing under the Act.

V. 73rd/University Redevelopment Project

This section defines the Redevelopment Project to be undertaken by both the City through its various departments and through private developers and/or individuals. The Redevelopment Project is outlined in the following sections: "General Land-Use Plan," "Redevelopment Plan," "Redevelopment Project," and "Estimated Redevelopment Activities and Costs."

A. General Land-Use Plan

The proposed land uses for the Redevelopment Project Area reflect the goals and objectives previously identified. Map 3 – Proposed Land Use identifies the uses that will be supported by the Plan. The major land use categories for the Redevelopment Project Area include residential, and mixed-use residential/commercial/institutional. The Proposed Land Use Plan is intended to guide future land use improvements and developments for the Redevelopment Project.

1. Residential Uses

Residential uses should include a variety of residential types and community facilities. New single-family homes, townhouses, senior housing and multi-family rental units, should be developed in blocks where appropriate. Residential uses will also be used above commercial and retail uses at key locations to allow for greater housing opportunities in mixed-use zones. In-fill single-family units should also be developed in blocks that are predominantly residential or that have vacant residential lots.

2. Institutional Uses

Institutional uses should include religious (with the exception of storefront churches) educational, and social services facilities. Educational facilities including a potentially expanded Revere Elementary School, day care centers, and charter high schools could enhance and complement the residential uses north and south of the Redevelopment Project Area. Other potential developments include community facilities such as centers, health center, employment training centers, a public library, and social service agencies.

Dobson Park represents the Redevelopment Project Area's only open park space. Residual spaces, especially next to train tracks, or as part of an institutional campus, are better used as mini-parks and landscaped open space. In these areas there shall be permitted uses such as but not limited to recreational open space, community gardens, and parkways, where applicable.

3. Commercial Uses

Commercial uses along South Chicago Avenue should be clustered near the gateway locations to create a critical mass that will enable each individual business

to benefit from the spillover business activities of its neighbors. These clusters are recommended to be located at the north end of the corridor near East 71st Street, at the center of the corridor at East 73rd Street, and at the south end at East 75th Street. Suggested businesses include retail and cultural businesses such as restaurants, bookstores, and gift shops.

Where appropriate, retail uses recommended by this Redevelopment Plan should be establishments such as, but not limited to, medical clinics, restaurants, video rental stores, audio and electronics sales stores, and clothing stores. Neighborhood commercial uses such as a convenience store, shoe repair shop, laundromat, dry cleaners, flower shop, drug stores, etc., are also suggested to strengthen the commercial clusters along South Chicago Avenue. Liquor stores and automotive businesses should be discouraged in the Redevelopment Project Area. The key to redevelopment efforts along South Chicago Avenue is to create a diversified market that meets the needs of the diverse residential population, is aesthetically attractive, and anchored by successful pre-existing cultural uses.

4. Mixed-Use

The mixed-use category allows for flexibility in the development of parcels which are deemed appropriate for a variety of uses and allows the Redevelopment Project Area Plan to accommodate market demands more readily. Mixed-use areas can be developed with any combination of residential, institutional, commercial, and open space uses, provided such uses are compatible and comply with the land use controls stated in this section. Where considered appropriate, as in the designated mixed-use areas, dwelling units and professional offices above commercial/retail or service establishments should be encouraged.

The Chicago Plan Commission must approve this Plan and the proposed land uses described herein prior to its adoption by the City Council.

B. Redevelopment Plan

The proposed land uses are key to the comprehensive and cohesive development of the Redevelopment Project Area as a successful complement to its surrounding community. The primary intent of this Redevelopment Plan is to build upon the work that has already taken place within the community to preserve and enhance existing residential buildings and attract new residential and commercial development. The overall strategy is to provide infill housing and develop a commercial center along South Chicago. Additionally, the Redevelopment Plan will help to eliminate existing deteriorating conditions within the Redevelopment Project Area that make the area eligible as a conservation area under the Act.

This Redevelopment Plan incorporates the use of tax increment revenues to stimulate or stabilize the Redevelopment Project Area through the planning and programming of improvements. The Redevelopment Plan's strategy is to develop a public improvement program using tax increment financing, as well as other funding sources available to the City, which will improve the Redevelopment Project Area for current residents and which will reinforce and further private investment. This public improvement program can basically be categorized as follows;

- Retain, renovate and rehabilitate existing residential and commercial structures
- Encourage the development of new residential and commercial structures
- Develop a unified neighborhood theme that can be accomplished through a variety of methods including streetscaping, murals, signage, decorative lighting, planter/tree boxes and banners.
- Develop a pedestrian-friendly, community focused mixed-use area along South Chicago Avenue that compliments the new Gary Comer Youth Center.

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Redevelopment Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, through the Tax Reactivation Program or other programs 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.

Exhibit 2 – Redevelopment Area Plan Acquisition List indicates the parcels currently proposed to be acquired for redevelopment in the Redevelopment Project Area. This list includes parcels the City has authority to acquire pursuant to the 73rd & University Redevelopment Area Ordinance approved November 5, 2003. Properties to be acquired as identified on Exhibit 2 have been carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominately vacant lots and abandoned, boarded, dilapidated and deteriorated structures.

In connection with the City exercising its power to acquire real property not currently identified on Exhibit 2, 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 Plan.

For properties described on Exhibit 2: (1) the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Plan; (2) the acquisition of vacant properties by the City shall commence within 10 years from the date of publication of the ordinance authorizing the acquisition. In either case, acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of the applicable period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in preceding paragraph.

In connection with the City exercising its power to acquire real property not identified in Exhibit 2, 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 Plan.

In the event that the implementation of the Plan results in the removal of residential housing units in the Redevelopment Project Area occupied by low-income households or very low-income

households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Redevelopment Project Area.

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

The City requires that developers who receive tax increment funds for market rate housing set aside 20 percent of the units to meet affordability criteria established by the City’s Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 100 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 60 percent of the area median income.

C. Redevelopment Project

The purpose of this Plan is to create a planning and programming mechanism that guides financial investment of tax increment funds and private sources of funds for the redevelopment of properties within the Redevelopment Project Area. The Plan contains specific redevelopment objectives addressing both private actions and public improvements that will assist the overall redevelopment of the Redevelopment Project Area. The Plan will be implemented in phases and will help to eliminate those existing conditions that make the Redevelopment Project Area susceptible to blight.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize the Redevelopment Project Area, which will have a positive effect for the residents and property owners in the surrounding area. The Plan’s underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. The City may enter into redevelopment agreements, which will generally provide for the City to grant funding for activities permitted by the Act. The funds for these improvements will come from the incremental increase in tax revenues generated from the Redevelopment Project Area, or the City’s possible issuance of bonds to be repaid from the incremental taxes. A developer may be responsible for site improvements and may further be required to build any agreed-upon improvements needed for the project. Under a redevelopment agreement, the developer may also

be reimbursed from incremental tax revenues (to the extent permitted by the Act) for all or a portion of eligible costs.

D. Estimated Redevelopment Project Activities and Costs

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities, respectively, to construct, rehabilitate, renovate, or restore private or public improvements on one or more parcels (collectively referred to as "Redevelopment Projects"). The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed necessary to implement this Plan ("Redevelopment Project Costs," see Table 1 – Estimated Redevelopment Project Costs).

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5-11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible Redevelopment Project Costs as a line item in Table 1 or otherwise adjust the line item in Table 1 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

Eligible Redevelopment Costs

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning, or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
2. The costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors;
3. Property assembly costs, including, but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
5. Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
6. Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area as long as such projects feature a community-based training program that ensures maximum reasonable opportunities for residents of the community area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
7. Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves thereto;
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act;
10. Payment in lieu of taxes, as defined in the Act;
11. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to courses in occupational, semi-technical, or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (1) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (2) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment

by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

12. Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that: (1) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; (2) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (3) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; (4) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total (i) cost paid or incurred by the redeveloper for such redevelopment project, or (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and (5) up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low- and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be substituted for 30 percent in (2) and (4) above;
13. Unless explicitly provided in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
14. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
15. Instead of the eligible costs provided for in (12) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
16. The costs of day care services for children of employees from low-income families working for businesses located within the Redevelopment Project Area and all or a portion of the cost of operation of day care centers established by Redevelopment Project Area businesses to serve employees from low-income families working in businesses located in the Redevelopment Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county, or regional median income as determined from time to time by HUD.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et seq.*, as amended, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for

the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

Table 1 – Estimated Redevelopment Project Costs represents those eligible project costs pursuant to the Act. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, interest, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the Redevelopment Project Area. These funds are subject to the amount of projects and incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

Table 1 - Estimated Redevelopment Project Costs

	Program/Action/Improvements	Estimated Costs*
1.	Property assembly: acquisition	2,000,000
2.	Site preparation, demolition, and environmental remediation	2,000,000
3.	Public works and improvements: streets and utilities, parks and open space, public facilities (schools and other public facilities) ⁽¹⁾	18,000,000
4.	Relocation	1,000,000
5.	Rehabilitation of existing structures, fixtures and leasehold improvements, affordable housing construction and rehabilitation	9,000,000
6.	Job training, retraining, welfare-to-work	1,500,000
7.	Interest subsidies	1,500,000
8.	Professional services: studies, surveys, plans and specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning, or other services	750,000
9.	Day care services	1,500,000
	Total Redevelopment Costs⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	37,250,000

*Exclusive of capitalized interest, issuance costs, and other financing costs.

- (1) This category may also include paying for or reimbursing (i) an elementary, secondary, or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts affected by the redevelopment of the Redevelopment Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Total 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 Redevelopment Project Costs.
- (3) The amount of the Total Redevelopment Costs that can be incurred in the Redevelopment Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Redevelopment 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 Redevelopment Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Redevelopment Project Area that are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Redevelopment Project Area only by a public right of way.
- (4) Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Plan adoption, are subject to the Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be used to supplement the City's ability to finance Redevelopment Project Costs identified above.

- (5) In 2006 dollars

Changes may be made in line items (but not in total) without Amendment of the Plan.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from incremental property taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may 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. Also, the City may permit the use of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

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

The Redevelopment Project Area may become contiguous to, or separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law, 65 ILCS 5/11-74.6-1, et seq. If the City finds 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 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 use net incremental revenues received from the Redevelopment Project Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Redevelopment Project Area, and such areas. The amount of revenue from the Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

F. Issuance of Obligations

The City may issue obligations secured by incremental property taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The Redevelopment Project shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Redevelopment Project Area is adopted (assuming City Council approval of the Redevelopment Project Area and Plan in 2006, by December 31, 2030). Also, the final maturity date of any such obligations issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, incremental property taxes may be used for the scheduled and/or early retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that incremental property taxes are not needed for such purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess incremental property taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Redevelopment Project Area in the manner provided by the Act.

G. Most Recent Equalized Assessed Valuation of Properties

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 2004 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$16,765,517. This total EAV amount, by PIN, is summarized in Exhibit 3. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If more current EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing Exhibit 3 with the most recent EAV's.

H. Anticipated Equalized Assessed Valuation

The estimated EAV of real property within the Redevelopment Project Area, by the year 2020 (when it is estimated that the Redevelopment Projects, based on current information, will be constructed and fully assessed), is anticipated to be between \$45,000,000 and \$55,000,000. These estimates are based on several key assumptions including the following: (1) all currently projected development will be constructed and occupied by 2020; (2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Plan; (3) the most recent State Multiplier of 2.5757 as applied to 2004 assessed values will remain unchanged; (4) for the duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2004 level; and (5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5% per year with a reassessment every three years. Although development in the Redevelopment Project Area could occur after 2020, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. In addition, as described in Section M of the Plan, Phasing and Scheduling, public improvements and the expenditure of

Redevelopment Project Costs may be necessary in furtherance of the Plan throughout the period that the Plan is in effect.

I. Financial Impact of the Redevelopment Project

The Act requires 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 Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Redevelopment Project Area and, with the cooperation of the other affected taxing districts, will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago, Chicago Board of Education District, Chicago School Finance Authority, Chicago Park District, Chicago Community College District, Metropolitan Water Reclamation District of Greater Chicago, County of Cook, and Cook County Forest Preserve District.

The proposed Redevelopment Plan and Project involves the rehabilitation of existing buildings and the construction of new developments. The increase in the number of permanent residents will not likely cause an increased demand for some capital improvements to be provided by the taxing districts. However, the increase in the amount of visitors to the area may increase the need for some capital improvement. Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be minimal.

In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Redevelopment Project Area. The City of Chicago Library Fund (formerly a separate taxing district from the City) no longer extends taxing levies, but it continues to exist for receiving delinquent taxes.

Impact of the Redevelopment Project

The renovation and construction of vacant and underutilized property in the Redevelopment Project Area should not increase the demand for services and/or capital improvements to be provided by the City of Chicago, Chicago Board of Education District, Chicago School Finance Authority, Chicago Park District, Chicago Community College District, Metropolitan Water Reclamation District of Greater Chicago, County of Cook, and Cook County Forest Preserve District. The nature of these potential demands for services on these taxing districts is described below.

City of Chicago. The renovation and improvement of vacant and underutilized properties should not increase the demand for services and programs provided by the City, including police and fire protection, sanitary collection, recycling, etc. Appropriate City departments can adequately address any increase in demand for City services and programs.

Chicago Board of Education. The renovation and improvement of vacant and underutilized residential properties may increase the number of school age children to the Redevelopment Project Area.

Chicago Park District. The renovation and construction of residential properties will increase the number of residents to the Redevelopment Project Area. Dobson Park, is the only park that serves the entire Redevelopment Project Area. This park does not have a field house just a dated playground area. The City intends to monitor development with the cooperation of the Chicago Park District to ensure that any increase in the demand for services will be adequately addressed.

Chicago Community College. The renovation and improvement of vacant and underutilized properties should neither increase the need for college educational services, nor increase the number of schools provided by the Chicago Community Colleges.

Metropolitan Water Reclamation District of Greater Chicago. The renovation and construction of vacant and underutilized properties should not substantially increase the demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

County of Cook. The renovation and improvement of vacant and underutilized properties should not increase the need for additional services by the County of Cook.

