

# The Calumet River Tax Increment Financing Redevelopment Plan and Project



City of Chicago • Richard M. Daley, Mayor

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**PGAV**URBANCONSULTING

with assistance from  
ERNEST R. SAWYER ENTERPRISES, INC. &  
GOODMAN WILLIAMS GROUP

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## SECTION I - EXECUTIVE SUMMARY

### ***A. Area Location***

The Area is located approximately 16 miles south of downtown Chicago at the extreme southern limits of the City's corporate boundary. The Area is bisected by the Little Calumet River and is bounded by the Bishop Ford Expressway on the west. The Area's north boundary is 130<sup>th</sup> Street west of the river and 134<sup>th</sup> Street east of the river, with Torrence Avenue serving as the east boundary. The south boundary of the Area is coterminous with the boundary dividing the City of Chicago and the municipalities of Burnham and Calumet City.

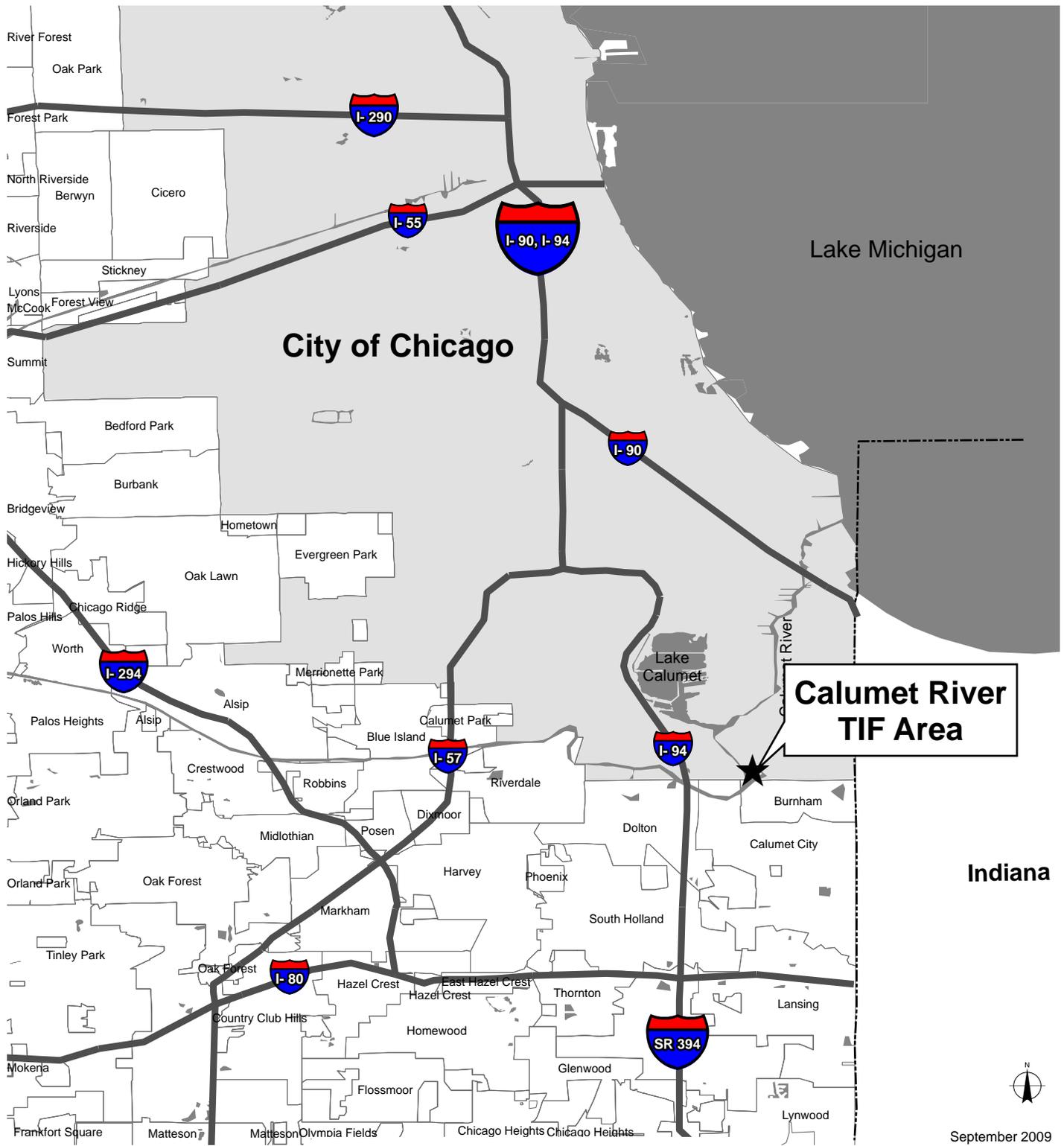
The Area in total consists of 534.9 acres, which includes approximately 24.1 acres of Little Calumet River waterway. Of the Area's remaining 510.8 acres, 72.6 acres is (non-waterway) public right-of-way, much of which is platted but unimproved. Excluding all public rights-of-way, the Area consists of 438.2 acres of real property contained in 307 tax parcels. The boundaries of the Area are described in the **Plan Appendix, Attachment Three - Legal Description** and are geographically shown on **Plan Appendix, Attachment Two, Exhibit A - Boundary Map of TIF Area**. The existing land uses are identified on **Plan Appendix, Attachment Two, Exhibit C - Existing Land Use Map**.

The Area is bordered by the Lake Calumet Industrial Corridor TIF on the north and the east. A map indicating the location and name of the existing adjacent redevelopment area is provided in the **Appendix Attachment Two, Exhibit F, Adjacent Redevelopment Areas Map**.

### ***B. Existing Conditions***

Approximately 80% of the Area is unimproved property that is defined as "vacant" for purposes of TIF qualification, but much of the Area's unimproved property is inactive landfill or is used for active landfill operations. East of the river, much of the vacant land is used for open storage of boats, semitrailers, shipping containers, junk vehicles or equipment. The primary commercial uses in the Area east of the river are two marina operations located along the riverfront. Industrial land uses in the Area include the improved landfill properties and small industrial buildings along 130<sup>th</sup> Street. Three mobile homes are occupied in the Area as residential dwellings (see **Appendix, Attachment Two, Exhibit C, Existing Land Use Map**). The entire Area is zoned M-3 Heavy Industrial, as shown on **Exhibit E, Existing Zoning Map of Attachment Two of the Appendix**.

Many of the structures and site improvements in the Area are in need of repair, as documented in the **Eligibility Study** included as **Appendix, Attachment One**. Lack of widespread public and private investment is evidenced by significant needs in the public infrastructure and deterioration of private properties. The Area is further characterized by the following conditions for the improved portion of the Area:



**Calumet River  
TIF Area**

**Indiana**

Legend

- ★ Redevelopment Project Area Location
- Municipal Boundaries

**Location Map**

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

- dilapidation (24% of buildings);
- obsolescence (29% of buildings);
- deterioration of buildings and site improvements (60% of structures and 62% of improved parcels);
- presence of structures below minimum code standards (24% of buildings);
- excessive vacancies (10% of buildings);
- inadequate utilities (73% of blocks);
- excessive land coverage or overcrowding of structures (38% of sub-areas);
- deleterious land use and layout (73% of blocks); and
- lack of community planning (82% of blocks).

In addition, very little of the platted street right-of-way is improved. Those street improvements that do exist have deteriorated pavement, inadequate surfacing, insufficient lighting and signage, and lack curb, gutter, and sidewalk. The conditions and locations of these conditions are further detailed in the Eligibility Study.

The vacant portion of the Area is characterized by the following conditions:

- obsolete platting (76% of blocks);
- diversity of ownership (47% of blocks);
- deterioration of structures in neighboring areas (91% of vacant sub-areas<sup>1</sup>);
- tax delinquencies (67 PINS concentrated in 12% of sub-areas); and
- unused or illegal disposal sites (55% of vacant sub-areas).

Sub-par EAV growth applies to both vacant and improved portions of the Area.

### ***C. Development & Assessed Valuation Trends***

Due in large part to the blighting factors described above, the Area is grossly underutilized given the development potential of its unique riverfront location. Analysis of aerial photography and field investigation reveals that the junk equipment and abandoned boats and vehicles in the Area have been located there for years. The Equalized Assessed Value (EAV) of the Area grew at a rate below that of the remainder of the City in 4 of the last 5 years. In one of these, the Area's EAV declined significantly (more than 16%). Field investigation revealed that 60% of structures in the Area are over 35 years of age. Aside from the 2008 construction of a single boat storage building, investment in the Area has been minimal. The neglect of property summarized above provides evidence of a failure to properly maintain vacant land in the Area and supports a finding that the Area has not been subject to growth and investment.

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<sup>1</sup> Sub-Areas are labeled on Exhibit B, Sub-Area Key Map, contained in the Plan Appendix as Attachment Two

#### ***D. Redevelopment Plan Purpose***

Tax increment financing (“TIF”) is permitted by the *Illinois Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”). The Act sets forth the requirements and procedures for establishing a redevelopment project area and a redevelopment plan. This Calumet River Tax Increment Financing Redevelopment Plan and Project (hereafter referred to as the “Plan”) includes documentation as to the qualifications of the Area. The purpose of this Plan is to create a mechanism that can mitigate blighting influences, encourage local growth and development, and attract new private development to the Area. In doing so, new development opportunities, new employment opportunities, and stabilization of existing developed areas can occur. This Plan identifies those activities, sources of funds, procedures, and various other necessary requirements in order to implement tax increment financing pursuant to the Act.

In conjunction with TIF eligibility analysis and planning, the City engaged the Consultant team to prepare a master plan for the portion of the Area east of the river. This planning work included real estate market analysis, which evaluated the feasibility of various land use alternatives. Based on the conclusions of this analysis, alternative concept development plans for the Area were prepared by the Consultant and reviewed by City staff. The master plan presented three alternative land use and layout concepts, all showing the same basic land uses. The **Generalized Land Use Plan** included as **Exhibit G** in **Attachment Two** of the **Appendix** is a generalized version of these concepts for the east portion of the Area. The Plan also designates land west of the river for recreational, municipal and industrial land uses.

#### ***E. Plan Goals & Actions***

The TIF program will help to address the blighting conditions present in the Area, redevelop and expand existing businesses within the Area, and attract new commercial development opportunities. It represents an opportunity for the City to implement a program to expand the tax base of the Area, and its initiatives are designed to arrest the spread of blight and decline throughout the Area. Listed below are the general goals of the Area. These goals were derived from a combination of sources such as previous planning studies relevant to the Area, analyses of specific conditions within the Area, input by the City’s Department of Community Development, community meetings and discussions with elected officials.

##### ***Plan Goals***

1. Eliminate the blighting conditions (especially building deterioration, utility inadequacies, code violations, illegal disposal sites, deleterious land uses and obsolete platting) that cause the Area to qualify for TIF.
2. Establish a program of public and private improvements that will promote high-quality destination-oriented development that capitalizes on the Area’s unique riverfront location.

3. Encourage investment and redevelopment in the Area that will expand the range of recreational, retail, or service opportunities for those who visit or reside in the surrounding region.
4. Promote environmental remediation and sustainability in the redevelopment of the Area, reflecting the environmental restoration efforts in nearby areas.
5. Encourage public and private improvements that recognize the Area's location as a gateway to the City of Chicago from the south (along Torrence Avenue and the Bishop Ford Expressway).

The City proposes to use TIF, as well as other economic development resources, when available, to address needs in the Area and induce the investment of private capital through various actions. The City recognizes that blighting influences will continue to weaken the Area unless the City itself becomes a leader and a partner with the private sector in the revitalization process. Consequently, the City wishes to encourage private development activity by using TIF as an implementation tool to facilitate the following actions:

### **Actions**

- Redevelop and enhance marina operations through the use of TIF and other redevelopment mechanisms.
- Facilitate re-use of landfill parcels in a way that maximizes their potential to be a productive asset for the community.
- Remediate blighting conditions on vacant land east of the river.
- Remove incompatible land uses.
- Assemble land to create viable development sites that are compatible with redevelopment concepts for the Area.
- Construct, extend or improve water, sanitary sewer and other public and private utility lines in the Area.
- Improve the quality of existing streets and construct public streets and paths to facilitate development and create a pleasant environment.
- Implement a design theme reflected in a program of streetscape improvements with uniform decorative lighting and related improvements.
- Encourage new commercial and recreation-oriented development projects.
- Rezone the Area east of the river from M3 to district that permits planned mixed-use development.
- Market and promote the Area as a unique destination for recreation and business.
- Provide assistance for job training, day care, and other services permitted under the Act.

***F. Redevelopment Plan and Project Costs***

The anticipated activities and associated costs are shown in **Table 6-1, Estimated Redevelopment Project Costs**, included herein. The total estimated costs for the activities listed in **Table 6-1** are \$25,000,000.

***G. Summary & Conclusions***

This Plan summarizes the analyses and findings of the Consultants' work, which, unless otherwise noted, is the responsibility of PGAV Urban Consulting ("Consultant"). The City is entitled to rely on the findings and conclusions of this Plan in designating the Area as a redevelopment project area under the Act. The Consultant has prepared this Plan and the related Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related Eligibility Study in proceeding with the designation of the Area and the adoption and implementation of the Plan, and 2) on the fact that the Consultant compiled the necessary information so that the Plan and the related Eligibility Study will comply with the Act.

The study and survey of the Area indicate that the factors required to qualify the Area as a Blighted Area are present and that these factors are present throughout the Area. Therefore, the Area qualifies as a redevelopment area under the terms of these definitions in the Act. This Plan, and the supporting documentation contained in the Eligibility Study, indicates that the Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Plan.

## SECTION II – AREA LOCATION, LEGAL DESCRIPTION AND PROJECT BOUNDARY

The Area is located approximately 16 miles south of downtown Chicago at the extreme southern limits of the City's corporate boundary, west of the City's Hegewisch neighborhood and east of the Bishop Ford Expressway (I-94). The area is bisected by the Little Calumet River and is bounded by the Bishop Ford Expressway on the west. The Area's north boundary is 130<sup>th</sup> Street west of the river and 134<sup>th</sup> Street east of the river, with Torrence Avenue serving as the east boundary. The south boundary of the Area is coterminous with the boundary dividing the City of Chicago from the municipalities of Burnham and Calumet City.

Excluding the Calumet River waterway, the Area consists of 438.2 acres of real property in 307 tax parcels and approximately 72.6 acres of (non-waterway) public right-of-way, much of which is platted but unimproved (sometimes referred to as "paper streets"). By including 24.1 acres of Calumet River waterway, the Area's total boundary is 534.9 acres. The Area east of the river consists of all or portions of 14 blocks bounded by street right-of-way. The smallest of these blocks consists of three platted lots and the largest is 42 lots.

The boundaries of the Area are described in the **Plan Appendix, Attachment Three - Legal Description** and are geographically shown on **Plan Appendix, Attachment Two, Exhibit A - Boundary Map of TIF Area**. The boundaries of the Area include only those contiguous parcels of real property and improvements substantially benefited by the activities to be undertaken as a part of the Plan. Since the boundaries of the Area include 534.9 acres, the statutory minimum of 1.5 acres is exceeded.