Cook County Forest Preserve District. The renovation and improvement of vacant and underutilized properties should not increase the need for additional services by the Cook County Forest Preserve District.

J. Program to Address Financial and Service Impacts

The complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty, and the demand for services provided by the affected taxing districts cannot be quantified. The City intends to monitor development in the Redevelopment Project Area and, with the cooperation of the other affected taxing districts, will attempt to ensure that any increased needs are addressed.

As indicated in Section V, Subsection D and Table 1 of the Appendix, Estimated Redevelopment Project Costs, the City may provide public improvements and facilities to service the Redevelopment Project Area. Potential public improvements and facilities provided by the City may mitigate any additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Project.

K. Provision for Amending the Redevelopment Plan

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

L. Fair Employment Practices, Affirmative Action Plan, and Prevailing Wage Agreement

The City is committed to and will affirmatively implement the following principles with respect to the Redevelopment Project Area and this Plan.

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers must meet the City's standards for participation of 24% Minority Business Enterprises and four percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
4. Redevelopers must meet City standards for the applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

M. Phasing and Scheduling

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that while this Redevelopment Plan is in effect for the Redevelopment Project Area, numerous public/private improvements and developments can be expected to take place. The specific time frame and financial investment will be staged in a timely manner. Development within the Redevelopment Project Area intended to be used for residential, commercial, or institutional purposes will be staged consistently with the funding and construction of infrastructure improvements, and private sector interest. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The Redevelopment Plan shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year following the year in which the ordinance approving this Redevelopment Project Area was adopted (assuming adoption by the City Council in 2006, by December 31, 2030).

Appendix

- Exhibit 1 - Legal Description
- Exhibit 2 - Redevelopment Area Plan Acquisition List
- Exhibit 3 - 2004 Equalized Assessed Value
- Exhibit 4 - Map Legend
- Exhibit 5 - City of Chicago 73rd/University Tax Increment Financing Program Housing Impact Study
- Exhibit 6 - City of Chicago 73rd/University Tax Increment Financing Program Eligibility Study

Exhibit 1 - Legal Description

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 71ST STREET AND THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-100-001;

THENCE EAST ALONG SAID NORTH LINE OF EAST 71ST STREET TO THE EAST LINE OF LOT 'A' IN BROOKHAVEN SUBDIVISION IN SECTION 23;

THENCE NORTH ALONG SAID EAST LINE OF LOT 'A' TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF EAST 69TH STREET;

THENCE EAST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY NORTH OF EAST 69TH STREET TO THE EAST LINE OF LOT 2 IN BROOKHAVEN SUBDIVISION;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 TO THE NORTH LINE OF LOT 1 IN BROOKHAVEN SUBDIVISION;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 TO THE WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY TO IT'S INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF EAST 75TH STREET;

THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF EAST 75TH STREET TO THE WESTERLY LINE OF THE VACATED ALLEY RUNNING PARALLEL TO SOUTH CHICAGO AVENUE AND EASTERLY OF AND PARALLEL TO THE N.Y.C. RAILROAD RIGHT-OF-WAY;

THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE VACATED ALLEY RUNNING PARALLEL TO SOUTH CHICAGO AVENUE AND EASTERLY OF AND PARALLEL TO THE N.Y.C. RAILROAD RIGHT-OF-WAY TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-109-001;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-109-001 AND THE SOUTHERLY LINE THEREOF TO THE WESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-109-001 TO THE CENTERLINE OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF SOUTH CHICAGO AVENUE TO THE SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-100-001;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-100-001 AND THE SOUTHERLY LINE THEREOF TO THE SOUTH LINE OF EAST 71ST STREET;

THENCE CONTINUING NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE PARCEL OF LAND BEARING PIN 20-26-100-001 TO THE POINT OF BEGINNING ON THE SOUTH LINE OF EAST 71ST STREET, HEREINBEFORE DESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

Order No. 0603001
Ordered By: Louik/Schneider & Assoc., Inc.
Revised March 27, 2006

Chicago Guarantee Survey Company
601 S. LaSalle St., Suite 400
Chicago, Illinois 60605

Exhibit 2 – Redevelopment Acquisition List*

20-23-400-006-0000	20-26-100-013-0000	20-26-114-013-0000
20-23-400-011-0000	20-26-101-002-0000*	20-26-114-017-0000
20-23-409-024-0000	20-26-101-029-0000	20-26-114-023-0000
20-23-409-034-0000*	20-26-103-015-0000	20-26-119-008-0000
20-23-409-035-0000	20-26-103-019-0000	20-26-119-011-0000
20-23-410-007-0000	20-26-104-001-0000	20-26-119-012-0000
20-23-410-008-0000	20-26-104-003-0000	20-26-119-013-0000
20-23-410-019-0000	20-26-104-019-0000	20-26-120-021-0000
20-23-410-020-0000	20-26-104-020-0000	20-26-120-025-0000
20-23-410-021-0000	20-26-104-025-0000	20-26-121-001-0000
20-23-410-026-0000	20-26-104-042-0000	20-26-121-012-0000
20-23-410-031-0000	20-26-105-004-0000	20-26-121-017-0000
20-23-410-035-0000	20-26-106-011-0000*	20-26-121-039-0000
20-23-410-039-0000	20-26-106-031-0000	20-26-121-041-0000
20-23-411-009-0000	20-26-106-032-0000*	20-26-122-001-0000
20-23-411-015-0000*	20-26-109-006-0000	20-26-122-013-0000
20-23-411-016-0000	20-26-109-028-0000	20-26-122-025-0000
20-23-411-019-0000	20-26-109-030-0000	20-26-122-042-0000
20-23-411-020-0000	20-26-109-039-0000	20-26-129-005-0000
20-23-411-025-0000*	20-26-110-007-0000	20-26-129-007-0000
20-23-419-018-0000	20-26-111-010-0000	20-26-130-023-0000
20-23-419-019-0000	20-26-111-012-0000	20-26-130-024-0000
20-23-419-020-0000	20-26-111-032-0000	20-26-204-018-0000
20-23-419-029-0000	20-26-111-033-0000	20-26-204-027-0000*
20-23-419-032-0000	20-26-113-021-0000	20-26-208-005-0000
20-23-419-033-0000	20-26-113-034-0000*	20-26-208-011-0000*
20-23-419-035-0000	20-26-114-003-0000*	20-26-212-006-0000*
20-23-420-005-0000	20-26-114-004-0000	20-26-212-019-0000
20-26-100-008-0000*	20-26-114-005-0000	

*new parcels added to the 73rd/University Redevelopment Area acquisition list

Exhibit 3 - 2004 Equalized Assessed Value

PIN	2004 EAV	PIN	2004 EAV
20-23-400-001-0000	\$27,722	20-23-409-017-0000	\$10,609
20-23-400-002-0000	\$4,712	20-23-409-018-0000	EXEMPT
20-23-400-003-0000	\$5,667	20-23-409-019-0000	\$17,337
20-23-400-004-0000	\$14,072	20-23-409-020-0000	\$24,392
20-23-400-005-0000	\$14,072	20-23-409-021-0000	\$4,121
20-23-400-006-0000	\$5,667	20-23-409-022-0000	\$22,484
20-23-400-007-0000	\$25,131	20-23-409-023-0000	\$28,621
20-23-400-008-0000	\$24,723	20-23-409-024-0000	\$4,386
20-23-400-009-0000	\$27,114	20-23-409-034-0000	\$2,874
20-23-400-010-0000	\$23,506	20-23-409-035-0000	\$11,333
20-23-400-011-0000	\$6,890	20-23-409-036-0000	\$20,745
20-23-400-012-0000	\$22,491	20-23-409-037-0000	\$20,235
20-23-400-013-0000	\$9,066	20-23-409-038-0000	\$5,667
20-23-400-014-0000	\$7,418	20-23-409-039-0000	\$27,565
20-23-400-015-0000	\$14,628	20-23-409-040-0000	\$0
20-23-400-016-0000	\$4,121	20-23-409-041-0000	\$5,667
20-23-400-017-0000	\$4,121	20-23-409-042-0000	\$20,289
20-23-400-018-0000	\$29,430	20-23-409-043-0000	\$93,457
20-23-400-019-0000	\$27,637	20-23-409-046-0000	\$10,334
20-23-400-020-0000	\$20,129	20-23-409-047-0000	\$37,963
20-23-400-021-0000	\$20,644	20-23-409-048-0000	\$29,780
20-23-400-022-0000	\$27,246	20-23-409-049-0000	\$17,315
20-23-409-001-0000	\$36,163	20-23-409-050-0000	\$24,647
20-23-409-002-0000	\$15,980	20-23-409-051-0000	\$10,944
20-23-409-003-0000	\$22,581	20-23-409-052-0000	\$17,396
20-23-409-004-0000	\$21,247	20-23-410-001-0000	\$28,188
20-23-409-005-0000	\$4,396	20-23-410-002-0000	\$21,932
20-23-409-006-0000	\$23,908	20-23-410-003-0000	\$23,472
20-23-409-007-0000	\$17,928	20-23-410-004-0000	\$27,470
20-23-409-008-0000	\$32,436	20-23-410-005-0000	\$23,245
20-23-409-009-0000	\$12,828	20-23-410-006-0000	\$27,323
20-23-409-010-0000	\$32,673	20-23-410-007-0000	\$5,667
20-23-409-011-0000	\$30,393	20-23-410-008-0000	\$5,667
20-23-409-012-0000	\$12,825	20-23-410-009-0000	\$25,098
20-23-409-013-0000	\$13,639	20-23-410-010-0000	EXEMPT
20-23-409-014-0000	\$9,598	20-23-410-011-0000	\$15,237
20-23-409-015-0000	\$11,919	20-23-410-012-0000	\$21,579
20-23-409-016-0000	\$19,858	20-23-410-013-0000	\$6,477

PIN	2004 EAV	PIN	2004 EAV
20-23-410-014-0000	\$3,804	20-23-411-018-0000	EXEMPT
20-23-410-017-0000	\$137	20-23-411-019-0000	\$4,793
20-23-410-018-0000	\$24,771	20-23-411-020-0000	\$4,611
20-23-410-019-0000	\$5,968	20-23-411-021-0000	EXEMPT
20-23-410-020-0000	\$5,667	20-23-411-022-0000	EXEMPT
20-23-410-021-0000	\$5,667	20-23-411-025-0000	\$23,514
20-23-410-022-0000	\$21,792	20-23-419-003-0000	\$13,010
20-23-410-023-0000	\$5,650	20-23-419-004-0000	\$23,507
20-23-410-024-0000	\$0	20-23-419-005-0000	\$32,817
20-23-410-025-0000	\$19,474	20-23-419-006-0000	\$2,252
20-23-410-026-0000	\$5,667	20-23-419-007-0000	EXEMPT
20-23-410-027-0000	\$28,121	20-23-419-008-0000	\$26,086
20-23-410-028-0000	\$5,667	20-23-419-009-0000	\$22,728
20-23-410-029-0000	\$25,165	20-23-419-010-0000	\$29,608
20-23-410-030-0000	\$24,291	20-23-419-011-0000	\$25,092
20-23-410-031-0000	\$5,667	20-23-419-012-0000	\$19,931
20-23-410-032-0000	\$17,409	20-23-419-013-0000	\$19,962
20-23-410-033-0000	\$28,498	20-23-419-014-0000	\$25,291
20-23-410-034-0000	\$31,026	20-23-419-015-0000	\$36,853
20-23-410-035-0000	\$8,500	20-23-419-016-0000	\$16,177
20-23-410-036-0000	\$28,132	20-23-419-017-0000	\$28,418
20-23-410-037-0000	\$26,792	20-23-419-018-0000	\$6,305
20-23-410-038-0000	\$4,835	20-23-419-019-0000	\$6,148
20-23-410-039-0000	\$35,813	20-23-419-020-0000	\$6,043
20-23-410-043-0000	\$19,212	20-23-419-021-0000	\$45,665
20-23-410-044-0000	\$14,777	20-23-419-022-0000	\$5,345
20-23-410-045-0000	\$33,422	20-23-419-023-0000	\$20,030
20-23-411-001-0000	\$1,482	20-23-419-024-0000	\$15,016
20-23-411-002-0000	\$28,606	20-23-419-025-0000	\$312
20-23-411-003-0000	\$20,945	20-23-419-026-0000	\$9,950
20-23-411-004-0000	\$29,051	20-23-419-027-0000	\$30,545
20-23-411-005-0000	\$27,599	20-23-419-028-0000	\$21,417
20-23-411-006-0000	\$14,479	20-23-419-029-0000	\$6,457
20-23-411-007-0000	\$14,620	20-23-419-030-0000	\$25,391
20-23-411-008-0000	\$27,861	20-23-419-031-0000	EXEMPT
20-23-411-009-0000	\$6,506	20-23-419-032-0000	\$6,148
20-23-411-010-0000	\$15,626	20-23-419-033-0000	\$4,922
20-23-411-011-0000	\$349	20-23-419-034-0000	\$19,412
20-23-411-014-0000	\$22,579	20-23-419-035-0000	\$3,297
20-23-411-015-0000	\$24,734	20-23-420-001-0000	\$33,570
20-23-411-016-0000	\$5,275	20-23-420-002-0000	\$28,317
20-23-411-017-0000	EXEMPT	20-23-420-003-0000	EXEMPT