The Area is bordered by the Lake Calumet Industrial Corridor TIF on the east and north. A map indicating the location and name of the existing adjacent redevelopment area is provided in the **Appendix Attachment Two, Exhibit F, Adjacent Redevelopment Areas Map**.

All properties within the Area will benefit from a program that will address the blighted conditions of the Area.

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## SECTION III - STATUTORY BASIS FOR TAX INCREMENT FINANCING

### **A. Introduction**

In January 1977, Tax Increment Financing (TIF) was made possible by the Illinois General Assembly through passage of the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental property tax" or "incremental property taxes" are derived from the increase in the current equalized assessed value (EAV) of real property within the redevelopment project area over and above the "certified initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate, which results in incremental property taxes. A decline in current EAV does not result in a negative incremental property tax.

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

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

TIF does not generate tax revenues by increasing tax rates. It generates revenues by allowing the municipality to capture, for a specified period, the new revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, etc., as permitted by the Act.

Under the Act, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess incremental property taxes when annual incremental property taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

As used herein and in the Act, the term “Redevelopment Project” (“Project”) means any public and private development project in furtherance of the objectives of a redevelopment plan. The term “Area” means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted area and conservation area. The term “Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area for utilization of tax increment financing.

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

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

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

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

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

The Act offers detailed definitions of the blighting factors used to qualify areas. These definitions were used as the basis for preparing the Eligibility Study.

**B. *The Redevelopment Plan for the Calumet River Tax Increment Financing Redevelopment Project Area.***

As evidenced in the **Eligibility Study** and summarized herein, the Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Area as a whole will be redeveloped without the use of TIF.

This Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Area in order to stimulate private investment in the Area. The goal of the City, through implementation of this Plan, is that the entire Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs in the following manner:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day urban planning principles and standards;
2. On a reasonable, comprehensive and integrated basis to ensure that blighting factors are eliminated; and
3. Within a reasonable and defined period so that the Area may contribute productively to the economic vitality of the City.

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

Successful implementation of this Plan requires that the City utilize incremental property taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Area. Tax increment financing will be one of the tools that will help the Area develop on a comprehensive and coordinated basis, thereby reducing or eliminating the conditions that have precluded development of the Area by the private sector. The use of incremental property taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Area.

## SECTION IV – REDEVELOPMENT GOALS AND ACTIONS

This section presents redevelopment goals for the Area and actions intended to achieve these goals. The basis for development of the goals and actions includes the Consultant's observation and analysis of the existing conditions of the Area, consideration of the site's unique geographic attributes, and the land uses and conditions of the surrounding region. Additional sources include the *Calumet Area Land Use Plan* and related planning documents for the Calumet Area, input by the City of Chicago Department of Community Development, as well as feedback from community leaders and stakeholders in the Area.

The boundaries of the Area as described in the **Appendix as Attachment Two, Exhibit A, Boundary Map** were established after investigation of the existing conditions in the Area to maximize utilization of development tools created by the Act and its ability to address Area problems.

As a result of these efforts and reviews, the boundaries and various goals and objectives have been established for the Area as noted in this section.

### ***A. Goals for Calumet River Redevelopment Project Area***

Listed below are the goals for redevelopment of the Area. These goals provide overall focus and direction for this Plan as follows:

1. Eliminate the blighting conditions (especially building deterioration, utility inadequacies, code violations, illegal disposal sites, deleterious land uses and obsolete platting) that cause the Area to qualify for TIF.
2. Establish a program of public and private improvements that will promote high-quality destination-oriented development that capitalizes on the Area's unique riverfront location.
3. Encourage investment and redevelopment in the Area that will expand the range of recreational, retail, or service opportunities for those who visit or reside in the surrounding region.
4. Promote environmental remediation and sustainability in the redevelopment of the Area, reflecting the environmental restoration efforts in nearby areas.
5. Encourage public and private improvements that recognize the Area's location as a gateway to the City of Chicago from the south (along Torrence Avenue and the Bishop Ford Expressway).

## ***B. Redevelopment Actions***

Listed below are the redevelopment actions that will be implemented to meet the goals outlined above.

### **1. Redevelop and enhance marina operations through the use of TIF and other redevelopment mechanisms.**

- Marina operations currently consume a considerable portion of the Area east of the river. As the defining characteristic of this riverfront area, the marina should be expanded and become the focal point for development and redevelopment actions in the Area.
- Despite serving as the key defining feature in the Area, there is a serious need for significant investment in the marinas. Especially toward the southern edge of the Area, there are many blighting factors associated with the marina operations, including unsightly open storage of equipment and materials, poorly organized boat storage, dilapidated buildings and generally inadequate, obsolete facilities.
- Given the limited size of the area and the need for improved operational efficiency of the marinas, the long-term consolidation of the two operations will be necessary to operate at a quality and scale to drive a viable development concept for the area.
- Marina-related uses such as restaurant and entertainment venues, waterfront recreation facilities, convenience services and retail opportunities should be expanded and upgraded to provide more opportunities for non-boaters to visit the Area.

### **2. Facilitate re-use of landfill parcels in a way that maximizes their potential to be a productive asset for the community.**

- Creative reuse of the inactive landfill parcels, particularly for recreational use, should be explored to ensure that this land is used to achieve its optimal value. Redevelopment mechanisms such as tax increment financing may be necessary to accomplish such an optimal reuse.
- Part of the Area west of the river is actively used for landfill and waste transfer operations. Although expected to remain as an industrial use in the short-term, advance planning should begin for the long-term transition from active landfill to a productive reuse that is compatible with the surrounding area.
- Certain physical improvements on the improved portions of the property (such as landscape enhancements, screening or roadway upgrades) will be necessary to achieve re-use of the inactive landfill while active landfill use continues to the south.

**3. Remediate blighting conditions on vacant land east of the river.**

- Illegal disposal sites must be removed to make the Area viable for investment. Testing for environmental contamination is needed to fully assess the need for extraordinary measures to remove contaminants.
- In order to efficiently remove disposal areas, abandoned equipment, junk vehicles and to ensure proper maintenance of unimproved land, acquisition by the City or development entity will be necessary.

**4. Remove incompatible land uses.**

- Existing small industrial uses east of the river are not consistent with the long-term vision for quality redevelopment of that portion of the Area.
- The small-scale warehousing, equipment storage, auto salvage, and similar uses in the Area east of the river represent minimal investment and underutilization of unique, valuable land.
- The three mobile home dwellings in the Area are obsolete in nature, inappropriately located and an economic underutilization. Their removal should be encouraged.
- The union hall occupies a pivotal location. Redevelopment of the site would create an opportunity to reshape the character of the area from the standpoint of land use and layout. However, relocation might prove to be costly, and redevelopment of the Area is possible without relocation of this use.

**5. Assemble land to create viable development sites that are compatible with redevelopment concepts for the Area.**

- Diversity of ownership presents an obstacle for redevelopment of portions of the Area.
- Develop a strategy of City land acquisition to facilitate development of the Area and implementation of the Redevelopment Plan.

**6. Construct, extend or improve water, sanitary sewer and other public and private utility lines in the Area.**

- Existing utility layout is minimal. Provide necessary public improvements and facilities in accordance with modern design standards to facilitate investment in the Area.

**7. Improve the quality of existing streets and construct public streets and paths to facilitate development and create a pleasant environment.**

- Design a street layout that provides efficient access to public right-of-way, recognizing the specific future private development projects will ultimately have unique needs for circulation. Consider allowing for private shared-access drives and shared parking facilities to promote the most efficient use of land.
- Considering that a number of buildings and private improvements in the Area encroach or are built entirely on public right-of-way, a strategy of vacating existing public right-of-way should be developed. Vacating or reconfiguring public right-of-way will increase the amount of developable land. As such, it is a valuable asset that the City can sell or transfer to private developers who propose to develop land in a manner consistent with the Redevelopment Plan.

**8. Implement a design theme reflected in a program of streetscape improvements with uniform decorative lighting and related improvements.**

- Create a coherent overall urban design that acknowledges the unique character of the Area and encourages a streetscape system that supports commercial and mixed-use redevelopment.
- Design new buildings so they are compatible with a coherent architectural theme and context for the Area. This will be shaped, in part, by continued master planning of the Area.

**9. Encourage new commercial and recreation-oriented development projects.**

- Future development should capitalize on the riverfront location, recognize the opportunities generated by a revitalized, enhanced marina and provide services and retail opportunities complementary to recreational uses.
- There are opportunities for development of convenience-oriented retail and services geared toward marina and recreation traffic to the Area.
- Provide assistance to private developers and property owners to facilitate commercial or recreation-oriented redevelopment projects consistent with the goals and intent of this Redevelopment Plan.

**10. Rezone the Area east of the river from M3 to a district that permits planned mixed-use development.**

- The current M3 zoning district is inappropriate for redevelopment concepts presented in this Redevelopment Plan.
- Ideally, new zoning district(s) would be “planned development” or other district that would permit marina-related uses (including boat and engine repair) but generally prohibit industrial uses, general warehousing, outdoor storage, etc.

**11. Market and promote the Area as a unique destination for recreation.**

- Capitalize on the riverfront location and destination themes in promoting the opportunities for development of the Area and generating interest in visiting or patronizing businesses in the Area.

**12. Provide assistance for job training, day care, and other services permitted under the Act.**

- Encourage job training and job readiness programs through projects within the Area that focus on Area residents and women-owned and minority-owned businesses.

**SECTION V – BASIS FOR ELIGIBILITY  
OF THE AREA & FINDINGS**

***A. Introduction***

To designate a redevelopment project area, according to the requirements of the Act, a municipality must find that there exist conditions which cause such project area to be classified as a blighted area, conservation area, combination of blighted and conservation areas, or an industrial park conservation area. The **Eligibility Study** included as **Attachment One** of the **Appendix** provides a comprehensive report documenting all factors required by the Act to make a determination that the Area is eligible under the Act. Following the background information provided below, a summary of the information provided in the **Eligibility Study** is presented.

***B. Area Background Information***

**1. Existing Land Use and Zoning**

A tabulation of the existing land use within the Area is provided below:

**Table 5-1  
Tabulation of Existing Land Use**

Land Use	Land Area (Acres)	% of Gross Land Area <sup>1</sup>
Vacant Land	412.5	80.8%
Commercial	10.8	2.1%
Industrial	58.8	11.5%
Lock & Dam	26.2	5.2%
Residential	2.0	0.4%
<b>Total</b>	<b>510.8</b>	<b>100%</b>

<sup>1</sup>Gross Land Area includes non-waterway public right-of-way.

The existing land uses itemized in **Table 5-1** show that approximately 80% of the Area is “vacant land”, as defined in the TIF Act. Although the term “vacant” is used for purposes of TIF qualification, it is important to note that much of this unimproved land is active or inactive landfill property (west of the river). East of the river, vacant land includes unimproved property used for boat and trailer storage and parcels that have been subject to illegal dumping or abandonment of vehicles or equipment.

Industrial uses west of the river include improved Waste Management parcels and several small industrial uses along 130<sup>th</sup> Street. The primary commercial uses in the Area are the two marina operations. Together, including unimproved land used for boat storage, the two marina operations occupy roughly 40% of the Area east of the river. Small-scale industrial uses, including warehousing and auto storage are

located in the Area east of the river. There are three residential units (mobile homes) located in the Area.

All of the Area is zoned M-3, Heavy Industrial. Zoning district boundaries are shown on **Exhibit E, Existing Zoning Map** in **Attachment Two** of the **Appendix**.

## 2. Other Redevelopment Efforts

One TIF redevelopment project area (the Lake Calumet Industrial Corridor TIF, T-103) has been established adjacent to the Area. This existing TIF Area includes property immediately north of the Project Area and to the east across Torrence Avenue, and is identified on **Exhibit F, Adjacent Redevelopment Areas Map**, contained in the **Plan Appendix** as **Attachment Two**. City of Chicago Enterprise Zone Number 3 covers portions of the Area west of the river and land adjacent to the Area (north of 130<sup>th</sup> and east of Torrence Avenue). There have also been concentrated City efforts to remove illegally dumped building refuse, trash and other materials from the site. Concrete barriers and signage have been installed in an attempt to prevent continued illegal dumping north of 135<sup>th</sup> Street.

As part of an extensive collaborative planning effort with various non-governmental organizations, the City has adopted three major planning documents for the wider area surrounding the Calumet Lake and Calumet River. The *Calumet Area Land Use Plan*, adopted by the Chicago Plan Commission in February 2002, provides guidance on appropriate land uses in the region and establishes goals for both economic development and preservation of natural areas. While the Calumet Area Land Use Plan's goals and objectives provides are relevant to the Area, the land use map does not provide specific land use designations for the Area east of the river.

The other two documents prepared as part of the City's cooperative planning effort for the Calumet Region are the *Calumet Open Space Reserve Plan* and the *Calumet Design Guidelines*. All three of these plans recognize the need for:

- environmental remediation;
- preservation and enhancement of natural areas;
- appropriate design in light of the unique environmental conditions and infrastructure of the region; and
- economic revitalization in an area expected to remain primarily industrial.

The guiding goals and recommendations of these plans have influenced the planning process for the Calumet River TIF.

### 3. Development Activity and Assessed Value Trends

As indicated in the **Eligibility Study** contained in the **Appendix** as **Attachment One**, field observation and analysis of aerial photography indicates that three buildings in the Area have been demolished in recent years. This comparison of field observation with aerial photography also indicates that much of the abandoned equipment, junk vehicles and inoperable boats east of the river have not been moved in years. This failure to properly maintain vacant land in the Area supports the finding that the Area has not been subject to growth and investment.

In 2008, an approximately 37,000 sq. ft. boat storage building was constructed in the central part of the Area. This appears to be the first new building constructed in the Area in well over a decade. According to field observation, 60% of structures in the Area are over 35 years of age (east of the river, more than three-quarters of structures are over 35 years old).

Historic Equalized Assessed Values (EAVs) for the Area and the rate of growth for the City of Chicago for the period between 2002 and 2007 are shown below on **Table 5-2 - Equalized Assessed Value Trends**. Between 2002 and 2007 the City of Chicago EAV increased from \$45.3 billion to \$73.6 billion<sup>2</sup>. The annual percent change in EAV is indicated on **Table 5-2** provided below. In 2002 the EAV of the Area was approximately \$11.5 million. In 2007 the EAV of the Area was approximately \$12.8 million.

**Table 5-2**  
**Equalized Assessed Value Trends**  
**2002-2007**

Year	Area E.A.V.	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	Area E.A.V. Growth Rate Below City
2002	\$ 11,536,542	-	-	N/A
2003	\$ 12,295,706	6.6%	17.3%	Yes
2004	\$ 10,214,635	-16.9%	4.0%	Yes
2005	\$ 10,317,227	1.0%	7.3%	Yes
2006	\$ 11,728,346	13.7%	17.2%	Yes
2007	\$ 12,845,787	9.5%	5.9%	No

In four of the last five years, the total EAV of the Area has increased at a rate below the EAV growth rate for the balance of the City of Chicago. A TIF blighting factor is satisfied when an area's EAV has declined or grown at a "sub-par" rate for at least three of the last five years. This applies to both improved and vacant land.

<sup>2</sup> Source of historic City-wide EAV data is the 2007 City of Chicago Comprehensive Annual Financial Report, except for 2997 EAV, the source of which is the Cook County Clerk's 2007 EAV Agency Report.

Thus, the Area's sluggish growth rate since 2002 represents a blighting factor. The Area's increase in EAV of approximately \$1.3 million since 2002 represent an average annual growth rate of 2.2%, whereas the balance of the City has experienced an average annual EAV growth rate of more than 10%.

What limited EAV growth the Area has experienced since 2002 has, for the most part, not been the result of increased development or private investment. The year in which the Area experienced the largest increase in EAV, 2006, was also a triennial reassessment year for Lake Township. Growth in EAV for other years is also attributed to increases in the State equalization factor during this period. For instance, the equalization factor grew by 5% between 2006 and 2007, which partly explains the Area's 9.5% EAV growth in 2007.

It should be noted that an increase of approximately \$958,000 in EAV for one parcel associated with the Sunset Bay Marina property for 2008 is expected due to construction of the boat storage building. While marina improvements to date (such as new security fencing, demolition of outbuildings and construction of a patio) have cleaned up and protected the property, they represent a small fraction of the investment needed to redevelop the portion of the Area east of the river to create a viable high-quality district.

Notwithstanding pockets of improvement, it is evident from the age and condition of most of the buildings in the portion of the Area east of the river, that any growth in EAV has not been the result of investment. Much of the Area is unimproved and in need of major infrastructure investment to prepare the properties for development. A considerable portion of the vacant land in the Area would require significant clean-up of junk and debris, removal of abandoned boats, deteriorated semi-trailers, shipping containers and inoperable vehicles prior to development. It should also be noted that the use of property in the Area as unimproved storage also represents an economic underutilization of land wherein minimal amounts of property tax revenue are generated for the City and other taxing districts.

West of the river, reductions in the EAV of two Waste Management parcels, now inactive landfill parcels, also explain the Area's sluggish EAV growth in recently years. As landfill operations on parts of the property cease, the land's ability to generate income has declined, which poses a threat to the Area's ability to contribute property tax revenue in support of public services.

### ***C. Investigation and Analysis of Blighting Factors***

Investigation and analysis of the Area indicates that the conditions necessary to qualify the Area as a Blighted Area are present. In making this determination of eligibility, it is not required that each and every property or building in the Area be blighted or otherwise qualify. It is the Area as a whole that must be determined to be eligible. However, the factors must be reasonably distributed throughout the Area.

Vacant land and improved land are subject to separate criteria for qualification as a Blighted Area under provisions of the TIF Act. The Act sets forth 13 separate blighting factors that are to be used to determine if an improved area qualifies as a blighted area. If a combination of 5 or more is found to exist, the improved Redevelopment Area can be found to qualify as a “blighted area”. For vacant land, the Act provides two sets of blighting factors, and one or more of these factors must be present and distributed throughout the vacant portions of the Area in order for these unimproved portions of the Area to qualify as a blighted area.

The **Eligibility Study**, included as **Attachment One** in the **Appendix**, defines all of the terms and the methodology employed by the Consultant in arriving at the conclusions as to eligibility.

The vacant portion of the Area, which constitutes approximately 80% of the Area, is characterized by the following conditions:

- obsolete platting (76% of blocks);
- diversity of ownership (47% of blocks);
- deterioration of structures in neighboring areas (91% of vacant sub-areas<sup>3</sup>);
- tax delinquencies (67 PINS concentrated in 12% of sub-areas); and
- unused or illegal disposal sites (55% of vacant sub-areas).

Much of the improved portion of the Area is in need of redevelopment and investment and is characterized by:

- dilapidation (24% of buildings);
- obsolescence (29% of buildings);
- deterioration of buildings and site improvements (60% of structures and 62% of improved parcels);
- presence of structures below minimum code standards (24% of buildings);
- excessive vacancies (10% of buildings);
- inadequate utilities (73% of blocks);
- excessive land coverage or overcrowding of structures (38% of sub-areas);
- deleterious land use and layout (73% of blocks); and
- lack of community planning (82% of blocks).

Sub-par EAV growth applies to both vacant and improved portions of the Area.

**Table 5-3, Blighting Factors Matrix For Improved Land** and **Table 5-4, Blighting Factors Matrix For Vacant Land**, provided on the following pages, tabulates the conditions of the buildings and vacant land in Area. These tables indicate that the factors required to qualify the Area as a Blighted Area are present. A map of blighting conditions, **Exhibit D, Existing Conditions Map**, is included in **Attachment Two** of the Appendix. This existing conditions map illustrates the distributed of blighting factors throughout the Area.

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<sup>3</sup> Sub-Areas are labeled on Exhibit B, Sub-Area Key Map, contained in the Plan Appendix as Attachment Two

**Table 5-3**  
**Blighting Factors Matrix for Improved Land**  
 Calumet River Redevelopment Project Area  
 City of Chicago, Illinois

Sub-area number	1	6	7	8	12	14	15	17	19	21	25	27	29	30	31	32	34	35	37	39	40	45	49	51	55	56	58	59	61	TOTAL				
No. of improved sub-areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	29	47%		
Total sub-areas																															62			
No. of buildings	1	2	1	2	1	1	1	1	1	1	1	3	1	1		1	1	1	2	2	1	1	5	4	1	1	1	1	2	42				
No. of buildings 35 years or older	1	1	1	2	1	1	1	1			1	2	1	1			1	1	2	2	1	1						1	1	1	25	60%		
Housing Units					1	1																1								3				
Occupied Housing Units					1	1																1								3	100%			
Improved or partially improved blocks																														11	61%			
Blocks																														18	100%			
<b>IMPROVED LAND FACTORS:</b>																																		
No. of deteriorated buildings	1	1	2	1	1	1	1	1	1	1	1	2		1			1	1	2	2	1	1					1	1	1	25	60%			
No. of subareas with site improvements that are deteriorated	1	1	1	1	1	1	1				1	1	1				1	1	1				1	1				1	1	18	62%			
No. of dilapidated buildings	1		2				1	1									1	1	2		1									10	24%			
No. of obsolete buildings			2	1	1				1		1						1	1	2		1	1								12	29%			
No. of structures below minimum code	1		2	1	1	1											1		2		1									10	24%			
No. of buildings lacking ventilation, light or sanitation facilities																														0	0%			
No. of buildings with illegal uses																														0	0%			
No. of buildings with excessive vacancies		1		1															2											4	10%			
No. of sub-areas with excessive land coverage or overcrowding of structures	1	1	1								1		1				1	1				1				1		1	1	11	38%			
Inadequate utilities (by block)																														8	73%			
Deleterious land use or layout (by block)																														8	73%			
Environmental Clean-up																														0	0%			
Lack of community planning (by block)																														9	82%			
Declining or Sub-par EAV Growth (Area-wide)																														Yes				

**Table 5-4**  
**Blighting Factors Matrix for Vacant Land**  
 Calumet River Redevelopment Project Area  
 City of Chicago, Illinois

Sub-area number	2	3	4	5	9	10	11	13	16	18	20	22	23	24	26A	26B	28	33	36	38	41	42	43	44	46	47	48	50	52	53	54	57	60	TOTAL		
No. of vacant sub-areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	33	53%
Total sub-areas																																			62	
Blocks																																			18	
Vacant or partially vacant blocks																																			17	94%
<b>VACANT LAND FACTORS (2 or More):</b>																																				
Obsolete Platting (by block)																																			13	76%
Diversity of Ownership (by block)																																			8	47%
Tax Delinquencies									1				1	1	1																				4	12%
Deterioration of Struct. Or Site Improvements in Neighboring Areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	30	91%
Environmental Clean-up																																			0	0%
Declining or Sub-par EAV Growth																																				Yes
<b>VACANT LAND FACTORS (1 or More):</b>																																				
Unused Quarry, Mines, Rail, etc.																																			0	0%
Blighted Before Vacant																																			0	0%
Flooding																																			0	0%
Unused or Illegal Disposal Site	1	1	1	1	1	1		1	1			1	1	1	1					1	1	1	1	1	1									18	55%	

<sup>1</sup> Not determined

***D. Summary of Findings***

It was determined in the investigation and analysis of blighting factors that the Area qualifies as a blighted area. The Plan includes measures designed to reduce or eliminate the conditions that cause the Area to qualify as a redevelopment area and a strategy for inducing investment in the redevelopment project area.

The factors noted in the **Eligibility Study** and summarized above are reasonably distributed throughout the Area. Deteriorated improvements, vacant structures, obsolete buildings, the lack of property maintenance, sub-par EAV growth and documented illegal dumping on vacant land all serve as evidence that the Area on the whole has not been subject to growth and development through investment by private enterprise and is not reasonably anticipated to be developed without the adoption of this Plan.

This conclusion is reached in full recognition that one boat storage building has been completed within the last year and other incremental improvements to the Area have been achieved. It is the opinion of the Consultant that this single project is not sufficient to conclude that the Area, on the whole, has been subject to growth and investment by private enterprise. Furthermore, the extent of blighting factors in this Area (including deleterious land uses and proximity of vacant land to deteriorated improvements) is such that continued redevelopment is not reasonably anticipated without implementation of this Plan. See further discussion of the lack of growth and investment on pages 2-5 and 2-6 of the Eligibility Study.

The summary tables contained on the following pages highlight the factors found to exist in the Area that cause the Area to qualify. The summaries provided in this section were based upon data assembled by the Consultant. The conclusions presented in this report are those of the Consultant (see full text of the **Eligibility Study** in **Attachment One** of the **Appendix**).

The conclusion of the Consultant is that the number, degree, and distribution of eligibility factors as documented in this report warrant the designation of the improved portion of the Area as a blighted area as set forth in the Act. Although it may be concluded that the mere presence of the stated eligibility factors noted herein may be sufficient to make a finding of qualification as a blighting area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. Secondly, the distribution of blighted area eligibility factors throughout the Area must be reasonable so that a sound area is not arbitrarily qualified simply because of proximity to an area that exhibits blighting factors.

Therefore, it is the conclusion of the Consultant that the improved and vacant portions of the Area qualify as a blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution making a finding of a blighting area for the improved and vacant portions of the Area, and making this report a part of the public record.

1. Blighting Factors for Improved Areas

FACTOR		
<b>1</b>	<b>Dilapidation</b>	<b>10 of 42 buildings (24%)</b>
<b>2</b>	<b>Obsolescence</b>	<b>12 of 42 buildings (29%)</b>
<b>3</b>	<b>Deterioration</b>	<b>25 of 42 buildings (60%) 18 of 29 improved sites (62%)</b>
4	Illegal use of individual structures	Not Present
<b>5</b>	<b>Presence of structures below minimum code standards</b>	<b>10 of 42 buildings (24%)</b>
6	Excessive vacancies	4 of 42 buildings (10%)
7	Lack of ventilation, light or sanitary facilities	Not Present
<b>8</b>	<b>Inadequate utilities</b>	<b>8 of 11 blocks (61%)</b>
<b>9</b>	<b>Excessive land coverage</b>	<b>11 of 29 sub-areas (38%)</b>
<b>10</b>	<b>Deleterious land use or layout</b>	<b>8 of 11 sub-areas (73%)</b>
11	Environmental clean-up	Not Present
<b>12</b>	<b>Lack of Community Planning</b>	<b>9 of 11 blocks (82%)</b>
<b>13</b>	<b>Declining or sub-par E.A.V. growth</b>	<b>YES</b>

**Bold typeface** indicates the factor is found to be present to a major extent.

2. Blighting Factors for Vacant Areas

FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	<p>Two or more of the following sub-factors must be present:</p> <p><b>a. Obsolete platting (Present on 76% of Vacant Sub-areas)</b></p> <p><b>b. Diversity of ownership (Present on 47% of Blocks with Vacant Parcels)</b></p> <p>c. Tax and assessment delinquencies (12% of Vacant Sub-areas)</p> <p><b>d. Deterioration of Structures in Neighboring Areas (Present on 91% of Vacant Sub-areas)</b></p> <p>e. Environmental Remediation (Not Present)</p> <p><b>f. Declining or Sub-Par E.A.V. Growth (Present for Total Area)</b></p> <p>or</p>	YES
2	<p>Area immediately prior to becoming vacant qualified as a blighted improved area;</p> <p>Or</p>	Not Applicable
3	<p>Area consists of unused quarry or quarries;</p> <p>Or</p>	Not Applicable
4	<p>Area consists of unused rail yards, rail tracks or rail-road right-of-way;</p> <p>Or</p>	Not Applicable
5	<p>Area prior to designation is subject to chronic flooding or contributes to downstream flooding;</p> <p>Or</p>	Not Applicable
6	<p><b>Area consists of unused or illegal disposal site containing earth, stone, building debris or similar materials;</b></p> <p>Or</p>	YES
7	<p>Area is not less than 50 nor more than 100 acres and 75% is vacant;</p>	Not Applicable

**Bold typeface** indicates the factor is found to be present to a major extent.

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## SECTION VI - REDEVELOPMENT PLAN AND PROJECT

### ***A. Introduction***

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

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

### ***B. Generalized Land Use Plan***

In conjunction with TIF eligibility analysis and planning, the City engaged the Consultant team to prepare a master plan for the portion of the Area east of the river. This planning work included real estate market analysis, which evaluated the feasibility of various land use alternatives. Based on the conclusions of this analysis, alternative concept development plans for the Area were prepared by the Consultant and reviewed by City staff. The master plan presented three alternative land use and layout concepts, all showing the same basic land uses. The **Generalized Land Use Plan** included as **Exhibit G** in **Attachment Two** of the **Appendix** is a generalized version of these concepts for the east portion of the Area.

The generalized land use plan for the Area will be in effect upon adoption of this Plan. This land use plan is a generalized plan in that it states land use categories and land uses that apply to portions of the Area. Existing land uses that are not consistent with these categories may be permitted to remain. However, TIF assistance will only be provided for those properties in conformity with this generalized land use plan.

East of the river, the Area is anticipated to be redeveloped as a mix of commercial development anchored by marina operations and park/recreation uses. Sites that would be suitable for a range of commercial land uses that would be complementary to the main marina operation are included in the Generalized Land Use Plan. The various land uses are arranged to capitalize on the unique geography of the area, being especially cognizant of the ability of the riverfront to serve as an attraction for visitors to the Area. The intent of this redevelopment program is also to promote strengthening, enhancing and repositioning the existing marina operation through providing opportunities for financial assistance for expansion and growth where appropriate.

West of the river, continued industrial use of parcels along 130<sup>th</sup> Street is anticipated, and private reinvestment in these properties should be encouraged. Reuse of the landfill parcels for recreational purposes is proposed for much of the unimproved portion of the Area west of the river. The property owned by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) in the south part of this portion of the Area is intended to be held for municipal purposes.

The generalized land use plan is focused on maintaining and enhancing sound and viable existing businesses and promoting new commercial and recreational development at selected locations. The generalized land use plan designates six (6) basic land use categories within the Area as follows:

- i. Marina Operations
- ii. Commercial (Retail/Service)
- iii. Park/Recreation
- iv. Industrial
- v. Recreation (Landfill Reuse)
- vi. Municipal

These categories and their location on **Exhibit G, Generalized Land Use Plan** included in **Attachment Two** of the **Appendix** were developed from several factors: existing land use, the goals and actions developed for this plan, and assessment of the real estate market for alternative land uses. It is explicitly recognized that rezoning will be required as part of the implementation of this plan. Each of the land use categories are described below to expand on the use recommendations depicted in **Exhibit G**.