PIN	2004 EAV	PIN	2004 EAV
20-23-420-004-0000	EXEMPT	20-26-100-030-0000	\$4,690
20-23-420-005-0000	\$4,909	20-26-100-031-0000	EXEMPT
20-23-420-006-0000	\$11,454	20-26-101-001-0000	\$4,603
20-23-420-007-0000	\$22,692	20-26-101-002-0000	\$19,091
20-23-420-008-0000	\$222	20-26-101-003-0000	\$0
20-23-420-009-0000	\$22,957	20-26-101-004-0000	\$1,082
20-23-420-010-0000	\$30,254	20-26-101-005-0000	\$4,108
20-23-420-011-0000	\$21,093	20-26-101-006-0000	\$7,685
20-23-420-012-0000	\$0	20-26-101-007-0000	\$20,474
20-23-420-013-0000	\$3,524	20-26-101-008-0000	\$18,504
20-23-420-014-0000	\$8,603	20-26-101-009-0000	\$28,420
20-23-420-015-0000	EXEMPT	20-26-101-010-0000	\$33,281
20-23-420-016-0000	EXEMPT	20-26-101-011-0000	\$23,247
20-26-100-001-0000	\$17,862	20-26-101-012-0000	\$13,656
20-26-100-002-0000	\$59,486	20-26-101-013-0000	\$13,100
20-26-100-003-0000	\$46,491	20-26-101-014-0000	\$18,816
20-26-100-004-0000	EXEMPT	20-26-101-015-0000	\$30,244
20-26-100-005-0000	\$67,264	20-26-101-016-0000	\$0
20-26-100-006-0000	EXEMPT	20-26-101-017-0000	\$22,902
20-26-100-007-0000	\$27,529	20-26-101-018-0000	\$4,603
20-26-100-008-0000	\$73,410	20-26-101-019-0000	\$20,255
20-26-100-009-0000	\$66,069	20-26-101-020-0000	\$16,021
20-26-100-010-0000	EXEMPT	20-26-101-021-0000	\$24,737
20-26-100-011-0000	\$18,934	20-26-101-022-0000	\$22,385
20-26-100-012-0000	EXEMPT	20-26-101-023-0000	\$24,016
20-26-100-013-0000	EXEMPT	20-26-101-024-0000	\$4,023
20-26-100-014-0000	\$17,154	20-26-101-025-0000	\$25,523
20-26-100-015-0000	EXEMPT	20-26-101-026-0000	\$15,571
20-26-100-016-0000	EXEMPT	20-26-101-027-0000	\$21,157
20-26-100-017-0000	EXEMPT	20-26-101-028-0000	\$14,332
20-26-100-018-0000	EXEMPT	20-26-101-029-0000	\$4,603
20-26-100-019-0000	EXEMPT	20-26-101-030-0000	\$31,836
20-26-100-020-0000	\$18,591	20-26-101-031-0000	\$4,023
20-26-100-021-0000	\$0	20-26-101-032-0000	\$22,999
20-26-100-022-0000	\$25,215	20-26-101-033-0000	\$22,385
20-26-100-023-0000	\$24,712	20-26-101-034-0000	\$13,167
20-26-100-024-0000	\$10,972	20-26-101-035-0000	\$26,736
20-26-100-025-0000	\$39,076	20-26-101-036-0000	\$6,939
20-26-100-026-0000	\$4,842	20-26-101-046-0000	\$90,224
20-26-100-027-0000	\$17,405	20-26-101-047-0000	\$90,224
20-26-100-028-0000	\$25,237	20-26-101-048-0000	\$4,407
20-26-100-029-0000	\$8,403	20-26-101-049-0000	\$8,237

PIN	2004 EAV	PIN	2004 EAV
20-26-101-050-0000	\$8,235	20-26-102-038-0000	\$9,208
20-26-101-051-0000	\$8,832	20-26-102-039-0000	EXEMPT
20-26-101-052-0000	EXEMPT	20-26-102-040-0000	EXEMPT
20-26-101-053-0000	EXEMPT	20-26-102-041-0000	EXEMPT
20-26-101-054-0000	\$262,871	20-26-102-042-0000	EXEMPT
20-26-102-001-0000	\$26,365	20-26-102-043-0000	EXEMPT
20-26-102-002-0000	\$18,969	20-26-103-001-0000	\$23,727
20-26-102-003-0000	\$18,100	20-26-103-002-0000	\$712
20-26-102-004-0000	\$30,465	20-26-103-003-0000	\$24,052
20-26-102-005-0000	\$23,941	20-26-103-004-0000	\$24,580
20-26-102-006-0000	\$31,122	20-26-103-005-0000	\$16,056
20-26-102-007-0000	\$10,793	20-26-103-006-0000	\$25,190
20-26-102-008-0000	\$29,417	20-26-103-007-0000	\$16,556
20-26-102-009-0000	\$3,947	20-26-103-008-0000	\$29,384
20-26-102-010-0000	\$31,138	20-26-103-009-0000	\$29,384
20-26-102-011-0000	\$21,533	20-26-103-011-0000	\$20,695
20-26-102-012-0000	\$2,089	20-26-103-012-0000	\$29,288
20-26-102-013-0000	\$13,968	20-26-103-013-0000	\$23,246
20-26-102-014-0000	\$4,214	20-26-103-014-0000	\$23,526
20-26-102-015-0000	\$20,160	20-26-103-015-0000	\$4,603
20-26-102-016-0000	\$6,600	20-26-103-016-0000	\$4,603
20-26-102-017-0000	\$15,506	20-26-103-017-0000	\$25,471
20-26-102-018-0000	\$16,677	20-26-103-018-0000	\$6,303
20-26-102-019-0000	\$27,264	20-26-103-019-0000	\$4,603
20-26-102-020-0000	\$27,264	20-26-103-028-0000	EXEMPT
20-26-102-021-0000	\$22,239	20-26-103-030-0000	EXEMPT
20-26-102-022-0000	\$16,672	20-26-103-031-0000	EXEMPT
20-26-102-023-0000	EXEMPT	20-26-103-032-0000	EXEMPT
20-26-102-024-0000	\$27,872	20-26-104-001-0000	\$1,950
20-26-102-025-0000	\$5,050	20-26-104-002-0000	\$2,246
20-26-102-026-0000	\$4,510	20-26-104-003-0000	\$5,432
20-26-102-027-0000	\$26,968	20-26-104-004-0000	\$26,102
20-26-102-028-0000	\$32,093	20-26-104-005-0000	\$17,947
20-26-102-029-0000	\$19,007	20-26-104-006-0000	\$19,437
20-26-102-030-0000	\$24,160	20-26-104-007-0000	\$2,728
20-26-102-031-0000	\$15,030	20-26-104-008-0000	\$2,375
20-26-102-032-0000	\$17,992	20-26-104-009-0000	\$2,956
20-26-102-033-0000	\$29,373	20-26-104-010-0000	\$10,875
20-26-102-034-0000	\$11,511	20-26-104-011-0000	\$3,348
20-26-102-035-0000	\$2,860	20-26-104-012-0000	\$1,207
20-26-102-036-0000	\$27,841	20-26-104-013-0000	\$13,993
20-26-102-037-0000	\$32,008	20-26-104-014-0000	\$553

PIN	2004 EAV	PIN	2004 EAV
20-26-104-015-0000	\$14,609	20-26-105-012-0000	\$2,904
20-26-104-016-0000	\$14,044	20-26-105-013-0000	\$23,990
20-26-104-017-0000	\$27,782		DIV.
20-26-104-018-0000	\$27,758	20-26-105-014-0000	PARCEL
20-26-104-019-0000	\$3,405	20-26-105-015-0000	\$4,227
20-26-104-020-0000	\$3,500	20-26-105-016-0000	EXEMPT
20-26-104-021-0000	\$4,603	20-26-105-017-0000	\$14,936
20-26-104-022-0000	EXEMPT	20-26-105-018-0000	\$23,570
20-26-104-023-0000	EXEMPT	20-26-105-019-0000	\$18,369
20-26-104-024-0000	\$8,255	20-26-105-020-0000	\$45,559
20-26-104-025-0000	\$4,603	20-26-105-021-0000	\$43,112
20-26-104-026-0000	\$17,997	20-26-105-022-0000	\$28,106
20-26-104-027-0000	\$20,745	20-26-105-023-0000	\$3,364
20-26-104-028-0000	\$19,516	20-26-105-024-0000	\$23,436
20-26-104-029-0000	\$19,516	20-26-105-025-0000	\$26,834
20-26-104-030-0000	\$3,348	20-26-105-026-0000	\$27,557
20-26-104-031-0000	\$20,537	20-26-105-027-0000	\$27,444
20-26-104-032-0000	\$27,199	20-26-105-028-0000	\$27,740
20-26-104-033-0000	\$6,696	20-26-105-029-0000	\$15,321
20-26-104-034-0000	\$26,267	20-26-105-030-0000	\$30,203
20-26-104-035-0000	\$12,647	20-26-105-031-0000	\$19,588
20-26-104-036-0000	\$7,264	20-26-105-032-0000	\$1,395
20-26-104-037-0000	\$21,023	20-26-105-037-0000	\$31,532
20-26-104-038-0000	\$4,603	20-26-105-038-0000	\$10,954
20-26-104-039-0000	\$14,877	20-26-105-039-0000	EXEMPT
20-26-104-040-0000	EXEMPT	20-26-105-040-0000	EXEMPT
20-26-104-041-0000	\$3,786	20-26-106-001-0000	EXEMPT
20-26-104-042-0000	\$3,946	20-26-106-002-0000	\$34,339
20-26-104-043-0000	EXEMPT	20-26-106-003-0000	EXEMPT
20-26-104-044-0000	EXEMPT	20-26-106-004-0000	\$23,689
20-26-104-045-0000	EXEMPT	20-26-106-005-0000	\$23,423
20-26-105-001-0000	\$4,603	20-26-106-006-0000	\$26,120
20-26-105-002-0000	\$25,062	20-26-106-007-0000	\$3,348
20-26-105-003-0000	\$27,552	20-26-106-008-0000	\$27,516
20-26-105-004-0000	\$49,453	20-26-106-009-0000	\$23,130
20-26-105-005-0000	\$196	20-26-106-010-0000	\$11,847
20-26-105-006-0000	\$25,685	20-26-106-011-0000	\$10,993
20-26-105-007-0000	\$21,144	20-26-106-012-0000	\$30,545
20-26-105-008-0000	\$15,928	20-26-106-013-0000	\$19,750
20-26-105-009-0000	\$6,754	20-26-106-014-0000	\$10,759
20-26-105-010-0000	\$824	20-26-106-015-0000	\$18,730
20-26-105-011-0000	\$19,159	20-26-106-016-0000	\$2

PIN	2004 EAV	PIN	2004 EAV
20-26-106-017-0000	\$551	20-26-109-021-0000	\$26,344
20-26-106-018-0000	\$176,716	20-26-109-022-0000	EXEMPT
20-26-106-019-0000	\$22,859	20-26-109-023-0000	\$26,488
20-26-106-020-0000	\$37,783	20-26-109-024-0000	EXEMPT
20-26-106-021-0000	\$4,276	20-26-109-025-0000	EXEMPT
20-26-106-022-0000	\$1,104	20-26-109-026-0000	EXEMPT
20-26-106-023-0000	\$370	20-26-109-027-0000	EXEMPT
20-26-106-024-0000	\$20,126	20-26-109-028-0000	\$8,500
20-26-106-025-0000	\$2,719	20-26-109-030-0000	\$9,945
20-26-106-026-0000	\$1,113	20-26-109-034-0000	EXEMPT
20-26-106-027-0000	\$23,045	20-26-109-035-0000	\$10,321
20-26-106-028-0000	\$16,506	20-26-109-036-0000	\$57,274
20-26-106-029-0000	\$17,667	20-26-109-038-0000	EXEMPT
20-26-106-030-0000	\$10,806	20-26-109-039-0000	\$6,475
20-26-106-031-0000	\$6,668	20-26-109-042-0000	\$393,400
20-26-106-032-0000	\$24,971	20-26-110-001-0000	EXEMPT
20-26-106-033-0000	\$27,073	20-26-110-002-0000	\$21,950
20-26-106-034-0000	\$16,780	20-26-110-003-0000	\$19,519
20-26-106-035-0000	\$27,302	20-26-110-004-0000	\$24,868
20-26-106-036-0000	\$23,505	20-26-110-005-0000	\$52,405
20-26-106-037-0000	\$23,485	20-26-110-006-0000	\$29,595
20-26-106-038-0000	EXEMPT	20-26-110-007-0000	\$24,928
20-26-106-039-0000	EXEMPT	20-26-110-008-0000	\$15,954
20-26-109-001-0000	\$97,274	20-26-110-009-0000	\$26,790
20-26-109-002-0000	\$15,804	20-26-110-010-0000	\$17,267
20-26-109-003-0000	EXEMPT	20-26-110-011-0000	\$7,117
20-26-109-004-0000	EXEMPT	20-26-110-012-0000	\$161,950
20-26-109-005-0000	EXEMPT	20-26-110-025-0000	\$229,325
20-26-109-006-0000	\$14,622	20-26-110-026-0000	\$494,478
20-26-109-007-0000	\$12,902	20-26-111-001-0000	\$130,838
20-26-109-009-0000	\$13,762	20-26-111-002-0000	\$24,062
20-26-109-010-0000	\$24,727	20-26-111-003-0000	\$23,228
20-26-109-011-0000	\$13,762	20-26-111-004-0000	\$4,603
20-26-109-012-0000	\$14,442	20-26-111-005-0000	\$26,756
20-26-109-013-0000	EXEMPT	20-26-111-006-0000	\$27,903
20-26-109-014-0000	\$22,597	20-26-111-007-0000	\$0
20-26-109-015-0000	\$19,162	20-26-111-008-0000	\$12,217
20-26-109-016-0000	\$52	20-26-111-009-0000	\$4,603
20-26-109-017-0000	\$11,818	20-26-111-010-0000	\$4,603
20-26-109-018-0000	\$27,011	20-26-111-011-0000	\$21,383
20-26-109-019-0000	\$0	20-26-111-012-0000	\$4,603
20-26-109-020-0000	\$20,192	20-26-111-014-0000	\$21,959