#### Marina Operations

As depicted in the Generalized Land Use Plan, marina-oriented uses are designated for the central and southern portions of the Area. Marina Operations uses may include:

- Storage, preparation and launch of marine craft, which will include indoor, multi-level boat storage;
- Boat repair, maintenance and other services related to recreational boating;
- Retail sales of marine craft and related equipment, which may include indoor or outdoor display;
- Retail sales of goods and provision of services oriented to marina users and visitors; and
- Restaurants, bars, entertainment and other hospitality services that will accommodate marina users and promote the marina complex as a unique destination for visitors.

The Marina Operations use areas take advantage of the riverfront and expand the existing area of marina operations. These areas will include acces-

sory parking lots, which are to be designed with landscaping, storm water drainage and pedestrian circulation in mind.

It is envisioned that portions of existing public right-of-way in the Area will become unnecessary and would be incorporated into developable parcels. Vehicular circulation patterns for the marina-oriented commercial use portion of the Area should accommodate turning radii necessary for trucks towing large marine craft.

#### Commercial (Retail/Service)

Development opportunities in the Commercial use area could include convenience-oriented retail, fuel sales and quick-service food, all of which would be beneficial to marina users and the general public travelling by the area along Torrence Avenue.

Beyond convenience retail, there is an opportunity to create destination quality retail and services, including sales and services related to outdoor recreation or other specialty shops, capitalizing on the recreation land uses to the north, including the proposed Ford Calumet Environmental Center. Further, the unique riverfront quality of the Area and the prospect of Area-wide redevelopment including an improved marina complex may present an opportunity for development of a wider range of commercial uses in later phases of the Area's redevelopment.

All development in the Commercial use area, including convenience oriented uses, should be constructed to reflect coordinated architectural themes that will visually connect general retail or service facilities to future marina buildings. Redevelopment of this portion of the Area will also likely require assembly of parcels to create sites of adequate size to accommodate contemporary commercial buildings and parking lots of an adequate size and configuration.

#### Park/Recreation

East of the river, most of the Area north of 135<sup>th</sup> Street is unimproved, providing the potential for open area to be used for either public or private recreational use. The riverfront location also provides a unique backdrop for an area that would be ideal for outdoor gatherings. The future location of the Ford Calumet Environmental Center on the Hegewisch Marsh property just north of this section of the Area would also create an opportunity for an environmentally themed outdoor recreation space.

Though labeled "Park/Recreation", a range of uses, either publicly or privately owned and operated, would be appropriate for this location. Such uses could be directly related to the riverfront (access to the water by boaters or a dedicated canoe/kayak launch) or simply make use of the availability of open space in proximity to the waterfront (e.g. outdoor recreation op-

erated in conjunction with the marina or RV camping). Utility extension costs could also be minimized by providing a relatively low-impact use in this corner of the Area. Commercial uses, including buildings and accessory parking, related to outdoor recreation could also be incorporated into this area.

### Industrial

Continued industrial use of land at the north edge of the Area (west of the river), along 130<sup>th</sup> Street, is proposed. Reinvestment in these properties could include construction of new buildings, replacement of existing buildings, improvements of existing storage lots. All of these activities are intended to result in expansion of job opportunities and other economic benefits to the community.

The land to the south designated for industrial use is the existing improved Waste Management property. The buildings and related improvements on this property represent a significant private investment, and whether by the current owner or a future enterprise, the plan anticipates that continued industrial use of these improvements will continue. The industrial land use recommendation for these parcels owned by Waste Management also recognizes that some degree of landfill or waste transfer operations, both within the Area and on adjacent land to the south (in the Calumet City corporate limits and outside City of Chicago jurisdiction) will continue into the foreseeable future.

### Recreation (Landfill Reuse)

The portion of landfill property north of 134<sup>th</sup> Street is now inactive. As such, the property must be monitored and maintained. However, there are many options to enhance inactive portions of the landfill in a way that will improve the prospects for redevelopment of surrounding properties, enhance what is otherwise a detrimental aspect of the Area, and fulfill objectives of the Calumet Area Land Use Plan. Whether active or passive in nature, public or commercial, recreational uses are generally ideal for reuse of closed landfills, a concept that has been successfully implemented at many former landfill sites around the country. Possibilities could include bike trails, sled runs, a bicycle racing venue, or enhancement as a more natural setting with walking paths and prairie grass plantings or wildlife interpretation.

### Municipal

The MWRD land is situated south of 134<sup>th</sup> between the active landfill property and the river. The property has been used for storage of excavated materials for the MWRD's Deep Tunnel project. The land designated for "Municipal" use is proposed to be held for continued local government use.

A final category, “Lock and Dam”, is shown on the map to recognize that the land adjacent to the O’Brien Lock and Dam will likely continue to be restricted for security purpose. Substantial change to this land is not proposed.

**C. Redevelopment Projects**

To achieve the objectives proposed in the Plan, a number of projects and activities will need to be undertaken. An essential element of the Plan is a combination of private projects, as well as public projects and infrastructure improvements. All redevelopment project activities will be subject to the provisions of the City’s ordinances and applicable codes, as may be in existence and may be amended from time-to-time. Projects and activities necessary to implement the Plan may include the following:

1. Private Redevelopment Projects:

Private redevelopment projects are anticipated to include rehabilitation of existing private buildings, demolition of improvements followed by construction of new private buildings and other improvements at various locations as permitted by the Plan.

2. Public Redevelopment Projects:

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

The estimated costs associated with the eligible public redevelopment projects are presented in **Table 6-1, Estimated Redevelopment Project Costs** shown on the following page. These projects are necessary to address the needs of the Area identified in this Plan. This estimate includes reasonable or necessary costs incurred or estimated to be incurred in the implementation of this Plan. A description of eligible redevelopment project costs pursuant to the Act is contained in **Section VII** of this Plan.

**TABLE 6-1**  
**Estimated Redevelopment Project Costs**

<u>Eligible Expense</u>	<u>Estimated Costs</u>
1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$ 350,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$ 7,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$ 450,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities <sup>1</sup>	\$ 11,550,000
5. Relocation Costs	\$ 3,000,000
6. Job Training, Retraining, Welfare-to-Work	\$ 100,000
7. Day Care Services	\$ 50,000
8. Interest Subsidy	\$ 2,500,000
<b>Total Redevelopment Costs<sup>2,3</sup></b>	<b>\$ 25,000,000<sup>4</sup></b>

<sup>1</sup>This category includes 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 impacted by the redevelopment of the 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 this Plan.

<sup>2</sup>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.

<sup>3</sup>The amount of the Total Redevelopment Project Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the 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 Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Area only by a public right-of-way.

<sup>4</sup>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 utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

Total Redevelopment Costs, as presented in **Table 6-1**, are limited by the amount of property tax increment projected to be generated by the proposed TIF Area. TIF revenue projections for the Area have been prepared based on long-term development assumptions for the Area. It is important to note that the total cost to fully address the Area's extensive redevelopment needs has been projected to exceed \$40 million, including more than \$20 million for public works and improvements.

The City proposes to achieve its redevelopment goals and objectives for the Area through the use of public financing techniques including, but not limited to, tax increment financing. The City also reserves the right to undertake additional activities and improvements authorized under the Act.

3. Property Assembly:

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

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

**Exhibit H-1 and H-2, Land Acquisition Maps in Attachment Two** of the **Appendix**, identifies the parcels currently proposed to be acquired for development or for clearance and redevelopment. **Exhibit H-3, Land Acquisition List in Attachment Two** of the **Appendix** lists all such parcels.

For properties shown on **Exhibits H-1 or H-2** and **Exhibit H-3**: (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 this four-year period, the City may acquire such property pursuant to this Plan under the Act according to its customary procedures as described in the following paragraph.

In connection with the City exercising its power to acquire real property not currently identified on **Exhibit H-1 or H-2 and Exhibit H-3**, 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 successor commission) and authorized by the City Council of the City of Chicago (the “City Council”). Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The City may demolish improvements, remove and grade soils, and prepare sites with soils and materials suitable for new construction. Acquisition, clearance, and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tax-producing redevelopment closely follows site clearance.

The City may: (a) acquire any historic structure (whether a designated City or State landmark on or eligible for nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; and (c) incorporate any historic structure or historic feature into a development on the subject property or adjoining property. However, no historic buildings were identified within the Area at this time.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Area, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and/or financial assistance as determined by the City.

In the event that the implementation of the Plan results in the removal of residential housing units in the 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 Area.

As used in the above paragraph “low-income households”, “very low-income households” and “affordable housing” shall have the meanings as set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 64/3. 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%, but less than 80%, of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area 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% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by HUD for purposes of Section 8 of the United States Housing Act of 1937; 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.

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. Because only three (3) inhabited residential units are located in the Area, the municipality is not required to perform a housing impact study as part of this redevelopment project plan.

***D. Assessment of Financial Impact on Taxing Districts***

The Act requires an assessment of any financial impact of the 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 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 taxing districts presently levy taxes against all properties located within the Area:

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

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

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

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

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

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance, and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. There are no school facilities located within the boundaries of the Area.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. There are no Park District facilities located in the Area.

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

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

City of Chicago Library Fund. There are no public libraries located within the boundaries of the Area.

The City finds that the financial impact of the Plan and the Area on the taxing districts listed above is not significant. The replacement of vacant and underutilized properties with new development may cause some increased demand for services and/or capital improvements provided by the Metropolitan Water Reclamation District (MWRD), and fire and police protection, as well as sanitary collection, recycling, etc. by the City. It is expected that any increase in demand for sanitary and storm sewage facilities can be adequately handled by existing treatment facilities of the MWRD. Likewise, facilities of the City of Chicago are adequate to handle any increased demands that may occur.

The major goals of this Plan are identified in subsection **Section 4.A** of this Plan. Implementation of the actions set out herein to advance these goals will not result in a need for new facilities or expanded services from area taxing bodies given the size of the Area and the scale of redevelopment scenarios described by this Plan. In addition, the costs presented in **Table 6-1**, include costs for capital improvements associated with taxing district facilities located within the Area.

The Area represents a very small portion (0.017%) of the total tax base of the City. This Plan concludes that comprehensive redevelopment of the Area is not reasonably expected without adoption of tax increment financing. The taxing bodies will benefit from a program designed to stabilize the tax base in the Area and attract new growth and development in the future.

It is also expected that benefits from new public and private investment in the Area will result in spillover of new development and investment in property, and therefore increased property values in adjoining neighborhoods of the community. These increased values will generate additional tax revenue for the City and other local taxing bodies from investment outside its borders.

The City intends to monitor development in the Area and increased demand for services discovered through this process or brought to the City's attention will be addressed at that time.

***E. Prior Planning Efforts***

As described above, the planning process for the Calumet River TIF has been influenced by the goals and recommendations formulated as part of previous collaborative planning efforts for the wider area surrounding the Calumet Lake and Calumet River. These prior efforts involved area residents, elected officials, businesses, and neighborhood groups. Meetings held in the Area have elicited comments and input from those residing in or doing business in the Area.

These past efforts related to the wider Calumet Lake and Calumet River area recognize the need for

- environmental remediation;
- preservation and enhancement of natural areas;
- appropriate design in light of the unique environmental conditions and infrastructure of the region; and
- economic revitalization in an area expected to remain primarily industrial.

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## SECTION VII - STATUTORY COMPLIANCE AND IMPLEMENTATION STRATEGY

### *A. Implementation Strategy*

The development and follow-through of an implementation strategy is an essential element in achieving the success of this Plan. In order to maximize program efficiency and to take advantage of current developer interest in the Area, and with full consideration of available funds, a phased implementation strategy will be employed.

The City may enter into agreements with public entities or private developers, where deemed appropriate by the City, to facilitate public or private projects. The City may also contract with others to accomplish certain public projects and activities as contained in this Plan.

Costs that may be incurred by the City in implementing this Plan may include, without limitation, project costs and expenses that may be eligible under the Act, as amended from time to time, including those costs that are necessary and related or incidental to those listed below as currently permitted by the Act.

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. A list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan were previously provided in **Section 6, Table 6-1, Estimated Redevelopment Project Costs**.

#### 1. 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:

- a) 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;
- b) Costs of marketing sites within the Area to prospective businesses, developers, and investors;
- c) 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;

- d) 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;
- e) Costs of the construction of public works or improvements, except that, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either
  - (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or
  - (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
- f) Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the Area;
- g) Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months following completion and including reasonable reserves related thereto;
- h) To the extent the City, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred (consistent with statutory requirements) within the taxing district in furtherance of the objectives of the Plan and Project;
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is re-

ceived as a result of the assisted housing units and shall be calculated as provided under paragraph (4) of subsection (q) of Section 11-74.4-3 of the Act;

- j) 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 (see “Relocation” section);
- k) Payments in lieu of taxes, as defined in the Act;
- l) 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: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Area; and (ii) 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 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 105 ILCS 5/10-22.20a and 5/10-23.3a;
- m) Interest costs incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that:
  - (i) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  - (ii) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - (iii) 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;
  - (iv) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total: (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and

- (v) the 30% limitation in (ii) and (iv) above may be increased to up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
- n) Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act;
- o) The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development;
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project costs;
- q) None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Area while terminating operations at another Illinois location within 10 miles of the Area but outside the boundaries of the City;
- r) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists;

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

In the event the Act is amended after the date of approval of this Plan by the City Council 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 eligible costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s), the

City may add any new eligible redevelopment project costs as a line item in **Table 6-1** or otherwise adjust the line items in **Table 6-1** 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.

***B. Most Recent Equalized Assessed Valuation***

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the 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 Area. The 2007 EAV of all taxable parcels in the Area is estimated at \$12,845,787. The 2007 EAV amount by PIN is listed in **2007 Estimated EAV by Tax Parcel** included as **Attachment Four** in the **Appendix**. 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 Area will be calculated by Cook County. If the 2008 EAV (for taxes paid in calendar year 2009) shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 2007 EAV with the 2008 EAV.

***C. Redevelopment Valuation***

Contingent on the adoption of this Plan, it is anticipated that several major private developments and/or improvements may occur within the Area.

The private investment and anticipated growth that will result from redevelopment and renovation activity in this Area is expected to increase the equalized assessed valuation by approximately \$25 million to \$30 million over the 23-year period in which the Plan is in place. This is based, in part, upon an assumption that much of the undeveloped land east of the river will be built with new development and moderate levels of reinvestment west of the river. This new development activity will stabilize values in the remainder of the Area and further stimulate redevelopment and reinvestment in the Area.

***D. Sources of Funds***

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 from such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

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 revenue is received. The Area is presently contiguous to the Lake Calumet Industrial Corridor TIF Redevelopment Project Area.

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

The Area may become contiguous to, or be separated only by a public-right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1, et seq.). If the City finds that the goals, objectives, and financial success of such contiguous redevelopment project areas, or those separated only by a public right-of-way, are interdependent with those of the Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible Redevelopment Project Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table 6-1** of this Plan.