PIN	2004 EAV	PIN	2004 EAV
20-26-111-015-0000	\$14,385	20-26-113-034-0000	\$18,275
20-26-111-016-0000	\$26,803	20-26-113-035-0000	\$32,436
20-26-111-017-0000	\$16,567	20-26-113-036-0000	\$18,821
20-26-111-018-0000	\$4,028	20-26-113-037-0000	\$27,336
20-26-111-019-0000	\$9,925	20-26-113-038-0000	\$131,474
20-26-111-020-0000	\$19,367	20-26-113-048-0000	\$452,357
20-26-111-021-0000	\$28,315	20-26-113-049-0000	EXEMPT
20-26-111-022-0000	\$29,863	20-26-113-050-0000	EXEMPT
20-26-111-023-0000	\$36,776	20-26-114-001-0000	\$45,214
20-26-111-026-0000	\$15,067	20-26-114-002-0000	\$4,603
20-26-111-027-0000	\$23,083	20-26-114-003-0000	\$23,359
20-26-111-028-0000	\$9,639	20-26-114-004-0000	\$4,603
20-26-111-029-0000	\$0	20-26-114-005-0000	\$4,603
20-26-111-030-0000	\$4,286	20-26-114-006-0000	\$17,741
20-26-111-031-0000	\$14,592	20-26-114-007-0000	\$5,834
20-26-111-032-0000	\$315,163	20-26-114-008-0000	\$25,412
20-26-111-033-0000	\$11,591	20-26-114-009-0000	\$3,706
20-26-111-034-0000	\$34,865	20-26-114-010-0000	\$11,077
20-26-111-035-0000	\$4,505	20-26-114-011-0000	\$16,120
20-26-111-036-0000	\$5,770	20-26-114-012-0000	\$3,348
20-26-111-037-0000	\$0	20-26-114-013-0000	\$9,208
20-26-111-038-0000	\$24,111	20-26-114-014-0000	\$26,133
20-26-111-039-0000	\$1,334	20-26-114-015-0000	\$10,851
20-26-112-044-0000	EXEMPT	20-26-114-016-0000	\$11,405
20-26-112-045-0000	\$487,874	20-26-114-017-0000	\$4,603
20-26-112-046-0000	EXEMPT	20-26-114-018-0000	EXEMPT
20-26-112-049-0000	EXEMPT	20-26-114-019-0000	EXEMPT
20-26-113-019-0000	EXEMPT	20-26-114-020-0000	EXEMPT
20-26-113-020-0000	EXEMPT	20-26-114-021-0000	EXEMPT
20-26-113-021-0000	\$4,603	20-26-114-022-0000	\$132,584
20-26-113-022-0000	\$20,335	20-26-114-023-0000	\$8,894
20-26-113-023-0000	\$112	20-26-114-024-0000	\$23,678
20-26-113-024-0000	\$178	20-26-114-025-0000	\$32,485
20-26-113-025-0000	\$30,772	20-26-114-026-0000	\$25,347
20-26-113-026-0000	\$22,720	20-26-114-027-0000	\$30,862
20-26-113-027-0000	\$14,049	20-26-114-028-0000	\$22,516
20-26-113-028-0000	\$4,603	20-26-114-029-0000	\$30,707
20-26-113-029-0000	\$4,603	20-26-114-030-0000	\$24,492
20-26-113-030-0000	\$30,491	20-26-114-031-0000	\$4,446
20-26-113-031-0000	\$2,161	20-26-114-032-0000	\$7,428
20-26-113-032-0000	\$72,372	20-26-114-033-0000	EXEMPT
20-26-113-033-0000	\$31,261	20-26-114-034-0000	EXEMPT

PIN	2004 EAV	PIN	2004 EAV
20-26-114-035-0000	EXEMPT	20-26-121-007-0000	EXEMPT
20-26-114-036-0000	\$9,248	20-26-121-008-0000	\$20,603
20-26-114-037-0000	\$4,474	20-26-121-009-0000	\$4,603
20-26-114-038-0000	EXEMPT	20-26-121-010-0000	EXEMPT
20-26-114-039-0000	EXEMPT	20-26-121-011-0000	EXEMPT
20-26-114-040-0000	EXEMPT	20-26-121-012-0000	\$4,603
20-26-114-041-0000	EXEMPT	20-26-121-013-0000	\$7,688
20-26-114-042-0000	EXEMPT	20-26-121-014-0000	\$34,133
20-26-119-006-0000	EXEMPT	20-26-121-015-0000	\$4,603
20-26-119-008-0000	\$190,862	20-26-121-016-0000	\$19,434
20-26-119-011-0000	\$13,082	20-26-121-017-0000	\$4,603
20-26-119-012-0000	\$26,975	20-26-121-018-0000	\$169,198
20-26-119-013-6001	RAILROAD	20-26-121-019-0000	EXEMPT
20-26-119-013-6002	\$3	20-26-121-020-0000	\$17,065
20-26-120-001-0000	EXEMPT	20-26-121-021-0000	\$11,514
20-26-120-004-0000	\$17,099	20-26-121-022-0000	\$30,208
20-26-120-007-0000	\$10,625	20-26-121-023-0000	\$24,822
20-26-120-008-0000	\$10,625	20-26-121-024-0000	\$21,461
20-26-120-009-0000	\$10,625	20-26-121-025-0000	EXEMPT
20-26-120-010-0000	\$10,625	20-26-121-026-0000	\$20,711
20-26-120-011-0000	\$10,625	20-26-121-027-0000	\$30,455
20-26-120-012-0000	\$10,625	20-26-121-028-0000	\$9,543
20-26-120-013-0000	\$29,056	20-26-121-029-0000	\$11,287
20-26-120-014-0000	EXEMPT	20-26-121-030-0000	\$0
20-26-120-015-0000	EXEMPT	20-26-121-031-0000	\$4,603
20-26-120-016-0000	EXEMPT	20-26-121-032-0000	EXEMPT
20-26-120-017-0000	\$51,509	20-26-121-033-0000	\$17,576
20-26-120-018-0000	EXEMPT	20-26-121-034-0000	\$4,175
20-26-120-019-0000	\$18,854	20-26-121-037-0000	\$4,603
20-26-120-020-0000	\$27,823	20-26-121-038-0000	\$29,226
20-26-120-021-0000	\$15,503	20-26-121-039-0000	\$11,397
20-26-120-022-0000	\$5,316	20-26-121-040-0000	\$28,310
20-26-120-023-0000	\$13,600	20-26-121-041-0000	\$4,611
20-26-120-024-0000	\$24,649	20-26-122-001-0000	\$10,128
20-26-120-025-0000	\$28,070	20-26-122-002-0000	\$23,001
20-26-120-026-0000	EXEMPT	20-26-122-003-0000	\$31,669
20-26-121-001-0000	\$4,971	20-26-122-004-0000	\$9,681
20-26-121-002-0000	\$31,689	20-26-122-005-0000	\$0
20-26-121-003-0000	\$13,558	20-26-122-006-0000	\$1,999
20-26-121-004-0000	\$22,316	20-26-122-007-0000	\$23,498
20-26-121-005-0000	\$23,297	20-26-122-008-0000	\$23,168
20-26-121-006-0000	\$12,138	20-26-122-009-0000	\$2,300

PIN	2004 EAV	PIN	2004 EAV
20-26-122-010-0000	\$22,999	20-26-130-006-0000	EXEMPT
20-26-122-011-0000	\$19,624	20-26-130-007-0000	\$97,678
20-26-122-012-0000	\$4,209	20-26-130-012-0000	\$5,667
20-26-122-013-0000	\$4,603	20-26-130-013-0000	\$5,667
20-26-122-014-0000	\$14,960	20-26-130-014-0000	\$5,667
20-26-122-015-0000	\$16,375	20-26-130-015-0000	\$9,844
20-26-122-016-0000	\$28,088	20-26-130-016-0000	\$33,469
20-26-122-017-0000	\$26,045	20-26-130-017-0000	\$150,678
20-26-122-018-0000	\$4,603	20-26-130-023-0000	\$5,535
20-26-122-019-0000	EXEMPT	20-26-130-024-0000	\$5,471
20-26-122-020-0000	\$28,158	20-26-130-025-0000	\$65,008
20-26-122-021-0000	\$2,433	20-26-130-026-0000	EXEMPT
20-26-122-022-0000	\$15,120	20-26-130-028-0000	\$63,285
20-26-122-023-0000	\$28,330	20-26-130-029-0000	\$11,333
20-26-122-024-0000	\$17,130	20-26-200-001-0000	\$19,398
20-26-122-025-0000	\$4,474	20-26-200-002-0000	\$24,796
20-26-122-026-0000	\$23,264	20-26-200-003-0000	EXEMPT
20-26-122-027-0000	\$4,474	20-26-200-004-0000	\$16,024
20-26-122-028-0000	\$5,129	20-26-200-005-0000	\$9,655
20-26-122-029-0000	\$14,736	20-26-200-006-0000	\$24,729
20-26-122-030-0000	\$28,382	20-26-200-007-0000	\$5,667
20-26-122-031-0000	\$4,484	20-26-200-008-0000	\$5,667
20-26-122-032-0000	\$23,848	20-26-200-009-0000	EXEMPT
20-26-122-033-0000	\$17,167	20-26-200-010-0000	\$43,223
20-26-122-034-0000	EXEMPT	20-26-200-011-0000	\$13,727
20-26-122-035-0000	\$20,715	20-26-200-012-0000	\$35,295
20-26-122-036-0000	\$29,458	20-26-200-015-0000	\$23,372
20-26-122-037-0000	\$20,211	20-26-200-016-0000	\$27,764
20-26-122-038-0000	EXEMPT	20-26-200-017-0000	\$5,379
20-26-122-039-0000	\$4,474	20-26-200-018-0000	\$20,844
20-26-122-040-0000	\$4,474	20-26-200-019-0000	\$4,161
20-26-122-041-0000	EXEMPT	20-26-200-020-0000	\$20,844
20-26-122-042-0000	\$6,264	20-26-200-021-0000	\$4,161
20-26-122-043-0000	EXEMPT	20-26-200-022-0000	\$31,622
20-26-129-005-0000	RAILROAD	20-26-200-023-0000	\$21,656
20-26-129-006-0000	\$185,973	20-26-200-024-0000	\$33,773
20-26-129-007-0000	\$146,431	20-26-200-025-0000	\$27,720
20-26-130-001-0000	\$36,629	20-26-200-034-0000	\$18,340
20-26-130-002-0000	\$15,655	20-26-200-035-0000	\$19,673
20-26-130-003-0000	\$5,667	20-26-200-036-0000	\$4,198
20-26-130-004-0000	\$79,489	20-26-200-037-0000	\$17,281
20-26-130-005-0000	\$79,489	20-26-200-039-0000	\$17,376

PIN	2004 EAV	PIN	2004 EAV
20-26-200-040-0000	\$17,921	20-26-208-009-0000	EXEMPT
20-26-204-001-0000	\$25,031	20-26-208-010-0000	EXEMPT
20-26-204-002-0000	\$15,165	20-26-208-011-0000	\$28,603
20-26-204-003-0000	\$1,652	20-26-208-012-0000	\$30,561
20-26-204-004-0000	\$16,467	20-26-208-013-0000	\$14,886
20-26-204-007-0000	\$19,816	20-26-208-014-0000	\$31,197
20-26-204-008-0000	\$14,659	20-26-208-015-0000	\$2,919
20-26-204-009-0000	\$20,415	20-26-208-016-0000	\$20,547
20-26-204-010-0000	\$18,634	20-26-208-017-0000	\$5,834
20-26-204-011-0000	\$25,018	20-26-208-018-0000	\$27,225
20-26-204-012-0000	\$189	20-26-208-025-0000	\$490
20-26-204-013-0000	\$2,797	20-26-208-026-0000	EXEMPT
20-26-204-014-0000	\$64,094	20-26-212-001-0000	\$32,361
20-26-204-015-0000	\$38,491	20-26-212-002-0000	\$34,847
20-26-204-016-0000	\$35,130	20-26-212-003-0000	\$4,535
20-26-204-017-0000	\$12,010	20-26-212-004-0000	\$22,950
20-26-204-018-0000	\$11,333	20-26-212-005-0000	EXEMPT
20-26-204-021-0000	\$31,171	20-26-212-006-0000	\$26,759
20-26-204-022-0000	\$4,801	20-26-212-007-0000	\$27,756
20-26-204-023-0000	\$27,158	20-26-212-008-0000	\$4,765
20-26-204-025-0000	\$27,635	20-26-212-009-0000	\$3,710
20-26-204-026-0000	\$33,474	20-26-212-015-0000	EXEMPT
20-26-204-027-0000	\$26,630	20-26-212-016-0000	\$18,840
20-26-208-001-0000	\$55,293	20-26-212-017-0000	\$11,399
20-26-208-002-0000	\$5,667	20-26-212-018-0000	\$25,280
20-26-208-003-0000	\$21,244	20-26-212-019-0000	\$8,500
20-26-208-004-0000	\$19,270	20-26-212-020-0000	EXEMPT
20-26-208-005-0000	\$5,391	20-26-216-001-0000	EXEMPT
20-26-208-006-0000	\$249,343	20-26-216-002-0000	EXEMPT
20-26-208-007-0000	\$1,578		
20-26-208-008-0000	\$5,667		