***E. Nature and Term of Obligation and Completion of the Redevelopment Plan***

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 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 the Area is adopted (i.e., assuming City Council approval of the Area and Plan in 2010, by December 31, 2034). Also the final maturity date of any such obligations which are 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 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 these 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 Area in the manner provided by the Act.

***F. Commitment to Fair Employment Practices and Affirmative Action Plan***

The City is committed to and will affirmatively implement the following principles with respect to 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, religion, sex, age, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status.
2. Redevelopers will meet City of Chicago standards for participation of 24 percent Minority Business Enterprises and 4 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 will meet City standards for any 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, to the extent permitted by law. In order to implement these principles, the City will require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City will be required to agree to the principles set forth in this section.

***G. Amending the Redevelopment Plan***

This Plan may be amended in accordance with the provisions of the Act.

***H. Conformity of the Plan for the Area to Land Uses Approved by the Planning Commission of the City***

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

***I. City Policies***

1. 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.
2. The City requires that developers who receive TIF assistance for market rate housing set aside 20% of the units to meet affordability criteria established by the City's Department of Community Development (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% of the area median income, and affordable rental units should be affordable to persons earning no more than 60% of the area median income.
3. The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").
4. The City will pursue its overall goal of employment of residents within and surrounding the Area in jobs in the Area and in adjacent redevelopment project areas. In this regard, the following objectives are established to meet the goals of the Plan and Project:
  - i. Establish job readiness and job training programs to provide residents within and surrounding the Area with the skills necessary to secure entry level and permanent jobs in the Area and in adjoining Areas.
  - ii. Secure commitments from employers in the Area and adjacent Areas to interview graduates of the Area's job readiness and job training programs.

The above includes taking appropriate actions to work with Area employers, local community organizations, and residents to provide job readiness and job training programs that meet employers hiring needs.

###

# **APPENDIX**

**Attachment One**  
Eligibility Study

The Calumet River  
Tax Increment Financing  
Redevelopment Plan and Project  
Eligibility Study



City of Chicago • Richard M. Daley, Mayor

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September 30, 2009

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## I. Introduction

PGAV Urban Consulting (the “Consultant”) has been retained by the City of Chicago (the “City”) to prepare a Tax Increment Redevelopment Plan for the proposed redevelopment project area known as the Calumet River Redevelopment Area (the “Area”). Prior to preparation of the Redevelopment Plan, the Consultant undertook various surveys and investigations of the Area to determine whether the Area qualifies for designation as a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“the Act”).

This report summarizes the analyses and findings of the Consultant’s work, which is the responsibility of the Consultant. This assignment is the responsibility of PGAV Urban Consulting who has prepared this Eligibility Study with the understanding that the City would rely: 1) on the findings and conclusions of this Eligibility Study in proceeding with the designation of the Area as a redevelopment project area under the Act, and 2) on the fact that PGAV Urban Consulting has obtained the necessary information to conclude that the Area can be designated as a redevelopment project area in compliance with the Act.

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

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

## II. BACKGROUND INFORMATION

### A. *Location and Size of Area*

The Area is located approximately 16 miles south of downtown Chicago at the extreme southern limits of the City's corporate boundary. The Area is bisected by the Little Calumet River and is bounded by the Bishop Ford Expressway on the west. The Area's north boundary is 130<sup>th</sup> Street west of the river and 134<sup>th</sup> Street east of the river, with Torrence Avenue serving as the east boundary. The south boundary of the Area is coterminous with the boundary dividing the City of Chicago and the municipalities of Burnham and Calumet City.

The Area in total consists of 534.9 acres, which includes approximately 24.1 acres of Little Calumet River waterway. Of the Area's remaining 510.8 acres, 72.6 acres is (non-waterway) public right-of-way, much of which is platted but unimproved (sometimes referred to as "paper streets"). Excluding all public rights-of-way, the Area consists of 438.2 acres of real property contained in 307 tax parcels. The Area east of the river consists of all or portions of 14 blocks bounded by street right-of-way. The smallest of these blocks consists of three platted lots and the largest is 42 lots.

The Area west of the river consists of a tier of lots between 130<sup>th</sup> Street and the Chicago South Shore and South Bend (CSS) Railroad, large tracts owned by Waste Management, and approximately 120 acres south of 134<sup>th</sup> St. owned by the Metropolitan Wastewater Reclamation District of Greater Chicago (MWRD).

The boundaries of the Area are described in the **Plan Appendix, Attachment Three - Legal Description** and are geographically shown on **Plan Appendix, Attachment Two, Exhibit A - Boundary Map of TIF Area**. The existing land uses are identified on **Plan Appendix, Attachment Two, Exhibit C - Existing Land Use Map**.

### B. *Description of Current Conditions*

#### Surrounding Area Characteristics

Although active industrial land uses are present on only a small portion of the Area, the larger surrounding area is industrial in nature. Manufacturing and related industrial uses are in place immediately north of the area (across 130<sup>th</sup> Street) and include metal salvage operations, the Ford assembly plant and a range of industrial operations surrounding Lake Calumet. Industrial uses are also found east of Torrence Avenue. Natural areas, including the recently restored Hegewisch Marsh (north of the Area) and the Forest Preserve District's Beaubien Woods (west of the Bishop Ford) are interspersed throughout the surrounding vicinity. Carver Military Academy High School is also found across the Bishop Ford and west of the Area.

Both active and inactive landfill sites are found in the Area west of the river. The land south of the CSS railroad tracks but north of 134<sup>th</sup> is inactive landfill, as evi-

denced by grass-covered mounds and ancillary drainage structures and monitoring equipment. Active landfill operations are found south of 134<sup>th</sup>, and improvements associated with Waste Management are found in the southwest corner of the Area. Waste Management operations extend south of the Area into Calumet City, across the Indiana Harbor Belt railroad and up the river's edge.

The nearest residential neighborhoods are located in the Village of Burnham (one-quarter mile south of the Area) and the Hegewisch neighborhood of Chicago (approximately three-quarters of a mile northeast of the Area, beyond a large industrial complex, a multi-track rail line and Brainard Avenue). Several small commercial uses are scattered along Torrence Avenue south of the Area in Burnham.

The land east of the river and north of the Area's boundary (between 134<sup>th</sup> and 130<sup>th</sup> Streets) is unimproved and wooded. Known as Hegewisch Marsh, much of this land is now under City ownership and has undergone restoration efforts made possible with federal grant funds. An interpretive and research center, described in planning documents as the "Ford Calumet Environmental Center", has been proposed at this location and would include education facilities, exhibit space and outdoor decks and viewing areas.

The Area is located in the southwest portion of the City's Hegewisch community area (community area number 55). Most of the Area is located in U.S. Census Tract 550200, which includes portions of the Hegewisch neighborhood.

Despite being surrounding by predominantly industrial land, portions of the Area are uniquely isolated due to vehicular access limitations imposed by the river, railroads, and the Bishop Ford Expressway. The portion of the Area east of the river is bordered by the unimproved partially wooded land to the north and can only be access from 136<sup>th</sup> Street off of Torrence Avenue. The Little Calumet River hems in this portion of the Area creating a distinctly secluded character surrounding the two marinas found there.

### **Existing Land Use**

A tabulation of land area by land use category is provided below in **Table 2-1**. Existing land uses are shown graphically on **Exhibit C – Existing Land Use Map in Attachment Two** of the **Appendix**. This map classifies land use by sub-areas of parcels grouped in the field. These sub-areas were created for purposes of assessing the Area's qualification for TIF because of difficulty in determining the boundaries of individual parcels (east of the river, these parcels are typically between 25 and 40 feet in width and unimproved). **Exhibit B – Sub-area Key Map in Attachment Two** of the **Appendix** shows the boundary of these sub-areas in relation to tax parcel boundaries and blocks.

In classifying land use for this TIF eligibility report, it is important to clarify the use of the term "vacant land". The TIF Act establishes one set of eligibility criteria for

designation of improved land as TIF and a separate set of criteria for designation of vacant land. The full definition of “vacant land” and the full set of criteria are provided in **Section III** of this report. In short, under the TIF Act parcels without buildings are considered “vacant”.

Using the TIF Act definitions, approximately 80% of land in the Area (inclusive of right-of-way) is considered vacant land. Much of this “vacant” land is consumed by either active or inactive landfill uses. East of the river, another roughly 25 acres of vacant land is covered by open storage of boats, semitrailers, shipping containers, junk vehicles or equipment. These items are easily visible on the aerial photography on **Exhibit A – Redevelopment Project Area Boundary Map** and also documented in photographs of the Area taken as part of the eligibility study (selected photographs are included in **Attachment Five – Photo Appendix of Existing Conditions** in the **Appendix**).

While the TIF Act definitions compel the landfill sites and unimproved storage areas to be classified as vacant, they would otherwise be considered “industrial” in nature. In the portion of the Area east of the river, abandoned boats and other materials stored on vacant land is of such a deteriorated condition that removal would be difficult and require clean-up similar to what would be required for building demolition. These descriptions of the unique conditions on vacant land in the Area are critical to accurately depict their condition. The blighting influences present on the vacant portion of the Area are presented in detail in **Section III** of this report.

**Table 2-1**  
**Tabulation of Existing Land Use**

Land Use	Land Area (Acres)	% of Gross Land Area <sup>1</sup>
Vacant Land	412.5	80.8%
Commercial	10.8	2.1%
Industrial	58.8	11.5%
Lock & Dam	26.7	5.2%
Residential	2.0	0.4%
<b>Total</b>	<b>510.8</b>	<b>100%</b>

<sup>1</sup>Gross Land Area includes non-waterway public right-of-way.

A total of 42 structures are located on the 98.3 acres of improved land in the Area. Commercial, industrial and residential uses are located on improved portions of the Area east of the river. Because a high proportion of right-of-way in the Area is unimproved and used in a similar fashion as the adjacent private property, right-of-way is included in the land use tabulations and the **Existing Land Use Map** in the **Appendix**. West of the river, improved parcels are exclusively industrial, with the largest structures being used by Waste Management.

Portions of the vacant land are wooded or overgrown with vegetation. Other vacant parts of the Area, as described above, are used for storage of construction equipment, junk vehicles, and boats. While some of the items stored on vacant properties appear to have been placed there intentionally, it is clear that portions of the Area, especially east of the river, have been used extensively as a site for illegal disposal of building debris, commercial waste, household garbage and other refuse. Other properties are considered vacant but are used for boat and trailer storage. Some boat and trailer storage in the area historically took place on rented lots not associated with the marina operators.

The land uses classified as commercial consist of the improved portions of the Sunset Bay Marina property located in the central portion of the Area, the M & M Windjammer Marina property at the southern end of the Area and the United Auto Workers union hall at the northwest quadrant of the intersection of 136th and Torrence Avenue. The two marina operations (including improved parcels and unimproved boat storage parcels classified as vacant land) together occupy roughly half of the Area (excluding river right-of-way). It should be noted that the marina operations occupy the middle and southern portions of the Area's riverfront, but vacant land and industrial uses border the northern portion of the riverfront.

Industrial land uses, totaling 58.8 acres, include the improved Waste Management parcels and parcels located along 130<sup>th</sup> Street. The 130<sup>th</sup> Street lots include a storage trailer rental businesses, a portable toilet business and a trucking business. Industrial uses are also found in the central and northwest portions of the Area east of the river. These improved industrial properties include warehousing and one auto storage and salvage operation.

The three residential dwellings in the Area are all mobile homes that appear to exceed 35 years of age. One of the dwellings is located at the extreme southern end of the Area and is located on unplatted land that appears as public right-of-way on County tax maps. Because fewer than 10 inhabited residential units are located in the Area, the municipality is not required to perform a housing impact study as part of the feasibility report (see Subsection 11.74.4-3(n) of the Act).

### **Development Activity and Assessed Value Trends**

Comparison of aerial photography of the Area with field observation indicates that two buildings (apparently commercial or industrial in nature) have been demolished in recent years. Since the date of initial field investigation (October 2007), a small building associated with the northernmost marina operation has been demolished. Analysis of aerial photography also shows that many pieces of abandoned equipment, junk vehicles and inoperable boats have not been moved in years. This neglect of property provides evidence of a failure to properly maintain vacant land in the Area and supports a finding that the Area has not been subject to growth and investment.

In 2008, an approximately 37,000 sq. ft. boat storage building was constructed in the central part of the Area east of the river. This appears to be the first new building constructed in the Area in well over a decade. According to field observation, 60% of structures in the Area are over 35 years of age.

Historic Equalized Assessed Values (EAVs) for the Area and the rate of growth for the City of Chicago and the Consumer Price Index (CPI) for All Urban Consumers for the period between 2002 and 2007 are shown below on **Table 2-2 - Equalized Assessed Value Trends**. Between 2002 and 2007 the City of Chicago EAV increased from \$45.3 billion to \$73.6 billion<sup>1</sup>. The annual percent change in EAV is indicated on **Table 2-2** provided below. In 2002 the EAV of the Area was approximately \$11.5 million. In 2007 the EAV of the Area was approximately \$12.8 million.

**Table 2-2  
 Equalized Assessed Value Trends  
 2002-2007**

Year	Area E.A.V.	Area % Change Over Previous Year	City of Chicago % Change Over Previous Year	Area E.A.V. Growth Rate Below City
2002	\$ 11,536,542	-	-	N/A
2003	\$ 12,295,706	6.6%	17.3%	Yes
2004	\$ 10,214,635	-16.9%	4.0%	Yes
2005	\$ 10,317,227	1.0%	7.3%	Yes
2006	\$ 11,728,346	13.7%	17.2%	Yes
2007	\$ 12,845,787	9.5%	5.9%	No

In four of the last five years, the total EAV of the Area has increased at a rate below the EAV growth rate for the balance of the City of Chicago. A TIF blighting factor is satisfied when an area’s EAV has declined or grown at a “sub-par” rate for at least three of the last five years. This applies to both improved and vacant land. Thus, the Area’s sluggish growth rate since 2002 represents a blighting factor. The Area’s increase in EAV of approximately \$1.3 million since 2002 represent an average annual growth rate of 2.2%, whereas the balance of the City has experienced an average annual EAV growth rate of more than 10%.

What limited EAV growth the Area has experienced since 2002 has, for the most part, not been the result of increased development or private investment. The year

<sup>1</sup> Source of historic City-wide EAV data is the 2007 City of Chicago Comprehensive Annual Financial Report, except for 2007 EAV, the source of which is the Cook County Clerk’s 2007 EAV Agency Report for the City of Chicago.

in which the Area experienced the largest increase in EAV, 2006, was also a triennial reassessment year for Lake Township. Growth in EAV for other years is also attributed to increases in the State equalization factor during this period. For instance, the equalization factor grew by 5% between 2006 and 2007, which partly explains the Area's 9.5% EAV growth in 2007.

It should be noted that an increase of approximately \$958,000 in EAV for one parcel associated with the Sunset Bay Marina property for 2008 is expected due to construction of the boat storage building. While marina improvements to date (such as new security fencing, demolition of outbuildings and construction of a patio) have cleaned up and protected the property, they represent a small fraction of the investment needed to redevelop the portion of the Area east of the river to create a viable high-quality district.

Notwithstanding pockets of improvement, it is evident from the age and condition of most of the buildings in the portion of the Area east of the river, that any growth in EAV has not been the result of investment. Much of the Area is unimproved and in need of major infrastructure investment to prepare the properties for development. A considerable portion of the vacant land in the Area would require significant clean-up of junk and debris, removal of abandoned boats, deteriorated semitrailers, shipping containers and inoperable vehicles prior to development. It should also be noted that the use of property in the Area as unimproved storage also represents an economic underutilization of land wherein minimal amounts of property tax revenue are generated for the City and other taxing districts.

West of the river, reductions in the EAV of two Waste Management parcels, now inactive landfill parcels, also explain the Area's sluggish EAV growth in recent years. As landfill operations on parts of the property cease, the land's ability to generate income has declined, which poses a threat to the Area's ability to contribute property tax revenue in support of public services.

## **Transportation**

### *Street System*

*Regional* – The Bishop Ford Expressway (I-94) is the western boundary of the Area, and the 130<sup>th</sup> Street interchange is situated at the northwest border of the Area. The Dolton Avenue interchange is approximately 0.75 miles south of the Area. Using the Bishop Ford, downtown Chicago is sixteen miles north of the Area. By way of Torrence Avenue, the Area is approximately half-way between the Chicago Skyway to the north (I-90) and I-80/94 to the south, either of which is approximately five miles from the Area.

*Local* – Torrence Avenue, the east boundary of the Area, is a four-lane arterial-class street. The intersection of 136<sup>th</sup> and Torrence, the only access point to the interior of the Area east of the river, is signalized. The nearest east-west arterial streets to the Area are 130<sup>th</sup> Street to the north and Dolton Avenue in the Village of Burnham.

Despite local streets and alleyways being platted over the entire Area, streets have not been constructed on the majority of the platted public right-of-way in the Area's interior. The exceptions include 136th Street and Hoxie south of the 135th Street right-of-way. These two streets alone serve as the street for the Area. Some street rights-of-way, such as portions of 135th Street and Calhoun Avenue are open and passable but street pavement and other public improvements are not present. North of 135th Street, a gravel path extends from the 135th Street right-of-way to the industrial business located in the northwest portion of the Area. However, this path traverses private property. Aside from a sidewalk on the east side of Torrence Avenue, there are no sidewalks in the Area.

#### Public Transportation

The CTA and PACE bus routes that serve the Redevelopment Area are listed below by street.

- *Torrence Avenue*
  - Route 358, Torrence (PACE)
  
- *130<sup>th</sup> Street*
  - Route 355, Lansing (PACE)
  - Route 108, Halsted-95<sup>th</sup> (CTA)

The nearest commuter rail line is accessed at the Hegewisch station on the South Shore Line that connects northern Indiana to downtown Chicago.

#### Pedestrian Transportation

Pedestrian traffic in the Area appears to be very limited due to the primarily industrial nature of the surrounding area. There are no sidewalks in the Area's interior. North-south pedestrian travel along Torrence Avenue connects with sidewalks at 130<sup>th</sup> Street to the north and local streets in Burnham to the south.

#### Zoning Characteristics

The property within the Area is zoned M-3, Heavy Industrial. Surrounding areas are also zoned for manufacturing, including a PMD north and east of the Area (see **Plan Appendix, Attachment Two, Exhibit E, Existing Zoning Map**).

#### Historic Structures

None of the buildings located in the Area are identified as Landmarks by the City of Chicago or listed on the National Register of Historic Buildings. The Chicago Landmarks Historic Resources Survey does not include any structures in the Area.

### **Prior Redevelopment Efforts**

One redevelopment area has been established adjacent to the Area. The Lake Calumet Industrial Corridor TIF (T-103) includes property immediately east of the Project Area, across Torrence Avenue and north of the Area, across 130<sup>th</sup> Street. The boundary of the Lake Calumet Industrial Corridor TIF is identified on **Exhibit G, Adjacent Redevelopment Areas Map**, contained in the **Plan Appendix as Attachment Two**. City of Chicago Enterprise Zone Number 3 covers portions of the Area west of the river and land adjacent to the Area (north of 130<sup>th</sup> and east of Torrence Avenue).

Aside from the formal economic development programs that have been implemented in the surrounding area, there have been concentrated City efforts to remove illegally dumped building refuse, trash and other materials from the Area. The City has also installed concrete barriers and signage in an attempt to prevent continued illegal dumping north of 135<sup>th</sup> Street.

Looking at the wider area surrounding the Calumet Lake and Calumet River, the City has adopted three major planning documents as a result of extensive collaborative planning efforts with various non-governmental organizations. The *Calumet Area Land Use Plan*, adopted by the Chicago Plan Commission in February 2002, provides guidance on appropriate land uses in the region and establishes goals for both economic development and preservation of natural areas. While the Calumet Area Land Use Plan's goals and objectives are relevant to the Area, the land use map does not provide specific land use designations for the Area.

The other two documents prepared as part of the City's cooperative planning effort for the Calumet Region are the *Calumet Open Space Reserve Plan* and the *Calumet Design Guidelines*. All three of these plans recognize the need for

- environmental remediation;
- preservation and enhancement of natural areas;
- appropriate design in light of the unique environmental conditions and infrastructure of the region; and
- economic revitalization in an area expected to remain primarily industrial.

The guiding goals and recommendations of these plans have influenced the planning process for the Calumet River TIF.

### III. QUALIFICATION OF THE AREA

#### A. *Illinois Tax Increment Allocation Redevelopment Act*

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a conservation area (or a combination of the two), or an industrial park conservation area as defined at 5/11-74.4-3(a) of the Act. Based on the criteria set forth in the Act, both the improved and unimproved portions of the Area were determined to qualify as a blighted area. As set forth in the Act a blighted area is:

*“any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:*

*(1) If **improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:*

- (A) Dilapidation. 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.*
- (B) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- (C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, 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.*
- (D) Presence of structures below minimum code standards. 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.*
- (E) Illegal use of individual structures. 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.*

(F) *Excessive vacancies. 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.*

(G) *Lack of ventilation, light, or sanitary facilities. 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 means the absence 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 refers to 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.*

(H) *Inadequate utilities. 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. Inadequate utilities are 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.*

(I) *Excessive land coverage and overcrowding of structures and community facilities. 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 one 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.*

- (J) *Deleterious land use or layout. 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.*
  - (K) *Environmental clean-up. The proposed redevelopment project 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.*
  - (L) *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that 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. 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.*
  - (M) *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated 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.*
- (2) *If **vacant**, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- (A) *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.*

- (B) *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
  - (C) *Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*
  - (D) *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
  - (E) *The area has incurred Illinois Environmental Protection Agency or United State 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.*
  - (F) *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated 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.*
- (3) *If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- (A) *The area consists of one or more unused quarries, mines, or strip mine ponds.*
  - (B) *The area consists of unused railyards, rail tracks, or railroad rights-of-way.*
  - (C) *The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.*
  - (D) *The area consist of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.*
  - (E) *Prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, that area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*

*(F) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.*

## **B. Survey, Analysis and Distribution of Eligibility Factors**

Using small groupings of parcels referred to in this report as “sub-areas”, a detailed analysis of the Area was conducted to identify the presence of eligibility factors (see **Blighting Factors Matrix for Improved Land, Table 3-1**, and **Blighting Factors Matrix for Vacant Land, Table 3-2**, contained later in this section). A form similar to **Table 3-1** and **Table 3-2** was used to document the conditions of Area buildings and properties during field surveys. The data from the field survey was compiled and analyzed to investigate the presence and distribution of each of the factors relevant to making a finding of eligibility. These conditions recorded in **Tables 3-1** and **Table 3-2** are depicted graphically on **Exhibit D – Existing Conditions Map in Attachment Two** of the **Appendix**.

As described above, approximately 80% of the Area is vacant, as this term is defined in the TIF Act. The vacant portions are characterized by the following conditions:

- obsolete platting (76% of blocks);
- diversity of ownership (47% of blocks);
- deterioration of structures in neighboring areas (91% of vacant sub-areas<sup>2</sup>);
- tax delinquencies (67 PINS concentrated in 12% of sub-areas); and
- unused or illegal disposal sites (55% of vacant sub-areas).

The improved portions of the Area, which constitute roughly 20% of the Area, are characterized by the following conditions:

- dilapidation (24% of buildings);
- obsolescence (29% of buildings);
- deterioration of buildings and site improvements (60% of structures and 62% of improved parcels);
- presence of structures below minimum code standards (24% of buildings);
- excessive vacancies (10% of buildings);
- inadequate utilities (73% of blocks);
- excessive land coverage or overcrowding of structures (38% of sub-areas);
- deleterious land use and layout (73% of blocks); and
- lack of community planning (82% of blocks).

Sub-par EAV growth applies to both vacant and improved portions of the Area.

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<sup>2</sup> Sub-Areas are labeled on Exhibit B, Sub-Area Key Map, contained in the Plan Appendix as Attachment Two

### ***C. Evaluation Procedure***

Professional senior planners from the staff of PGAV Urban Consulting and Ernest R. Sawyer Enterprises conducted exterior surveys of observable conditions on all properties, buildings, and public and private improvements located in the Area. These inspectors have been trained in TIF survey techniques and have extensive experience in similar undertakings.

The surveys examined not only the condition and use of buildings, but also included surveys of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted on existing site coverage, parking and land uses, and their relationship to the surrounding Area. Investigators also researched historic aerial photography and were assisted by information obtained from the City of Chicago. The boundary and qualification of the Area was determined by the field investigations, eligibility requirements described in the Act, and the needs and deficiencies of the Area.

### ***D. Investigation and Analysis of Factors***

In determining whether or not the proposed Area meets the eligibility requirements of the Act, various methods of research were used in addition to the field surveys. The data includes information assembled from the sources below:

1. Contacts with local individuals knowledgeable as to Area conditions and history, age of buildings and site improvements, methods of construction, real estate records and related items, and other information related to the Area was used. In addition, aerial photographs, Sidwell block sheets, etc. were also utilized.
2. Inspection and research as to the condition of local buildings, streets, utilities, etc.
3. On-site field inspection of the proposed Area conditions by experienced property inspectors of the Consultant and others as previously noted. Personnel of the Consultant are trained in techniques and procedures of determining conditions of properties, utilities, streets, etc. and determination of eligibility of designated areas for tax increment financing.
4. Use of accepted definitions as provided for in the Act.
5. Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977. These are:

- i. There exists in many Illinois municipalities areas that are conservation or blighted areas, within the meaning of the TIF statute.
- ii. The eradication of blighted areas and the treatment of conservation areas by redevelopment projects are essential to the public interest.
- iii. These findings are made on the basis that the presence of blight or conditions which lead to blight, is detrimental to the safety, health, welfare and morals of the public.

**Table 3-1, Blighting Factors Matrix of Improved Area**, provided on the following page documents the conditions in the Area.

### ***E. Eligibility Factors – Improved Area***

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

The report stated below details conditions that cause the Area to qualify under the Act as a blighted area, per surveys and research undertaken by the Consultant. Field analysis was conducted initially in October and December 2007. Follow-up evaluation verifying Area documented conditions was conducted in May and July 2009.

#### **1. Dilapidation**

Dilapidation as a factor is based upon the documented presence and reasonable distribution of buildings and improvements in an advanced state of disrepair. The field survey of buildings in the Area found structures with leaning or bowing bearing walls and parapet walls, critical defects in primary structural components such as severely sagging roofs, damaged floor structures, and foundations exhibiting major cracks or displacement.

#### **Summary of Findings Regarding Dilapidation:**

*This factor was found to be present to a major extent. Of the 42 buildings in the Area, 10 buildings, or 24%, were found to exhibit primary or secondary building components in an advanced state of disrepair. While not included in the quantitative analysis, dilapidated site improvements (e.g., freestanding signage, fencing and pavement) were found on roughly one-third of the improved parcels in the Area.*

**Table 3-1**  
**Blighting Factors Matrix for Improved Land**  
 Calumet River Redevelopment Project Area  
 City of Chicago, Illinois

Sub-area number	1	6	7	8	12	14	15	17	19	21	25	27	29	30	31	32	34	35	37	39	40	45	49	51	55	56	58	59	61	TOTAL				
No. of improved sub-areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	29	47%		
Total sub-areas																															62			
No. of buildings	1	2	1	2	1	1	1	1	1	1	1	3	1	1		1	1	1	2	2	1	1	5	4	1	1	1	1	2	42				
No. of buildings 35 years or older	1	1	1	2	1	1	1	1			1	2	1	1		1	1	1	2	2	1	1				1	1	1	1	25	60%			
Housing Units					1	1																1								3				
Occupied Housing Units					1	1																1								3	100%			
Improved or partially improved blocks																														11	61%			
Blocks																														18	100%			
<b>IMPROVED LAND FACTORS:</b>																																		
No. of deteriorated buildings	1	1	2	1	1	1	1	1	1	1	1	2		1		1	1	2	2	1	1					1	1	1	1	25	60%			
No. of subareas with site improvements that are deteriorated	1	1	1	1	1	1	1				1	1	1			1	1	1					1	1		1		1	1	18	62%			
No. of dilapidated buildings	1		2				1	1								1	1	2		1										10	24%			
No. of obsolete buildings			2	1	1			1		1						1	1	2		1	1									12	29%			
No. of structures below minimum code	1		2	1	1	1										1		2		1										10	24%			
No. of buildings lacking ventilation, light or sanitation facilities																														0	0%			
No. of buildings with illegal uses																														0	0%			
No. of buildings with excessive vacancies		1		1															2											4	10%			
No. of sub-areas with excessive land coverage or overcrowding of structures	1	1	1								1		1			1	1					1				1		1	1	11	38%			
Inadequate utilities (by block)																														8	73%			
Deleterious land use or layout (by block)																														8	73%			
Environmental Clean-up																														0	0%			
Lack of community planning (by block)																														9	82%			
Declining or Sub-par EAV Growth (Area-wide)																														Yes				

*It should be noted that the condition of various boats, semi-trailers and shipping containers, though not considered buildings and not counted as “improved area” for this analysis would be considered dilapidated due to their advanced state of deterioration and irreparable condition.*

## 2. Obsolescence

An obsolete building or improvement is one which no longer serves its intended use. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, is based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include:

- a. **Functional Obsolescence:** Structures are typically built for specific uses or purposes, and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.
- b. **Economic Obsolescence:** Economic obsolescence is normally a result of adverse conditions that cause some degree of market rejection, and hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions, which may not be economically curable, resulting in net rental losses and/or depreciation in market value.
- c. **Obsolete 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 evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Throughout the Area, the lack of properly constructed parking lots and access drives, use of on-site wastewater treatment facilities, and dilapidated or deteriorated building conditions indicate that many of the structures in the Area exhibit some form of obsolescence.

### Summary of Findings Regarding Obsolescence:

*This factor was found to be present to a major extent. The field survey of buildings in the Area found that certain buildings exhibit characteristics of obsolescence. Obsolete buildings comprised 29% or 12 of the 42 buildings in the Area. These obsolete buildings include vacant structures associated with one of the marinas, several deteriorated commercial buildings that have become ill-suited for their original use, and mobile homes east of the river that were manufactured prior to contemporary manufactured home standards (HUD Standards of 1978) and are now poorly suited for use as permanent residential dwellings. Obsolete site improvements also exist in the Area and are generally associated with the commercial and industrial buildings. In addition, the irregular widths, inadequate turning radii and lack of paved surfaces on streets, driveways and service areas exist throughout the Area and are examples of obsolete site improvements.*

### 3. Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Conditions that are not easily correctable in the course of normal maintenance were classified as deteriorated. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects.