2004 TOTAL EAV: \$16,765,517

Exhibit 4 - Map Legend

Map 1 – Project Boundary

Map 2 – Existing Land Use

Map 3 – Proposed Land Use

Map 4 – Acquisition Parcels

Map 5 – Schools and Parks

73rd/University
TIF District
Map 1
Project Boundary

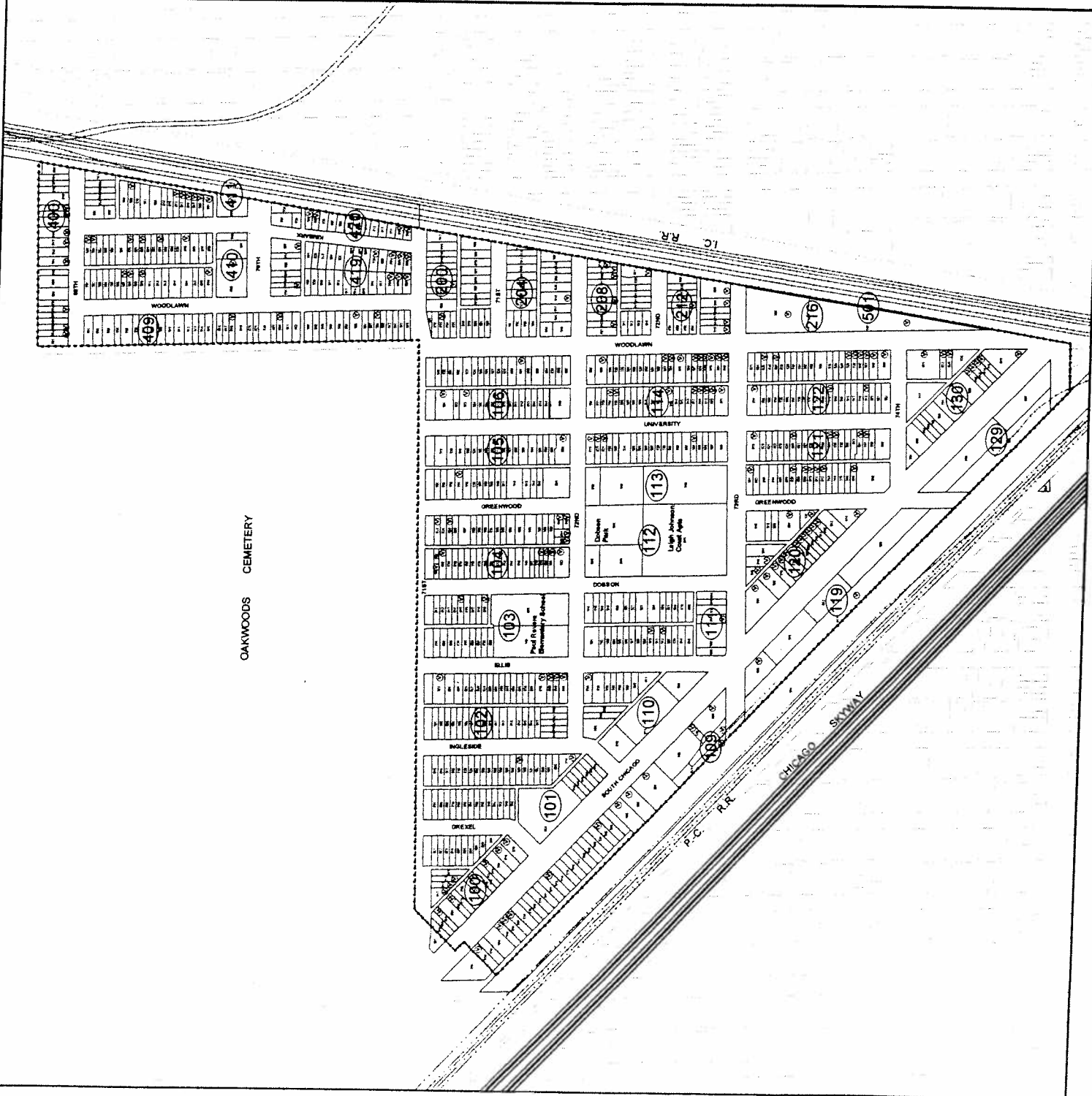
March 2006



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Vacant

City of Chicago
Map Project Number 06-0001



73rd/University
TIF District
Map 2
Existing Land Use

March 2008

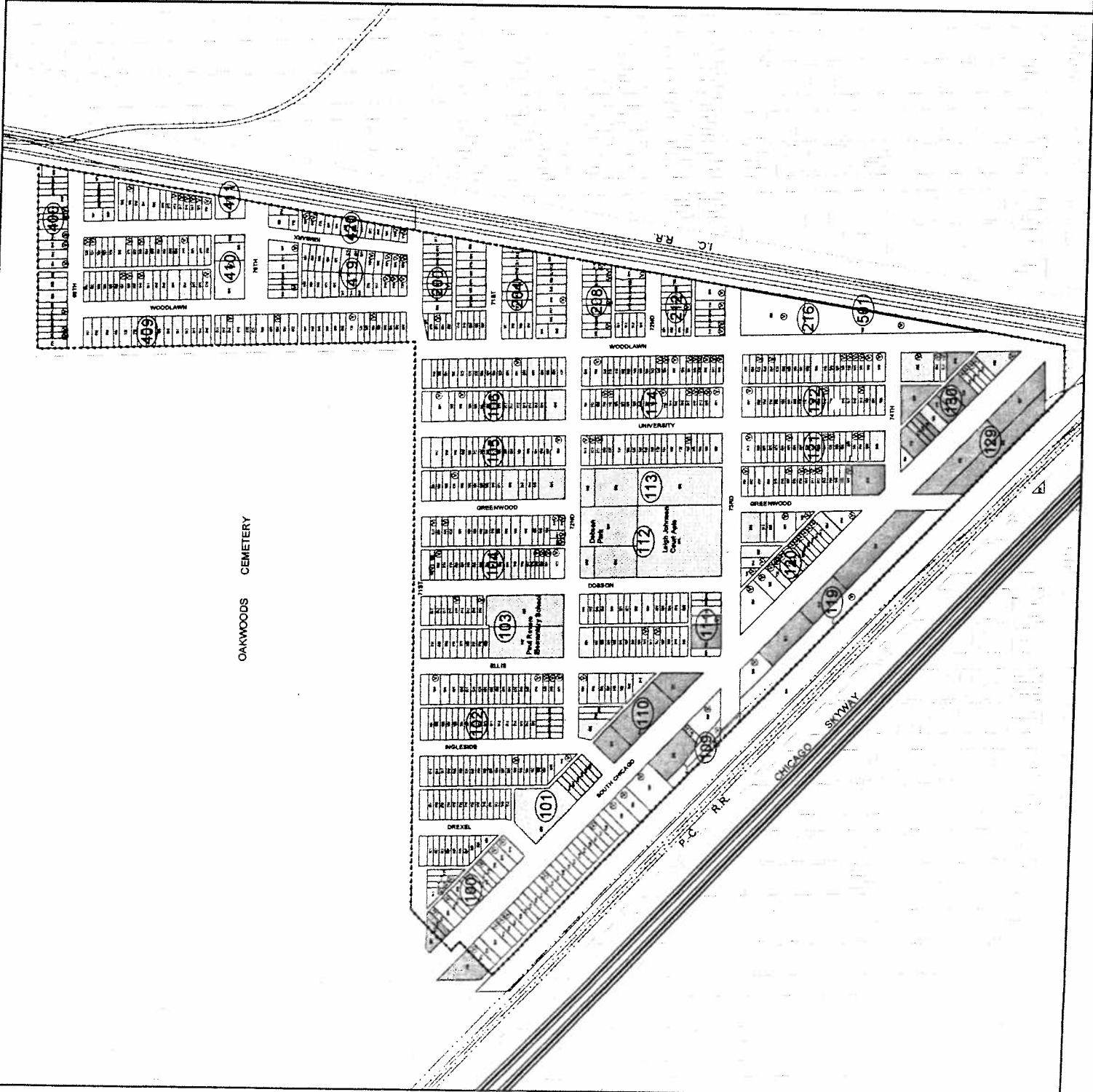


Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Parcel PIN
- Block Label
- Existing Land Use Category
- Land Use Class
 - Commercial
 - Institutional
 - Mixed
 - Residential
- Vacant

Date Updated: March 28, 2008
Map Printed: March 28, 2008

For additional information, call 773-321-1111 or visit us online at www.ci.chicago.il.us



73rd/University
TIF District

Map 4
Acquisition Parcels

March 2008



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Acquisition
- Vacant

Drawn/Updated March 11, 2008
Map Printed March 21, 2008

Page 1 of 11 (Sheet 1 of 11)



73rd/University
TIF District
Map 5
School and Parks

March 2006



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Revere School Site
- Parks
- Vacant

City of Chicago, Illinois
Map Printed March 28, 2006



Exhibit 5 - City of Chicago 73rd/University Tax Increment
Financing Program Housing Impact Study

CITY OF CHICAGO

73RD/UNIVERSITY REDEVELOPMENT PROJECT AREA

TAX INCREMENT FINANCING

HOUSING IMPACT STUDY

CITY OF CHICAGO

RICHARD M. DALEY
MAYOR

MARCH 2006

PREPARED BY:
LOUIK/SCHNEIDER & ASSOCIATES, INC.

**73RD/UNIVERSITY REDEVELOPMENT PROJECT AREA
HOUSING IMPACT STUDY**

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 B. RELOCATION PROGRAM 9

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EXHIBIT 1 - UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA 13

INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct a Housing Impact Study for the 73rd/University Tax Increment Financing Redevelopment Project and Plan (the "Plan"), pursuant to the Illinois Tax Increment Allocation Redevelopment Act in the Illinois Compiled Statutes, Chapter 65, Article 5, Section 11-74.4-1, *et. seq.*, as amended (the "Act"). The 73rd/University Tax Increment Financing Redevelopment Project Area ("Redevelopment Project Area") is generally bounded by East 71st Street and the alley north of East 69th Street to the north; East 75th Street to the south; the Illinois Central Railroad to the east; and the alley west of South Chicago Avenue to the west. This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc.

The Redevelopment Project Area is primarily located within the Greater Grand Crossing community area. The demographic and statistical information presented in this study was obtained from the 2000 United States Census from the U.S Census Bureau. Demographic information was obtained only for portions of the Redevelopment Project Area that included existing residential land uses.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Plan.

The number and type of residential buildings in the Redevelopment Project Area potentially affected by this Plan were identified during the survey of building conditions and land use conducted for the Redevelopment Project Area. An estimate of the number of residential units within each building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, Cook County tax assessment records, and census data. As of December 21, 2005, the Redevelopment Project Area contained approximately 865 residential units, of which 814 are inhabited and 51 are uninhabited.

The primary goal of the Plan is to promote rehabilitation and redevelopment of residential and commercial uses without displacing existing residents. However, the City is unable to certify that no displacement of residents will occur throughout the 23-year life of the Redevelopment Project Area. Therefore, based on the requirements of the Act, this housing impact study contains the following two parts.

Part I herein identifies the residential units in number and type, indicating whether they are inhabited or uninhabited and the racial and ethnic composition of the residents. Specifically, the housing impact study provides information from field surveys and census data regarding residential units to establish if they are single-family or multi-family units. Part I also includes the following:

- 1) Documentation of the number and type of rooms within the units, provided that information is available;
- 2) Documentation of whether the units are inhabited or uninhabited (as determined not less than 45 days before the Plan is introduced by the Community Development Commission);
- 3) Data regarding the racial and ethnic composition of the residents in the inhabited residential units. (This data requirement shall be deemed fully satisfied if it is based on data from the most recent federal census.)

Part II herein identifies the inhabited residential units in the proposed Redevelopment Project Area that may be removed, including the information below:

- 1) Number and location of those units that may be removed;
- 2) Municipality's plans for relocation assistance for those residents in the proposed Redevelopment Project Area whose residences may be removed;
- 3) Availability of replacement housing for those residents whose residences may be removed, and the type, location, and cost of the housing;
- 4) Type and extent of relocation assistance to be provided.

PART I - RESIDENTIAL UNITS

Part I of this study provides the type, size, and number of residential units within the Redevelopment Project Area; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

A. RESIDENTIAL UNIT NUMBER AND TYPE

Field studies conducted by Louik/Schneider & Associates, Inc. indicate the Redevelopment Project Area contains both residential-only and mixed-use residential/commercial buildings with second- and third-floor residential units. Within the Redevelopment Project Area, there are 865 residential units.

B. RESIDENTIAL UNIT DETAIL

The distribution within the Redevelopment Project Area of the 865 residential units by number of rooms is identified in Table 1. The methodology used to determine this information is described below.

METHODOLOGY

For purposes of this study, data has been gathered from the 2000 United States Census and is presented by Census Tract. The Redevelopment Project Area falls within the following Census Tracts: 6906, 6907, and 6908. Of the three Census Tracts, there are a total of 1239 residential units.* Based on studies conducted by Louik/Schneider & Associates, Inc., the total number of residential units identified with the Redevelopment Project Area is 865. Therefore, Redevelopment Project Area is approximately 69.8 percent of the three aforementioned Census Tracts. This percentage is applied consistently to the 2000 Census Data presented in Tables 1–3.

Table 1 shows the number of residential units in the Redevelopment Project Area by number of rooms.

*Based on Summary File 3 of the 2000 Census (SF3).

TABLE 1 - RESIDENTIAL UNITS BY NUMBER OF ROOMS*

Number of Rooms**	Estimated Number of Units in the Amended Area
1	15
2	11
3	52
4	67
5	241
6	295
7	119
8	17
9+	48
Total	865

*Information for Table 1 was obtained from 2000 U.S Census Bureau Summary File 3 (SF3) for Census Tracts 6906, 6907, and 6908.

**As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

C. NUMBER OF INHABITED UNITS

Field surveys were completed on a building-by-building basis by Louik/Schneider & Associates, Inc. to determine the total number of inhabited and uninhabited residential units within the Redevelopment Project Area. As required by the Act, this information was ascertained as of December 21, 2005 which is less than 45 days before the date that the resolution is or will be passed, as required by Subsection (a) of Section 11-74.4-5.

Field surveys indicate that of the 865 residential units, 814 are inhabited and 51 are uninhabited.

D. DEMOGRAPHICS

In an effort to determine the racial and ethnic composition of the residents as required by the Act, the total number of residents in the Census Tracts 6906, 6907 and 6908 must first be established. Table 2 identifies the number of residents (referred to as population by the US Census Bureau) as 3282. Applying the 69.8 percent methodology identified in Section B, Residential Unit Detail, the estimated population in the Redevelopment Project Area is 2291.

TABLE 2 – NUMBER OF RESIDENTS*

Population of Census Tract 6906, 6907, and 6908	Estimated Population of the Redevelopment Project Area
3282	2291

*Information for Table 2 was obtained from the 2000 U.S. Census Summary File 1 (SF 1).

Tables 3 and 4 further identify the residents of the Census Tracts by racial and ethnic composition. The same 69.8 percent methodology was used to estimate the racial and ethnic composition of the residents of the Redevelopment Project Area shown within these two tables.