Buildings with major defects in the secondary building components (e.g., damaged doors and door frames, broken windows, window frames and muntins, dented or damaged metal siding, gutters and downspouts damaged or missing, weathered fascia materials, cracks in masonry walls, spalling masonry surfaces, etc.) were observed in the Area. Many of the structures located in the Area exhibited these conditions. In addition, roadways, off-street parking and surface storage areas also evidenced deterioration such as cracking on paved surfaces, potholes, depressions, loose paving materials, weeds protruding through the surface, etc. Site fencing on many commercial and industrial lots was rusting, overgrown with vegetation and required repair to individual posts or sections of fencing. On many vacant properties, gravel areas were being used for storage of trailers, boats and related equipment. In these instances, it was evident that the lots, and adjacent streets, were not designed for such use and had potholes, overgrown areas and other deteriorated conditions as a result of truck traffic.

### Summary of Findings Regarding Deterioration:

*This factor was found to be present to a major extent. Throughout the Area, deteriorating conditions were recorded on 60% or 25 of the 42 buildings in the Area. The exterior field survey of main buildings in the Area found structures with major defects in the secondary components, including windows, doors,*

*gutters, downspouts, siding, fascia materials, parapet walls, etc. Deterioration of site improvements and public improvements was also observed. Deteriorated site improvements were observed on 18 (62%) of the 29 improved sub-areas in the Area.*

*As noted above in the summary of findings regarding Dilapidation (Sub-section E.1), there are a number of vacant properties on which boats, semi-trailers, and shipping containers are clearly of a deteriorated condition. However, because these are located on properties defined as “vacant” for the purposes of TIF eligibility analysis, these properties are not counted toward to the deterioration calculations in **Table 3-1, Blighting Factors Matrix for Improved Land.***

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

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, State building laws and regulations. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from various types of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies that presume to threaten health and safety.

##### **Summary of Findings Regarding Presence of Structures Below Minimum Code Standards:**

***This factor was found to be present to a major extent.** Considering the age of buildings in the Area, it is certain that many of the buildings are below the minimum code standards currently in force by the City of Chicago. However, in order to substantiate these conditions both interior and exterior inspections of the properties would be required. Based on clearly observable conditions evident from exterior inspection throughout the Area, structures below minimum code were recorded in 37% or 10 of the 27 buildings in the Area. The exterior field survey of buildings in the Area found structures not in conformance with local zoning codes and structures not safe for occupancy because of fire and similar hazards.*

*In addition, on a number of Area properties trash, discarded tires and abandoned equipment and vehicles were observed. Trash and debris from drive-by dumping is illegal and promotes unsanitary and unhealthy conditions. Old tires can collect water and promote mosquito breeding. The presence of open dumping of trash creates conditions that promote the presence of disease carrying insects and vermin.*

*There were many properties in the Area on which semi-trailers or shipping containers were being used in lieu of storage buildings. While perhaps not technically a violation of minimum code standards, it is clear that these structures were not designed for use as permanent warehouse structures. Regular storage buildings (whether pre-fabricated or site built) would be subject to various building code requirements related to fire loading restrictions, construction materials and standards for structural loads. By their nature, semi-trailers and storage containers are not subject to these requirements, and depending on the materials they store or the way they are used, might pose a safety hazard.*

## **5. Illegal Use of Individual Structures**

This factor applies to the use of structures in violation of applicable national, State or local laws. Examples of illegal uses may include, but not be limited to, the following:

- a. illegal home occupations;
- b. conduct of any illegal vice activities such as gambling or drug manufacture;
- c. uses not in conformance with local zoning codes and not previously grand fathered in as legal nonconforming uses;
- d. uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

### **Summary of Findings Regarding Illegal Use of Individual Structures:**

*This factor was not found to be present in the Area.*

## **6. Excessive Vacancies**

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

During the field investigation of the Area, a total of 4 buildings were observed to contain vacant floor space. Some of these structures, including two mobile homes that appear to have been used accessory to commercial uses, were clearly abandoned for occupancy. A number of the structures in the Area continued to be used for warehousing or storage and were difficult to be judged as truly “vacant”. Therefore the four buildings considered vacant for

this analysis were clearly in a dilapidated state that prevented occupancy, even for rudimentary storage. It is evident that these buildings have been vacant for an extended period of time.

***Summary of Findings Regarding Excessive Vacancies:***

***This factor was found to be present to a minor extent. The field investigation indicates that 4 buildings, 10% of the 42 total buildings, have vacancy of floor space. This vacant floor space is located in dilapidated buildings that appear to have abandoned for active use for an extended period of time.***

**7. Lack of Ventilation, Light or Sanitary Facilities**

Many older structures fail to provide adequate ventilation, light or sanitary facilities. This is also a characteristic often found in illegal or improper building conversions and in commercial buildings converted to residential usage. Lack of ventilation, light or sanitary facilities is presumed to adversely affect the health of building occupants (i.e., residents, employees or visitors).

***Summary of Findings Regarding Lack of Ventilation, Light or Sanitary Facilities:***

***This factor was not found to be present in the Area. The exterior field survey of main buildings in the Area did not result in documentation of structures without adequate mechanical ventilation, natural light and proper window area ratios in the Area.***

**8. Inadequate Utilities**

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

***Summary of Findings Regarding Inadequate Utilities:***

***This factor was found to present to a major extent. According to the City's sewer atlas provided by the Department of Community Development, there are no sanitary sewer mains that extend west of Torrence Avenue into the interior of the portion of the Area east of the river. During the field survey process, those familiar with the area indicated that on-site private wastewater treatment systems are located in the Area to treat the wastewater generated by the businesses and residences in this portion of the Area (i.e. all structures not directly fronting Torrence Avenue). The majority (73%) of the improved or partially improved blocks in the Area are impacted by this lack of sanitary sewer facilities. Beyond the lack of sanitary sewer mains to serve existing***

*commercial and residential uses in the Area, it is also clear that other public and private utilities are not in place to facilitate development of blighted vacant portions of the Area.*

## **9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

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

### ***Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities:***

***This factor was found to be present to a major extent. The incidence of excessive land coverage in the Area is primarily related to properties on which the business's building does not cover the entire lot, but the business is utilizing 100% of their lot for activities associated with their operations (storage, work areas, etc.). Despite the difficulty in ascertaining the precise location of parcel boundaries, it is clear that several storage operations and several structures encroach onto public right-of-way and adjacent parcels. These conditions typically do not allow for property off-street loading facilities, do not provide adequate parking for patrons and employees, and do not allow for adequate setbacks or landscaping.***

*Judging excessive coverage was hindered by the difficulty in ascertaining property boundaries in the field. However, for 11 of the 29 (38%) improved sub-areas, evidence of excessive land coverage was present. It is important to note that many of the sub-areas considered vacant for TIF eligibility analysis are also characterized by excessive land coverage, but are not counted toward the total presence of this factor on improved land in the Area. The vacant sub-areas that are characterized by this condition are those lots that are nearly covered by the storage of boats (some of which are clearly abandoned), junk vehicles, shipping containers and similar materials.*

## 10. Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

### *Summary of Findings Regarding Deleterious Land Use or Layout:*

*This factor was found to be present to a major extent. The Calumet River Redevelopment Project Area is a unique area where several residential uses in the form of mobile homes are located in an otherwise industrial area. Although these areas may be excepted by virtue of age and continuous occupancy as legal non-conforming uses (whose existence and use is thereby “grandfathered”), they are, nonetheless, incompatible land uses inasmuch as the predominant character of the Area is influenced by these differing uses. In addition, the presence of abandoned equipment, vehicles, junkyards, and poorly maintained unimproved storage lots are deleterious land uses that contribute to decline. On the west side of the river, the landfill and waste transfer operation, despite being a permitted and lawful use of the property, can be considered a deleterious land use that presents an obstacle for development of the surrounding area. Deleterious land uses and land use relationships were located within 8 (73%) of the Area’s 11 improved or partially improved blocks.*

## 11. Lack of Community Planning

This may be counted as a factor if the Area was developed prior to, or without the benefit or guidance of, a community plan. This means that no community plan existed, was considered inadequate, and/or was virtually ignored during the time of the area’s development. Indications of a lack of community planning include:

1. Streets, alleys, and intersections that are too narrow or awkwardly configured to accommodate traffic movements.
2. Inadequate street and utility layout.
3. Tracts of land that are too small or have awkward configurations that would not meet contemporary development standards.
4. Properties lack adequate access to public streets.
5. Industrial land use and zoning adjacent to or within heavily developed residential areas without ample buffer areas.

6. Commercial and industrial properties that are too small to adequately accommodate appropriate off-street parking and loading requirements.
7. The presence of deteriorated structures, code violations and other physical conditions that are further evidence of an absence of effective community planning.

***Summary of Findings Regarding Lack of Community Planning:***

***This factor was found to be present to a major extent. Lack of community planning is evident throughout the Area. The inadequacy of the street network, lack of sanitary sewers, and widespread evidence of illegal dumping on vacant portions of the Area are the most apparent evidence of lack of community planning. Another unique characteristic of the Area east of the river that is evidence of lack of community planning for the Area is the outdoor storage of boats, vehicles and equipment without consideration of property and right-of-way boundaries (i.e. boats are stored or abandoned in such a way that they encroach on neighboring properties or public right-of-way). This condition is evident on aerial photography and was also documented during field investigation. There are some locations where it is likely that property is being used for outdoor storage without the consent of the property owners. Similarly, the placement of structures and use of public right-of-way (especially at the south end of the Area) as if it were private land demonstrates the lack of community planning.***

*The blighting factor was observed in 9 of the 11 improved or partially improved blocks in the Area. Examples of this factor in addition to those cited above are related to the presence of obsolete residential units (mobile homes) immediately adjacent to industrial and commercial uses; use of public right-of-way at the southern tip of the Area for private commercial purposes (storage of boats and equipment); commercial and industrial properties that do not provide properly constructed off-street parking; inadequate public utilities; and the presence of deteriorated structures and other conditions that indicate the absence of effective community planning.*

**12. Environmental Remediation Costs**

If an 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 project area then this factor may be counted.

***Summary of Findings Regarding Environmental Remediation Costs:***

***This factor was not found to be present in the Area.*** However, field observation reveals that several properties are likely to be affected by environmental contamination. These include an auto salvage yard and portions of the Area in the marina environs where outdoor mechanical work on boats is carried out (or has been carried out in the past). The long-term unsecured outdoor storage of boats alone poses an environmental threat since these boats might have contained fuel, oil, or other contaminants. Because illegal dumping of unknown building materials, industrial waste and other refuse was widespread on the vacant portions of the Area, these vacant parcels may also have some degree of contamination.

*It should also be noted that prior to any demolition or rehabilitation activity, formal asbestos and lead-based paint surveys should be conducted, and all demolition or rehabilitation activities should be performed in accordance with applicable City permits and regulations.*

**13. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation**

If the total equalized assessed value of the proposed redevelopment project area has declined 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 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 for which information is available then this factor may be counted.

***Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:***

***This factor was found to be present.*** Investigation of historic EAV indicated the presence of this factor. The EAV of the Area grew at a rate below that of the remainder of the City in 4 of the last 5 years. In one of these, the Area's EAV declined significantly (more than 16%).

***F. Conclusion of Investigation of Eligibility Factors for the Improved Portion of the Redevelopment Project Area***

The presence of deteriorated, dilapidated and obsolete structures and site improvements, inadequate utilities, deleterious land use relationships, excessive land coverage and a lack of community planning are evidence of the blighting conditions in the Area. Furthermore, these conditions are present to a meaningful extent and rea-

sonably distributed throughout the improved portions of the Area. The presence of these blighting conditions is evidence of the lack of private investment in the Area.

The tax increment finance redevelopment plan for this Area will include measures designed to reduce or eliminate the deficiencies which cause the improved portion of the Area to qualify as a blighted area consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis, it is clear that the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the improved portion of the Area as a conservation area.

### ***G. Analysis of Undeveloped or Vacant Property***

For the purpose of qualification for TIF, the term “vacant land” is defined in the TIF Act as follows:

*Any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area.*

Approximately 412.5 acres of the Area (80.8%) is considered vacant by this definition. However, as was described above, virtually all of the “vacant” subareas east of the river that are not wooded or overgrown are covered by boat and trailer storage or have been subject to dumping or auto salvage. Portions of the vacant properties in the Area are wooded or overgrown with vegetation. Some properties considered vacant for the purposes of TIF eligibility analysis are currently used for boat and trailer storage as part of the two marina operations in the Area.

The largest portions of vacant land is found west of the river in parcels owned, respectively, by the Metropolitan Wastewater Reclamation District and Waste Management. Most of the Waste Management parcels are used for landfill operations, and since they do not contain buildings are considered “vacant land” for purposes of TIF qualifications.

Vacant land is identified in the **Plan Appendix as Attachment Two, Exhibit B - Existing Land Use Assessment Map**. The blighting factors present on vacant parcels are summarized on **Blighting Factors Matrix of Vacant Area, Table 3-2**, contained on the following pages. A form similar to **Table 3-2** was used to document the conditions of vacant Area properties during field surveys and subsequent analyses. The data was consolidated by sub-area for each of the factors relevant to making a finding of eligibility.

**Table 3-2**  
**Blighting Factors Matrix for Vacant Land**  
 Calumet River Redevelopment Project Area  
 City of Chicago, Illinois

Sub-area number	2	3	4	5	9	10	11	13	16	18	20	22	23	24	26A	26B	28	33	36	38	41	42	43	44	46	47	48	50	52	53	54	57	60	TOTAL		
No. of vacant sub-areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	33	53%
Total sub-areas																																			62	
Blocks																																			18	
Vacant or partially vacant blocks																																			17	94%
<b>VACANT LAND FACTORS (2 or More):</b>																																				
Obsolete Platting (by block)																																			13	76%
Diversity of Ownership (by block)																																			8	47%
Tax Delinquencies									1				1	1	1																				4	12%
Deterioration of Struct. Or Site Improvements in Neighboring Areas	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	30	91%
Environmental Clean-up																																			0	0%
Declining or Sub-par EAV Growth																																				Yes
<b>VACANT LAND FACTORS (1 or More):</b>																																				
Unused Quarry, Mines, Rail, etc.																																			0	0%
Blighted Before Vacant																																			0	0%
Flooding																																			0	0%
Unused or Illegal Disposal Site	1	1	1	1	1	1		1	1			1	1	1	1					1	1	1	1	1	1									18	55%	

<sup>1</sup> Not determined

1. **(a) Obsolete Platting, (b) Diversity of Ownership, (c) Tax Delinquencies, (d) Deterioration of Structures in Neighboring Areas, (e) Environmental Remediation, (f) Declining or Sub-Par E.A.V. (2 or More)**

As indicated in the Act, two or more of the “sub-factors” (a) through (f) listed above must be present in order for vacant land to qualify as blighted under these factors.