TABLE 3 – RACIAL COMPOSITION*

Race	Population within Census Tracts	Estimated Population within the Redevelopment Project Area
One Race	3261	2276
White	8	6
Black or African American	3203	2236
American Indian and Alaska Native	18	12
Asian	4	3
Native Hawaiian and Other Pacific Islander	2	1
Other race	26	18
Two or More Races	21	15
Total Population	3282	2291

*Information for Tables 3 and 4 was obtained from 2000 U.S. Census Summary File 1 (SF 1) for Census Tracts 6906, 6907, and 6908.

TABLE 4 - ETHNIC COMPOSITION*

Ethnicity	Population within Census Tracts	Estimated Population within the Amended Area
Hispanic Origin	63	44
Mexican	19	13
Puerto Rican	16	11
Cuban	0	0
Other Hispanic or Latino	28	20
Non-Hispanic Origin	3219	2247
Total	3282	2291

*Information for Tables 3 and 4 was obtained from 2000 U.S. Census Summary File 1 (SF 1) for Census Tracts 6906, 6907, and 6908.

PART II – UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA

Part II contains, as required by the Act, information on acquisition, relocation, replacement housing, and relocation assistance.

A. NUMBER AND LOCATION OF UNITS THAT MAY BE REMOVED

The primary goal of the Plan is to encourage maintenance, restoration, and reuse of existing structures, to the maximum extent feasible. The establishment of the Redevelopment Project Area is intended to foster the growth of the current community, and build upon existing stable businesses. The parcels identified for acquisitions in the Redevelopment Plan include industrial or commercial land uses only. There are no residential units identified for acquisition on the Acquisition Map of the Redevelopment Plan.

METHODOLOGY

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps.

Step one counts all inhabited residential units that are identified in an acquisition list of any underlying plan as well as this Redevelopment Plan. Based upon these, the number of inhabited residential units counted in this step is 0.

Step two counts the number of inhabited residential units in buildings that are dilapidated as defined by the Act. The number of inhabited residential units counted in this step is 59.

Step three counts the number of inhabited residential units that exist where the future land use indicated by any underlying plan, as well as this Redevelopment Plan, will not include residential uses. In the Redevelopment Project Area, the future land uses in this Redevelopment Plan are residential and mixed-uses which includes commercial and institutional. Residential development is allowed throughout the Redevelopment Project Area. Thus, the proposed land use for the existing residential units is identified as residential or mixed use. Therefore, the number of inhabited residential units counted in this step is 0.

Exhibit 1, Units That May Be Removed over the 23-year life of the Redevelopment Project Area, identifies approximately 59 occupied units (the sum of the units found in Steps 1–3 above), in 56 buildings of the Redevelopment Project Area, that could potentially be removed during the 23-year life of the Redevelopment Project Area. Specific parcels by PIN are listed in Exhibit 1 of this study.

B. RELOCATION PROGRAM

If, during the life of the 23-year tax increment financing district, the acquisition plans change, the City's plans for relocation assistance for qualified residents in the proposed Redevelopment Project Area shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in Section D below. The City, as of the date of this report, has prepared no specific relocation plan because it is not the intent of the City to acquire any occupied residential units within the Redevelopment Project Area.

C. REPLACEMENT HOUSING

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing, for any qualified displaced residents whose residence is removed, is located in or near the Redevelopment Project Area.

To promote development of affordable housing, the Redevelopment Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside at least 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the for-sale units should be priced at a level that is affordable to households earning no more than 100 percent of the area median income (adjusted for family size), and rental units should be affordable to households earning no more than 60 percent of the area median income (adjusted for family size).

If, during the life of the 23-year tax increment financing district, the acquisition plans change, appropriate replacement housing can be found in either the Redevelopment Project Area or the surrounding community area.

The location, type, cost, and availability of a sample of possible replacement housing units located in within the Redevelopment Project Area or within a mile of the Redevelopment Project Area are listed in Table 5. The information presented is based on classified advertisements and Internet listings from the *Hyde Park Herald*, *Apartments.com*, and *Rent.com* during the week of January 30, 2006. The majority of apartments in the City are available during the months prior to those dates. Therefore, housing ads placed at these times would likely reflect a wider variety of rental rates, unit sizes, and locations.

TABLE 5 - LOCATION, TYPE, COST AND AVAILABILITY OF REPLACEMENT HOUSING UNITS*

	Location	Type	Rental Price
1.	6435 S. Kenwood	3 Bedroom, 2 bath	\$1,500
2.	7108 S. Cregier	1 Bedroom	\$513
3.	64 th & Kenwood	5 Bedroom, 3 bath	\$2,200
4.	7147 S. Woodlawn	2 Bedroom	\$720
5.	614 E. 71 st	1 Bedroom/2Bedroom	\$500/\$790
6.	7110 S. Cornell	Studio	\$495
7.	6527 S. Kimbark	1 bedroom/2 Bedroom	\$550/\$650
8.	7259 S. Constance	2 bedroom/3 Bedroom	\$750/\$950
9.	1647 E. 72 nd	2 Bedroom	\$700
10.	7835 S. Ridgeland	3 Bedroom	\$850

*Information is based on a sample of advertisements or listings in these sources—*Apartments.com*, *Rent.com*, and *Hyde Park Herald*. The study was conducted during the week of January 30, 2006.

D. RELOCATION ASSISTANCE

At the date of this Plan, there are no plans to acquire occupied residential housing units as part of the Plan. However, if the removal or displacement of low-income or very low-income residential housing units is required, such residents will be provided with affordable housing and relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations there under, including the eligibility criteria. The City shall make a good-faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Redevelopment Project Area.

As used in the paragraph above, "low-income household," "very low-income household," "very, very low-income household," and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this study, these statutory terms have the following meanings:

- 1) "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent, but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted and median incomes are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937.
- 2) "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD.
- 3) "Very, very low-income households" means a single person, family or unrelated persons living together whose adjusted income is not more than 30 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD.
- 4) "Affordable housing" is residential housing that, so long as the same is occupied by a low-income or very low-income household, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households as applicable.

E. METHODOLOGY

In order to estimate the income level of the residents of the Redevelopment Project Area, we relied upon information gathered by 2000 United States Census. It is important to note that the United States Census does not match household characteristics information to income level, for reasons of individual privacy. Therefore, we must make a reasonable approximation based upon the facts that can be gathered:

- First, 79% of the residential units have 1–6 rooms. According to the Family Size Adjustment Rate provided by the Department of Housing and Urban Development, a unit of this size typically is occupied by a family of fewer than five. To be considered low- or very low-income, according to the Department of Housing and Urban Development, a household of fewer than five people must have an annual income of \$22,500 or less.
- Second, according to the 2000 U.S. Census Data Summary File 3 (SF3), approximately 44.1 percent of households have incomes under \$24,999.

These two statistics, examined together, indicate that approximately one third of the households in the Redevelopment Project Area could be classified as low- or very-low income.

APPENDIX

EXHIBIT 1 - UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA

EXHIBIT 1 - UNITS THAT MAY BE REMOVED OVER THE 23-YEAR LIFE OF THE REDEVELOPMENT PROJECT AREA

The following is a list of PINs of the buildings that contain residential units that could possibly be removed over the 23-year life of the Redevelopment Project Area.

PIN

20-23-400-008-0000	20-26-106-030-0000	20-26-121-030-0000
20-23-409-034-0000	20-26-106-032-0000	20-26-121-039-0000
20-23-409-040-0000	20-26-109-010-0000	20-26-122-006-0000
20-23-411-008-0000	20-26-109-036-0000	20-26-122-008-0000
20-23-411-010-0000	20-26-110-004-0000	20-26-122-021-0000
20-23-419-011-0000	20-26-111-001-0000	20-26-122-022-0000
20-23-420-012-0000	20-26-113-026-0000	20-26-122-024-0000
20-26-100-008-0000	20-26-114-025-0000	20-26-122-033-0000
20-26-101-011-0000	20-26-114-028-0000	20-26-122-037-0000
20-26-101-035-0000	20-26-114-029-0000	20-26-129-006-0000
20-26-102-013-0000	20-26-114-032-0000	20-26-129-007-0000
20-26-105-004-0000	20-26-120-013-0000	20-26-130-001-0000
20-26-105-018-0000	20-26-121-002-0000	20-26-130-003-0000
20-26-105-019-0000	20-26-121-003-0000	20-26-204-027-0000
20-26-105-028-0000	20-26-121-014-0000	20-26-208-003-0000
20-26-106-005-0000	20-26-121-015-0000	20-26-208-012-0000
20-26-106-009-0000	20-26-121-018-0000	20-26-212-006-0000
20-26-106-010-0000	20-26-121-021-0000	20-26-212-018-0000
20-26-106-016-0000	20-26-121-024-0000	

Exhibit 6 - City of Chicago 73rd/University Tax Increment Financing
Program Eligibility Study

CITY OF CHICAGO

73RD/UNIVERSITY
TAX INCREMENT FINANCING PROGRAM

ELIGIBILITY STUDY

CITY OF CHICAGO

RICHARD M. DALEY

MAYOR

MARCH 2006

THIS STUDY IS SUBJECT TO REVIEW, COMMENTS, AND REVISION

PREPARED BY

LOUIK/SCHNEIDER & ASSOCIATES, INC.

73RD/UNIVERSITY
TAX INCREMENT FINANCING PROGRAM
ELIGIBILITY STUDY

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I. INTRODUCTION

Louik/Schneider & Associates, Inc. (the "Consultant") has conducted a study and survey of the proposed redevelopment area known as the 73rd/University, Chicago, Illinois redevelopment area (hereafter referred to as the "Study Area") in Chicago, Illinois. The purpose of this study is to determine whether the 806 parcels of the Study Area qualify for designation as a "Conservation Area" for the purpose of establishing a tax increment financing district pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

This report summarizes the analyses and findings of the Consultant's work, which is the responsibility of the Consultant. The Consultant's subconsultants have provided assistance in preparing the maps, surveys, and legal description.

The Consultant has prepared this report with the understanding that the City of Chicago (the "City") would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and (2) on the fact that the Consultant has obtained the information necessary to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information on the Study Area including the area location, description of current conditions, and site history. Section III explains the Building Condition Assessment and documents the qualifications of the Study Area as a Conservation Area under the Act. Section IV, Summary and Conclusion, presents the findings.

The following analysis was based upon data assembled by the Consultant. The surveys, research, and analysis conducted include the following:

- Exterior surveys of the conditions and use of the Study Area
- Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance
- Comparison of current land uses to the current Chicago Zoning Ordinance (the "Zoning Ordinance") and the current zoning maps
- Historical analysis of site uses and users
- Analysis of original and current platting and building size layout

- Review of previously prepared plans, studies, and data
- Evaluation of the EAVs in the Study Area from 1998 to 2004

This report was jointly prepared by Myron D. Louik, John P. Schneider, and Tricia Marino Ruffolo, and of Louik/Schneider & Associates, Inc. and its subconsultants.



II. BACKGROUND INFORMATION

A. LOCATION

The Study Area is located on the southwest side of the City, approximately 10 miles south of the central business district. The Study Area is approximately 42 acres and is generally bounded by Oakwood Cemetery (at East 67th Street and East 71st Street) on the north, East 75th Street on the south, the Illinois Central Railroad on the east, and the alley west of South Chicago Avenue on the west (see Map 1 – Project Boundary).

B. EXISTING LAND USE

The Study Area is predominately a residential community with the majority of the commercial uses concentrated along South Chicago Avenue and mixed-use structures scattered within the area (see Map 2 – Existing Land Use). Institutional uses include some of the following: the Revere Elementary School at 1010 East 72nd Street, Edison Hoard Playlot Park at 7201 South Dobson Avenue, Woodlawn Playlot Park at 7420 South Woodlawn Avenue (an abandoned Chicago Park District playground), Curey Temple Church at 7157 South Greenwood Avenue, the Church of the Nazarene at 939 East 72nd Street, and the Bray Temple at 1049 East 73rd Street.

The Study Area comprises approximately 135 gross acres covering 30 blocks. Approximately 42 acres (31%) are streets and alleys, leaving a net area of approximately 93 acres. Of the net area, approximately 21.5 acres (23%) comprises vacant lots. As noted in Exhibit 2 – Existing Land Use Map, approximately 56 net acres (60%) are residential land use covering the majority of the Study Area. The majority of the commercial land uses are concentrated on the east and west sides of South Chicago Avenue from East 71st Street to East 75th Street covering approximately 9.6 net acres (10%). Institutional uses cover approximately 6 net acres (6.4%). There are six mixed-use structures covering approximately .591 acres (.6%) and are scattered throughout the Study Area. The existing mixed-use structures generally include commercial or institutional uses on the first floor with residential uses above.

C. DESCRIPTION OF CURRENT CONDITIONS

The Study Area is in need of major revitalization, which should include the rehabilitation of existing buildings. The Study Area is characterized by the following:

- High number of vacant parcels (26.6%)

- High number of deteriorated buildings
- Obsolete configuration
- Environmental cleanup and concerns
- Other deteriorating characteristics

From this data, together with the other eligibility factors, it can be reasonably concluded that the Study Area (i) has not been subject to growth through private investment, and (ii) will not be developed without municipal leadership. Adoption of the Redevelopment Plan and Project is necessary to halt deterioration of the Study Area.

D. ZONING CHARACTERISTICS

Based on the 2005 Title 17 Municipal Code of Chicago, Chicago Zoning Ordinance (Index Publishing Corporation), the Study Area includes zoning classifications for commercial and business districts. The Study Area is currently zoned RS-3 Residential Single Unit Detached Housing District; B3-2 Community Shopping District; C1-2 Neighborhood Commercial District; M1 -1 Limited Manufacturing Business Park. In addition, there are two planned developments and one parcel zoned a POS-2, Public Open Space.

The majority of the Study Area from East 69th Street on the north to East 74th Street on the southeast of South Chicago Avenue to the eastern boundary is zoned R3. South Chicago Avenue from East 71st Street to East 75th Street includes properties zoned C1-2, B4-2, and M1-2. There is one parcel zoned M1-1 on the northeast corner of South Woodlawn Avenue and East 74th Street. The southwest corner of South Woodlawn Avenue and East 74th Street is zoned POS-2.

The area zoned Residential Planned Development No. 80 (PD No. 80) is located between East 72nd Street on the north, East 73rd Street on the south, the alley west of South University Avenue on the east, and Dobson Avenue on the west. PD No. 80 includes the Dobson/Hoard Playground Park and the Leigh-Johnson Residential units. The Institutional Planned Development No. 921 is located on the east side of South Chicago Avenue between South Drexel Avenue. Planned Development No. 921 is an institutional planned development for the Gary Comer's Youth Center that is currently under construction.

III. QUALIFICATION AS CONSERVATION AREA

A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a Blighted Area, a Conservation Area (or a combination of the two), or an Industrial Park Conservation Area.

As set forth in the Act, a "Conservation Area" is any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to public safety, health, morals, or welfare and such an area may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV comparison

On the basis of this approach, the Study Area is eligible for designation as a Conservation Area within the requirements of the Act. The following Section defines each of the eligibility factors according to the Act and presents our findings relative to each.

B. SURVEY, ANALYSIS, AND DISTRIBUTION OF ELIGIBILITY FACTORS

The consultant team conducted comprehensive exterior surveys of the 806 parcels of the Study Area and an analysis of each of the Conservation Area eligibility factors contained in the Act to determine their presence. The exterior surveys examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and its relationships to the surrounding area.

Analysis of the Study Area was conducted to identify the eligibility factors. Each of the factors is present to a varying degree. The following four levels are identified:

- **Not present** indicates that either the condition does not exist or that no evidence could be found or documented during the survey or analysis.
- **Limited extent** indicates that the condition does exist, but its distribution was found in only a small percentage of parcels and/or blocks.
- **Present to a minor extent** indicates that the condition does exist, and the condition is substantial in distribution or impact.
- **Present to a major extent** indicates that the condition does exist and is present throughout the area and is at a level sufficient to influence the Study Area as well as adjacent and nearby parcels of property.

C. BUILDING EVALUATION PROCEDURE

During the field survey, all building components and improvements to the subject buildings were examined to determine whether 50% or more of the buildings have an age of 35 years or more. Once it was established that the age criteria was present, the buildings were examined to determine if they were in sound condition or had minor, major, or critical defects. These examinations were completed to determine whether conditions existed to evidence the presence of dilapidation, deterioration, or depreciation of physical maintenance.

Building components and improvements examined were of two types:

PRIMARY STRUCTURAL COMPONENTS

These include the basic elements of any building component or improvements, including foundation walls, load-bearing walls and columns, roof, and roof structure.

SECONDARY COMPONENTS

These building components are generally added to the primary structural components and are necessary parts of the building and improvements, including porches and steps, windows and window units, doors and door units, facades, chimneys, and gutters and downspouts.

Each primary structural component and secondary component was evaluated separately as a basis for determining the overall condition of the building and surrounding area. This evaluation considered the relative importance of specific components and the effect that deficiencies in building components and improvements have on the remainder of the building components and improvements.

Subsequent to the buildings being evaluated, they were classified, as described in the following section.

BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS

Four major categories were used in classifying the structural condition of the building components and improvements. The criteria used are described below.

1. SOUND

Building components and improvements contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

2. REQUIRING MINOR REPAIR — DEPRECIATION OF PHYSICAL MAINTENANCE

Building components and improvements contain defects (loose or missing material or holes and cracks over a limited area), which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and improvements, and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated building components and improvements. Minor defects are not considered in rating a building as structurally substandard.

3. REQUIRING MAJOR REPAIR — DETERIORATION

Building components and improvements contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings and improvements in this category would require replacement or rebuilding of components and improvements by people skilled in the building trades.

4. CRITICAL — DILAPIDATED

Building components and improvements contain major defects (bowing, sagging, or settling of any or all exterior components, for example) causing the structure to be out-of-plumb or broken. Loose or missing materials and severe deterioration over a widespread area so extensive that the cost of repair would be excessive also qualify for dilapidated classifications.

D. CONSERVATION AREA ELIGIBILITY FACTORS

A finding may be made that the Study Area is a Conservation Area based on the fact that 50% or more of the structures are 35 years of age or older, and the area exhibits the presence of three or more of the Conservation Area eligibility factors described above in Section III, Paragraph A, and that the area may become a blighted area because of these factors. Based on our survey and analyses, the Study Area meets the Act's requirement as a conservation area, in that in addition to age, five of the eligibility factors were found to be present.

This section examines each of the Conservation Area eligibility factors.

AGE

Age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and related structural problems are a function of time, temperature and moisture, structures that are 35 years or older typically exhibit more problems than more recently constructed buildings.

Of the 575 buildings in the Study Area, 83% are 35 years of age or older.

CONCLUSION

Age is present in 83% the 575 buildings in the Study Area.

1. DILAPIDATION

Dilapidation is referred to in the Act as “an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.”

An exterior survey was conducted of all the structures in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section, “Building Evaluation Procedure.” Dilapidation is evident in 56 building in the Study Area. These buildings are all in an advanced state of disrepair and have the following adverse qualities:

- major foundations cracks and missing structural elements
- roofs that are either caving or in need for complete replacement
- sagging walls that have structural problems

CONCLUSION

Dilapidation is present to a minor extent in the Study Area. Dilapidation is present in 56 of the 575 (10%) buildings.

2. OBSOLESCENCE

Obsolescence is defined in the Act as “the condition or process of falling into disuse.” Obsolescent structures have become ill-suited for the original use.

Webster's New Collegiate Dictionary defines “obsolescence” as “being out of use; obsolete.” “Obsolete” is further defined as “no longer in use; disused” or “of a type or fashion no longer current.” These definitions are helpful in describing the general obsolescence of buildings or site improvements in the Study Area. In making findings with respect to buildings and improvements, it is important to distinguish between *functional obsolescence*, which relates to the physical utility of a structure, and *economic obsolescence*, which relates to a property's ability to compete in the marketplace.

FUNCTIONAL OBSOLESCENCE

Structures historically have been built for specific uses or purposes. The design, location, height, and space arrangements are intended for a specific occupancy

at a given time. Buildings and improvements become obsolete when they contain characteristics or deficiencies that limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from poor design or layout, or the improper orientation of the building on its site, which detracts from the overall usefulness or desirability of a property.

ECONOMIC OBSOLESCENCE

Economic obsolescence is normally a result of adverse conditions that may cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions that may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs and the absence of any site improvements to a parcel.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

OBSOLETE BUILDING TYPES

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional, and economic vitality of the area. These structures are characterized by conditions indicating that they are incapable of efficient or economic use according to contemporary standards.

Evidence of obsolete buildings type can be found along South Chicago Avenue. Due to a lack of adequate ceiling height, loading and unloading provisions, lack of parking and inadequate ingress and egress, many of the commercial buildings are either underutilized or vacant. Also, many of the buildings lack adequate off street parking and loading areas as evidenced by parking restrictions posted within the area. These buildings do not have the current configuration and support elements needed to adequately allow for the operation of businesses to today's standards.

OBSOLETE PLATTING

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks.

Evidence of obsolete platting exists along South Chicago Avenue, where the parcels are long and narrow and have limited and/or no access to the street. These parcels are landlocked between the railroad line and parcels fronting on South Chicago Avenue. This condition requires the loading and unloading of products on a major street. Many of the parcels along the South Cottage Grove Avenue are standard sized city lots (25' x 125"). Although this lot size is appropriate for residential use, it severely limits growth and expansion opportunities for the type commercial users and retailers are engaged in commercial businesses especially retailers.

There are streets and alleys that are inadequately configured. Roadways with limited and/or no access at all, which dead end at the railroad embankment without turn-arounds or adequate egress for vehicles or emergency services. Along the south side of East 71st Street, there are 13 PINs that are located in the street right of way on East 71st Street. These PINs originally created before 1959 have since become obsolete because development cannot occur within the public street.

OBSOLETE SITE IMPROVEMENTS

Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence include inadequate utility capacities, outdated designs of water mains and replacement of existing sewers. Evidence of obsolete site improvements exists throughout the entire Study Area.

In conclusion, economic and functionally obsolescence can be found throughout the entire.

Economic obsolescence is evidenced by the:

- amount of unimproved and underutilized parcels
- declining EAV in the Study Area
- lack of commercial activity and development along South Chicago Avenue

Functionally obsolete buildings and site improvements include the following:

- single family residential buildings along a high traffic state road (major streets)
- parcels with vacant structures

- deterioration or lack site improvements

CONCLUSION

Obsolescence is present to a major extent in the Study Area. Obsolescence is present in 378 of the 806 (47%).

3. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or surface improvements requiring major treatment or repair. Deterioration is defined in the Act separately for building and surface improvements. The Act defines deterioration with respect to buildings as "defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia." The Act defines the deterioration of surface improvements as such "that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."

- Deterioration that is not easily correctable and cannot be repaired in the course of normal maintenance may be evident in buildings. Such buildings and improvements may be classified as requiring major or many minor repairs, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (for example, doors, windows, porches, gutters and downspouts, fascia materials, etc.) and defects in primary building components (for example, foundations, frames, roofs, etc.).
- All buildings and surface improvements classified as dilapidated are also deteriorated.

DETERIORATION OF BUILDINGS

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section, "Building Evaluation Procedure."

The deteriorated buildings in the Study Area exhibit defects in both their primary and secondary components. For example, the primary components exhibiting defects include walls, roofs, and foundations with loose or missing materials (mortar, shingles), and holes and/or cracks in these components. The defects of secondary components include damage to windows, doors, stairs and/or porches; missing or cracked tuckpointing and/or masonry on the facade, chimneys, and

surfaces; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated structures exist throughout the Study Area due to the combination of their age and the advanced state of disrepair. The need for masonry repairs and tuckpointing is predominant, closely followed by deteriorating doors, facades, and secondary elements in the buildings. Deteriorated buildings are found throughout the Study Area.

DETERIORATION OF PARKING AND SURFACE AREAS

Field surveys were also conducted to identify the condition of parking and surface area. These areas are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, and absence of curbs or guardrails. Deterioration was found in sections of the parking and surface areas.

Evidence of deterioration of surface areas can be found throughout the vacant parcels where there are exposed foundations, unpaved surfaces, debris, and standing water.

In conclusion, deterioration of buildings and parking and surface areas are evidenced by the some of following conditions:

- Building with cracked/missing masonry, dry root, rusting, missing gutters/ downspouts, damaged or missing parapets, broken windows.
- Parking and surface areas with exposed foundations, crumbling asphalt, crack or missing bumper guards, broken curbs and pavements.

CONCLUSION

Deterioration is present to a major extent in the Study Area. Deterioration is present in 442 of the 806 (77%) parcels.

4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards as stated in the Act include "all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes." The principal purposes of such codes are to (1) require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; (2) make buildings safe for occupancy against fire and similar hazards; and (3) establish minimum standards essential for safe and sanitary habitation.

CONCLUSION

Structures below minimum code standards have not been identified in the Study Area.

5. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures is defined in the Act as "the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."

CONCLUSION

Based on exterior surveys and analyses undertaken, no illegal uses of the structures or improvements have been observed in the Study Area.

6. EXCESSIVE VACANCIES

Excessive vacancy according to the Act is referred to as "the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies." Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or underutilization.

Excessive vacancies are present throughout the Study Area. The Study Area has buildings, 20 of which are vacant. Buildings with excessive vacancies and/or boarded buildings have an adverse effect the value, safety and desirability of nearby properties.

CONCLUSION

Excessive vacancies are present to a minor extent in the Study Area. Excessive vacancies is present in 20 of the (.03%) buildings.

7. LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES

The Act refers to the lack of ventilation, light, or sanitary facilities as "the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials." Inadequate natural light and ventilation is defined as the absence or inadequacy of skylights or windows for interior

spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities are referred to in the Act as "the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."

CONCLUSION

Based on exterior surveys and analyses undertaken, lack of ventilation, light, and or sanitary facilities were not found in the Study Area.

8. INADEQUATE UTILITIES

The Act refers to inadequate utilities as the deficiencies in the underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. The Act defines inadequate utilities as "those that are (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

According the City's Department of Water Management, most of the water mains within the Study Area have exceeded the 100-year threshold and therefore are antiquated, obsolete and of insufficient capacity to serve the uses in the Study Area. The projected service life of an underground water main is 100 years. The City is currently phasing out all 6-inch cast iron pipe mains and is replacing them with 8 –inch ductile iron mains. The cost of replacing these 6 inch mains is estimated at \$260,000-\$320,000 / ft.

In addition, the City's Department of Water Management preformed a hydraulic investigation to ascertain the capacity of the local sewer system. The results indicated that sewer enlargements for South University Avenue from East 72nd Street to East 73rd Street would be beneficial to the Study Area.

CONCLUSION

Based on the exterior surveys and analyses undertaken, inadequate utilities were found present to a major extent in the Study Area.

9. EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Excessive land coverage and overcrowding of structures and community facilities is defined by the Act as "the over-intensive use of property and the crowding of buildings and accessory facilities onto a site." Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities inadequately providing minimum floor area requirements, privacy, ingress and egress, loading and services, and capacity of building systems.

CONCLUSION

Based on exterior surveys and analyses undertaken, excessive land coverage is not present in the Study Area.

10. DELETERIOUS LAND USE OR LAYOUT

According to the Act deleterious land uses or layout include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

Evidence of deleterious land use and/or layout can be found throughout the Study Area in:

- incompatible land use relationships along South Chicago Avenue such as residential building located along heavily traveled streets
- sequencing of traffic lights causing hazardous situations for pedestrian and automobile traffic
- inadequate street layout and lack of alley ways prohibit efficient access for emergency vehicles and limits access to the properties along the east bank of railroad tracts
- obsolete platting long South Chicago Avenue and East 71st Street includes parcels with limited access to the street as evidenced by the high number of curb-cuts, parking restrictions

CONCLUSION

Deleterious land use or layout is present to a major extent in the Study Area. Deleterious land use and layout is present in 460 of the 806 (57%) parcels in the Study Area.

11. ENVIRONMENTAL CLEAN-UP

As defined by the Act, a finding of Environmental Clean-up can be found if "the proposed Study Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area."

A significant portion of the commercial area along South Chicago Avenue and Woodlawn Avenue has environmental concerns. A Phase 1 ESA & Limited Phase 2 Site Investigation prepared by GaiaTech were completed for two parcels in Block 109 in April of 2004. This assessment recognizes a number of environmental concerns, including but not limited the presence of underground and above ground storage tanks and asbestos containing material inside the vacant buildings. A Phase I Assessment is currently underway for an additional three parcels in Block 109. Another additional parcel has been identified as a former gas station and will require a Phase I Assessment and possibly a Phase 2 Assessment. Block 216's Phase 1 ESA prepared by V3 Consultants in January of 2005 indicates that it was used for industrial purposes since at least 1897. There are records of historical and current presence of USTs, a reported LUST incident, as well as the historical operations associated with chemical use and hazardous waste generation. Former manufacturing uses include stills, a paint mixing house, oil house with oil tanks, asphalt tanks, a paving mill, and a roof coating factory, tank rooms, and

paint underground storage tanks. Three additional blocks within the Study Area have been identified as having potential environmental issues based on previous manufacturing and current uses.

CONCLUSION

Environmental clean-up is present to a major extent in the commercial section of the Study Area based on the findings of the Phase I and Phase II Environmental Site Assessment. Environmental clean-up is present in 20 of the 806 (.02%) of the parcels.

12. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed Study Area was developed prior to or without the benefit or guidance of a community plan. According to the Act, "the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development." Furthermore, the Act states that this factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Evidence of lack of community planning can be found through out the Study Area as demonstrated through adverse or incompatible land-use relationships, inadequate street layout, and parcels of inadequate shape and size to meet contemporary development standards. The development of the Redevelopment Project Area occurred prior to the adoption by the municipality of a comprehensive or other community plan. Although the Redevelopment Project Area was designated as Redevelopment Area in 2003 in an effort to address the blighting factors, the land-use relationship, inadequate street layout, and parcels of inadequate shape and size to meet contemporary development standards has remained unchanged.-

CONCLUSION

Based on review and analysis, lack of community planning was found present in the Study Area.

13. LACK OF GROWTH IN EAV COMPARISON

Lack of growth in EAV comparison may be considered a factor if the EAV total of the proposed Study Area has declined for three of the last five calendar years for which the information is available or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

The following table summarizes the EAV for all of the PINs within for the Study Area for the last five tax years. The total EAV for the Study Area has increased at an annual rate that is less than the balance of the municipality from 2000 to 2001, from 2001 to 2002, and from 2003 to 2004. Therefore, lack of EAV comparison is a factor.

TABLE 1 - EAV COMPARISON

TAX YEAR	STUDY AREA EAV CHANGE(%)	CITY OF CHICAGO * EAV CHANGE(%)
2000	28.3	14.5
2001	-4.2	3.7
2002	4.2	8.0
2003	22.3	17.3
2004	0.4	4.0

*City of Chicago EAV Change amount reflects the Total EAV for the City of Chicago minus the total EAV for the Study Area.

CONCLUSION

Lack of Growth in EAV Comparison is present in the Study Area. For three of the last five years the Study Area has been increasing at a rate that is less than the balance of the municipality.

E. CONSERVATION AREA ELIGIBILITY FACTORS SUMMARY

The Conservation Area eligibility criteria are present in varying degrees throughout the Study Area (see Exhibit 3 Distribution of Criteria). In addition to age, 8 of the 13 eligibility factors have been identified as present in the Study Area, including:

Major Extent

1. Obsolescence
2. Deterioration
3. Inadequate utilities
4. Deleterious land use or layout
5. Lack of growth in EAV

Minor Extent

1. Dilapidation
2. Excessive vacancies
3. Lack of community planning



IV. SUMMARY AND CONCLUSION

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

- The buildings in the Study Area meet the statutory criteria for age; 83% of the buildings are at least 35 years old.
- Of the 13 eligibility factors for a Conservation Area set forth in the Act in addition to age, eight are present, five to a major extent and three to a minor extent. In addition to age, only three are necessary for designation as a Conservation Area to qualify for a TIF District.
- The Conservation Area eligibility factors that are present are reasonably distributed throughout the Study Area.

The eligibility findings indicate that the Study Area contains factors that qualify it as a Conservation Area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term enhancement of the City.

The Study Area has not benefited from growth and development as a result of investments by private enterprise and will not be developed without action by the City. Specifically, of the 806 parcels within the Study Area, 214 (26.6%) are unimproved. This high level of undeveloped parcels, the functional and economic obsolete building and site improvements have an adverse effect on the entire Study Area. Additionally, the amount of environmental concerns throughout the commercial area impacts the economic feasibility of their redevelopment, thus impacting the entire Study Area. From this data, together with the other eligibility factors, it can be reasonably concluded that the Study Area (i) has not been subject to growth and development through private investment, and (ii) would not reasonably be anticipated to be developed without adoption of a redevelopment plan by the City.

The conclusions presented in this report are those of the Consultant. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Study Area qualifies as a Conservation Area and make this report a part of the public record.

The Study Area qualifies as an improved Conservation Area and is therefore eligible for Tax Increment Financing under the Act.

APPENDIX

EXHIBIT 1 – DISTRIBUTION OF CRITERIA*

EXHIBIT 2 – MAPS LEGEND

EXHIBIT 1 – DISTRIBUTION OF CRITERIA*

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13
1	20-23-400	X	P	X	P							X		X	X
2	20-23-409	X		P	P							X		X	X
3	20-23-410	X		P	P			P				X		X	X
4	20-23-411	X	P	P	X			P				X		X	X
5	20-23-419	X	P	X	X			P				X		X	X
6	20-23-420	X	P	X	P							X		X	X
7	20-26-100	X	P	X	X							X		X	X
8	20-26-101	X	P	P	X							P		X	X
9	20-26-102	X	P	P	X							P		X	X
10	20-26-103	X		P	X							P		X	X
11	20-26-104	X	P	P	X			P				X		X	X
12	20-26-105	X	P	P	X			P				P		X	X
13	20-26-106	X	P	P	P			P				P		X	X
14	20-26-109	X	P	X	X							X	X	X	X
15	20-26-110	X	P	P	X							P		X	X

Key

X	Present in the parcel to a major extent
P	Present in parcel to a minor extent
	Not Present

Criteria

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities.
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV Growth (calculated for the Study Area as a whole)

EXHIBIT 1 – DISTRIBUTION OF CRITERIA (CONT.)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13
16	20-26-111	X	P	X	P							P		X	X
17	20-26-112	X		X	P									X	X
18	20-26-113	X	P	P	P							X		X	X
19	20-26-114	X		X										X	X
20	20-26-119	X	P	X	X							X	X	X	X
21	20-26-120	X	X	X	X							X		X	X
22	20-26-121	X		X	P							X		X	X
23	20-26-122	X		X										X	X
24	20-26-129	X		X								X	X	X	X
25	20-26-130	X	X	X								X	X	X	X
25	20-26-200	X	X	X	P							X		X	X
26	20-26-204	X	X	X	P							X		X	X
27	20-26-208	X	X	X	X							X		X	X
28	20-26-212	X	X	X	X							X		X	X
29	20-26-216		X	X	X							X	X	X	X

Key

X	Present in the parcel to a major extent
P	Present in parcel to a minor extent
	Not Present

Criteria

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities.
10. Deleterious land use or layout
11. Environmental clean-up
12. Lack of community planning
13. EAV Growth (calculated for the Study Area as a whole)

EXHIBIT 2 – MAPS LEGEND

MAP 1	PROJECT BOUNDARY
MAP 2	EXISTING LAND USE
MAP 3	PROPOSED LAND USE
MAP 4	DILAPIDATION
MAP 5	OBSOLESCENCE
MAP 6	DETERIORATION
MAP 7	EXCESSIVE VACANCIES
MAP 8	DELETERIOUS LAND USE OR LAYOUT

73rd/University
TIF District
Map 1
Project Boundary

March 2006



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Vacant

City of Chicago March 20, 2006
Map Printed March 20, 2006

OAKWOODS CEMETERY



73rd/University
TIF District

Map 2
Existing Land Use

March 2008



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Parcel PIN
- Block Label
- Existing Land Use Category
- Land Use Class
 - Commercial
 - Institutional
 - Manufact
 - Residential
- V Vacant

Date Updated: March 28, 2008
Map Printing: March 28, 2008

Source: GIS/Planning, 73rd/University TIF District, 11/10/07



73rd/University
TIF District
Map 3
Proposed Land Use

March 2008



Legend

- TIF Boundary
- Rail
- Expressway

Property Identification

- Block Label
- Parcel PIN

Proposed Land Use Category

- Industrial
- Mixed
- Residential
- Vacant

City of Chicago
Map Project Number 23 2008



73rd/University
TIF District
Map 4
Dilapidation

March 2006



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Dilapidated
- Vacant

Drawn by: [unreadable]
Date: [unreadable]
Map Project Number: [unreadable]

OAKWOODS CEMETERY



73rd/University
TIF District
Map 5
Obsolescence

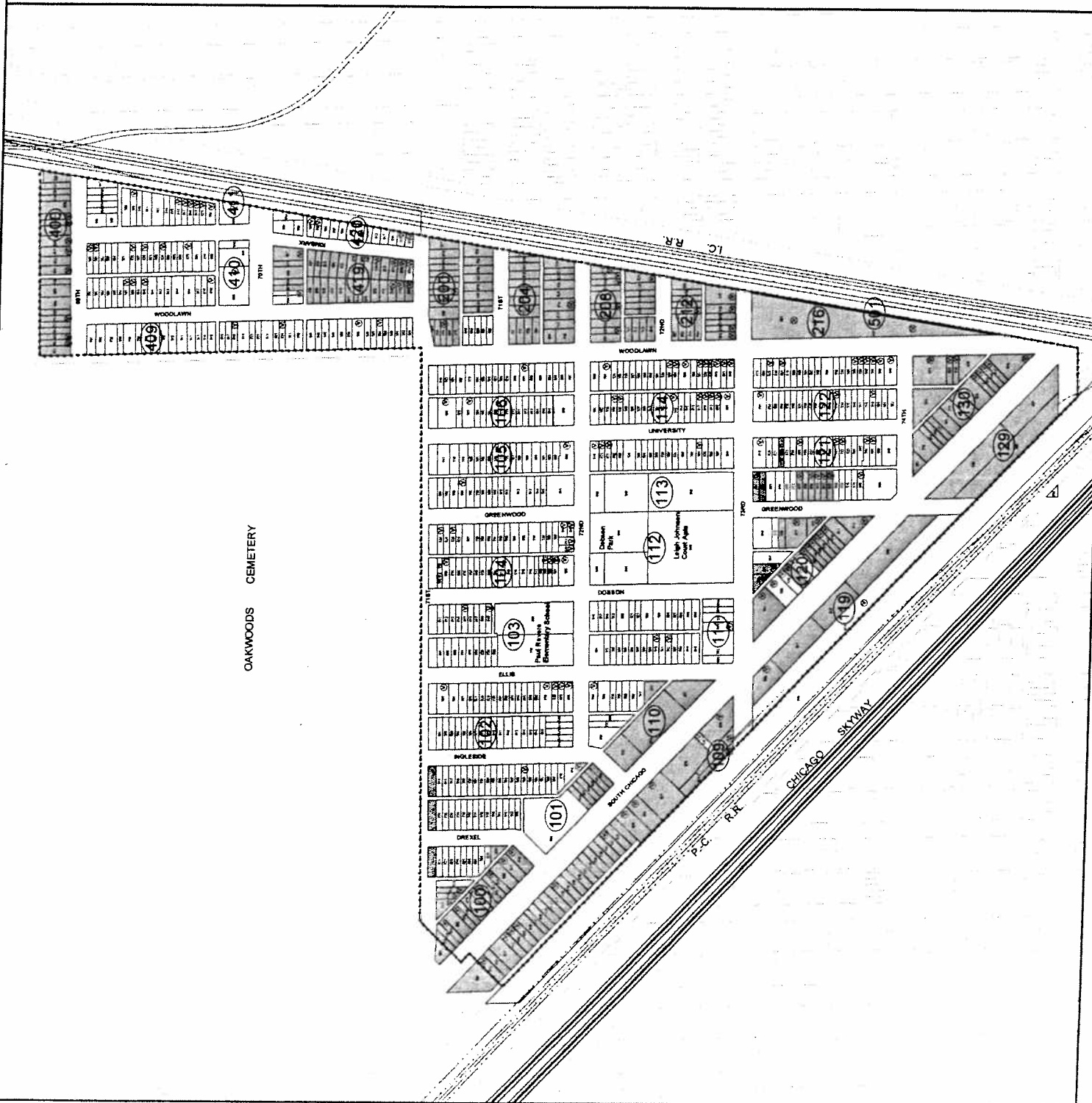
March 2008



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Obsolescence
- Vacant

Date Updated: March 27, 2008
Map Printed: March 28, 2008



73rd/University
TIF District
Map 6
Deterioration

March 2008



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIN
- Deterioration
- Vacant

Drawn (Updated) March 24, 2008
Map Printed March 26, 2008



73rd/University
TIF District
Map 7
Excessive Vacancies

March 2008



Legend

- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PIV
- Excessive Vacancies
- Vacant

City Updated March 14, 2008
Map Printed March 28, 2008

OAKWOODS CEMETERY



73rd/University
TIF District
Map 8
Deleterious Land Use

March 2006



Legend

- TIF Boundary
- Rail
- Expressway
- Property Identification
- Block Label
- Parcel PW
- Deleterious Land Use
- Vacant

City of Chicago, Illinois
Map Printed March 28, 2006

Map prepared by LOUIK/SCHNEIDER & ASSOCIATES, INC. on behalf of the City of Chicago

OAKWOODS CEMETERY