**a. Summary of Findings Regarding Obsolete Platting:**

***This sub-factor was found to present to a major extent. The result of obsolete platting of vacant land is parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easement for public utilities.***

*Much of the vacant land located in the Area is affected by obsolete platting. East of the river, the Area was platted as part of subdivisions recorded in 1924 and 1925 (a small portion was platted in 1869). The lots are platted primarily in widths of 25, 33 and 40 feet. In terms of land area, the majority of the platted right-of-way in the Area is completely unimproved or is indistinguishable from private property. Other portions of public right-of-way are passable and marked, but only minimally improved as a pathway. Only 136<sup>th</sup> Street and the section of Hoxie Avenue south of 135<sup>th</sup> Street are constructed as fully paved streets. As a result, at least one parcel in all but one of the 13 vacant or partially vacant blocks do not have access to an improved street (despite these parcels having access to platted right-of-way). West of the river, obsolete platting is also found south of 134<sup>th</sup> on the land now owned by MWRD.*

*Considering the narrow dimensions of the platted lots cited above, it is clear that many parcels are not of a size or configuration that is adequate for current requirements for commercial industrial development (as permitted under current zoning). These extremely narrow lots are obsolete in that they would not provide for adequate off-street parking and are limited in terms of reuse potential. Although there has been some acquisition of lots and assembly of “buildable” parcels, there remain many individual lots that result in commonly-owned PIN groupings of an irregular configuration that would be difficult to redevelop. The investigation of this factor indicated that obsolete platting was present in 13 of 17 (76%) vacant or partially vacant blocks in the Area.*

**b. Summary of Findings Regarding Diversity of Ownership:**

***This sub-factor was found to be present to a major extent. Diversity of ownership refers to parcels of vacant land owned by so large a number of individuals or entities that the ability to assemble the land for development is re-***

tarded or impeded. As indicated above, some assembly of parcels has taken place over time. However, an analysis of common ownership grouping reveals that there remain diverse ownership of tax parcels in 8 of the Area's 17 blocks (47%). Diversity of ownership in the Area will present an obstacle to redevelopment of the Area, especially east of the river.

**c. Summary of Findings Regarding Tax Delinquencies:**

***This sub-factor was found to be present to a minor extent.*** A report of tax delinquencies for the Area has been completed for the tax year 2007, payable 2008. This report indicates that property taxes were delinquent for 67 tax parcels located in 4 different vacant sub-areas (12%). The location of these tax delinquent lots are shown on **Exhibit D, Existing Conditions Map in Attachment Two of the Appendix.**

**d. Summary of Findings Regarding Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land:**

***This sub-factor was found to be present to a major extent.*** As indicated in the above analysis of blighting factors on improved portions of the Area, approximately 60% of buildings and 62% of improved sub-areas exhibited deteriorated conditions. Deteriorated building and site improvements outside the Area also affect vacant land in the Area. Deteriorated buildings and site improvements associated with the metal salvage operations north of 130<sup>th</sup> Street are an obstacle to development and investment of vacant land on the south of the 130<sup>th</sup> in the Area. It was found that 30 (89%) of the 33 vacant sub-areas are located adjacent to sub-areas with deteriorated buildings or site improvements.

It should also be noted that by definition there are no buildings located on these vacant sub-areas. However, many of the trailers, boats, and shipping containers stored or abandoned on the vacant sub-areas (some of which are of a size comparable to that of a building) are deteriorated or dilapidated.

**e. Summary of Findings Regarding Environmental Remediation:**

***This factor was not found to be present in the Area.*** Investigation did not document the presence of this factor. However, field observation revealed widespread evidence of illegal dumping of unknown building materials, industrial waste and other refuse on the Area's vacant sub-areas that would indicate a chance of environmental contamination.

As indicated above, there is a great deal of outdoor storage and abandonment of boats, vehicles and construction equipment on vacant portions of the Area. This abandonment and unattended outdoor storage of vehicles and boats pos-

*es an environmental threat since these vehicles and boats might have contained fuel, oil, or other contaminants.*

***f. Summary of Findings Regarding Declining or Sub-Par E. A. V. Growth:***

***This factor was not found to be present in the Area.*** *This factor applies to both improved and vacant land. As is indicated in the discussion of blighting factors on improved land, the Area's EAV has been substantially less than that of the balance of the City in 4 of the last 5 years. Investigation of historic EAV (see **Table 2-2 Equalized Assessed Value Trends, 2002-2007**). Therefore this finding can be made with respect to the Area.*

With respect to this second set of factors for vacant land, only one of six possible factor is required to be found. Discussion of only the two most relevant factors is provided below.

***Summary of Findings Regarding Blighted Improved Area Immediately Prior to Becoming Vacant:***

***This factor was not found to be present in the Area.*** *It is evident from aerial photography that a building was recently demolished on the vacant sub-area at the southwest corner of 136<sup>th</sup> Street and Torrence Avenue. Those familiar with the area indicate that this building was deteriorated and vacant. However, documentation of the conditions of this and other vacant parcels prior to their becoming vacant is not available, and for the purposes of this analysis this factor was not shown as present within the Area on **Table 3-2**.*

***Summary of Findings Regarding Unused or Illegal Disposal Site:***

***This factor was found to be present to a major extent.*** *Illegal dumping of a variety of materials was evident on the majority (55%) of the vacant sub-areas. While there have been substantial efforts on the part of the City to clean up illegally dumped material in the Area, evidence of illegal disposal of building materials, landscape waste, excavated rock and soil, tires, automobiles and other similar material was documented.*

*The presence of these illegal disposal sites is an impediment to the redevelopment and improvement of the Area. The presence of these dumped materials adds to the cost of developing the affected parcels, and until they are removed, these materials detract from the appearance of the Area and inhibit investment in neighboring Areas. Furthermore, illegal disposal areas threaten the public health inasmuch as they may contain hazardous materials and attract vermin capable of spreading disease.*

*It should be noted that rock and dirt from dig sites for the MWRD's Deep Tunnel Project has been dumped on the MWRD parcels west of the river. The presence of these materials significantly limits the re-use and development of this site. This condition is not counted in the quantitative analysis of the "Unused or Illegal Disposal Site" factor, but it is a redevelopment obstacle that impairs the Area and has been considered in the preparation of the Redevelopment Plan.*

#### ***H. Conclusion of Investigation of Eligibility Factors for the Vacant Portion of the Redevelopment Project Area***

The discussion above, and the evidence summarized in **Table 3-2**, indicate that the factors required to qualify the vacant portion of the Area as a blighted area exist, that the presence of those factors were documented to a meaningful extent so that the City may reasonably find that the factors are clearly present within the intent of the Act, and that the factors were reasonably distributed throughout the vacant portion of the Area.

The tax increment program and redevelopment plan include measures designed to reduce or eliminate the deficiencies which cause the Area to qualify consistent with the strategy of the City of Chicago for revitalizing other designated redevelopment areas and industrial corridors. As documented in this investigation and analysis, it is clear that the vacant portion of the Area is impacted by a number of eligibility factors. The presence of these factors qualifies the vacant portion of the Area as a blighted area.

**IV. SUMMARY AND CONCLUSIONS**

The conclusions of PGAV Urban Consulting are that the number, degree, and distribution of eligibility factors in the Area as documented in this Eligibility Study warrant the designation of the improved and vacant portions of the Area as a blighted area as set forth in the Act. Below is a summary table highlighting the factors found to exist in the Area that causes it to qualify (those factors in bold type are considered to be present “to a meaningful extent” as by the TIF Act).

A. Blighted Area Statutory Factors for Improved Areas

FACTOR		
1	<b>Dilapidation</b>	<b>10 of 42 buildings (24%)</b>
2	<b>Obsolescence</b>	<b>12 of 42 buildings (29%)</b>
3	<b>Deterioration</b>	<b>25 of 42 buildings (60%)</b> <b>18 of 29 improved sites (62%)</b>
4	Illegal use of individual structures	Not Present
5	<b>Presence of structures below minimum code standards</b>	<b>10 of 42 buildings (24%)</b>
6	Excessive vacancies	4 of 42 buildings (10%)
7	Lack of ventilation, light or sanitary facilities	Not Present
8	<b>Inadequate utilities</b>	<b>8 of 11 blocks (61%)</b>
9	<b>Excessive land coverage</b>	<b>11 of 29 sub-areas (38%)</b>
10	<b>Deleterious land use or layout</b>	<b>8 of 11 sub-areas (73%)</b>
11	Environmental clean-up	Not Present
12	<b>Lack of Community Planning</b>	<b>9 of 11 blocks (82%)</b>
13	<b>Declining or sub-par E.A.V. growth</b>	<b>YES</b>

**Bold typeface** indicates the factor is found to be present to a major extent.

B. Blighted Area Statutory Factors for Vacant Areas

FACTOR		EXISTING IN VACANT/ UNIMPROVED PORTION OF AREA
1	Two or more of the following factors: <b>a. Obsolete platting (Present on 76% of Vacant Sub-areas)</b> <b>b. Diversity of ownership (Present on 47% of Blocks with Vacant Parcels)</b> c. Tax and assessment delinquencies (12% of Vacant Sub-areas) <b>d. Deterioration of Structures in Neighboring Areas (Present on 91% of Vacant Sub-areas)</b> e. Environmental Remediation (Not Present) <b>f. Declining or Sub-Par E.A.V. Growth (Present for Total Area)</b>  or	YES
2	Area immediately prior to becoming vacant qualified as a blighted improved area;  or	Not Applicable
3	Area consists of unused quarry or quarries;  or	Not Applicable
4	Area consists of unused rail yards, rail tracks or rail-road right-of-way;  or	Not Applicable
5	Area prior to designation is subject to chronic flooding or contributes to downstream flooding;  or	Not Applicable
6	<b>Area consists of unused or illegal disposal site containing earth, stone, building debris or similar materials;</b>  or	YES
7	Area is not less than 50 nor more than 100 acres and 75% is vacant;	Not Applicable

**Bold typeface** indicates the factor is found to be present to a major extent.

Although it may be concluded that the mere presence of the stated eligibility factors noted above may be sufficient to make a finding of qualification as a blighted area, this evaluation was made on the basis that the factors must be present to an extent that would lead reasonable persons to conclude that public intervention is appropriate or necessary. From the data presented in this report it is clear that the eligibility factors are reasonably distributed throughout the Area.

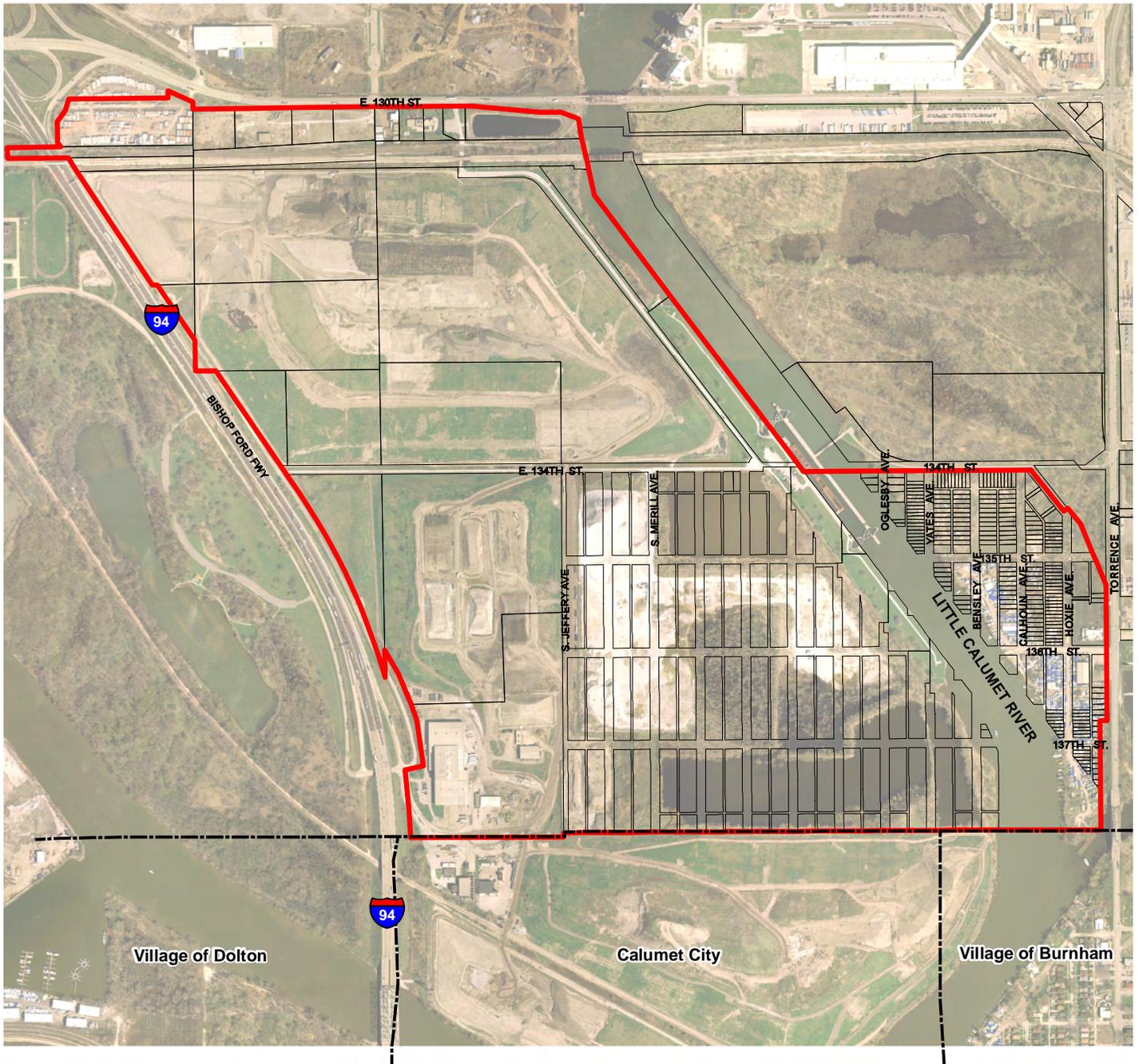
In addition, the Area on the whole has not been subject to growth and investment by private enterprise and is not expected to do so without the adoption of the Plan. Despite small incremental improvements to some improvements and the recent construction of one boat storage building, there exist conditions in the Area that continue to threaten the public safety, health and welfare. The presence of noxious uses such as a junkyard and illegal disposal sites; the lack of adequate utilities; the deterioration and dilapidation of structures; and the poor maintenance of property in the Area are all impediments that will not be overcome without action by the City. These conditions have been previously documented in this report. All properties within the Area will benefit from the TIF program.

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

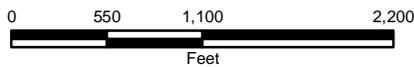
The analysis contained herein was based upon data assembled by PGAV Urban Consulting. The study and survey of the Area indicate the requirements necessary for designation as a blighted area, are present. Therefore, the Area qualifies as a blighted area to be designated as a redevelopment project area and eligible for Tax Increment Financing under the Act.

###

**Attachment Two**  
Maps and Plan Exhibits



September 2009



### Legend

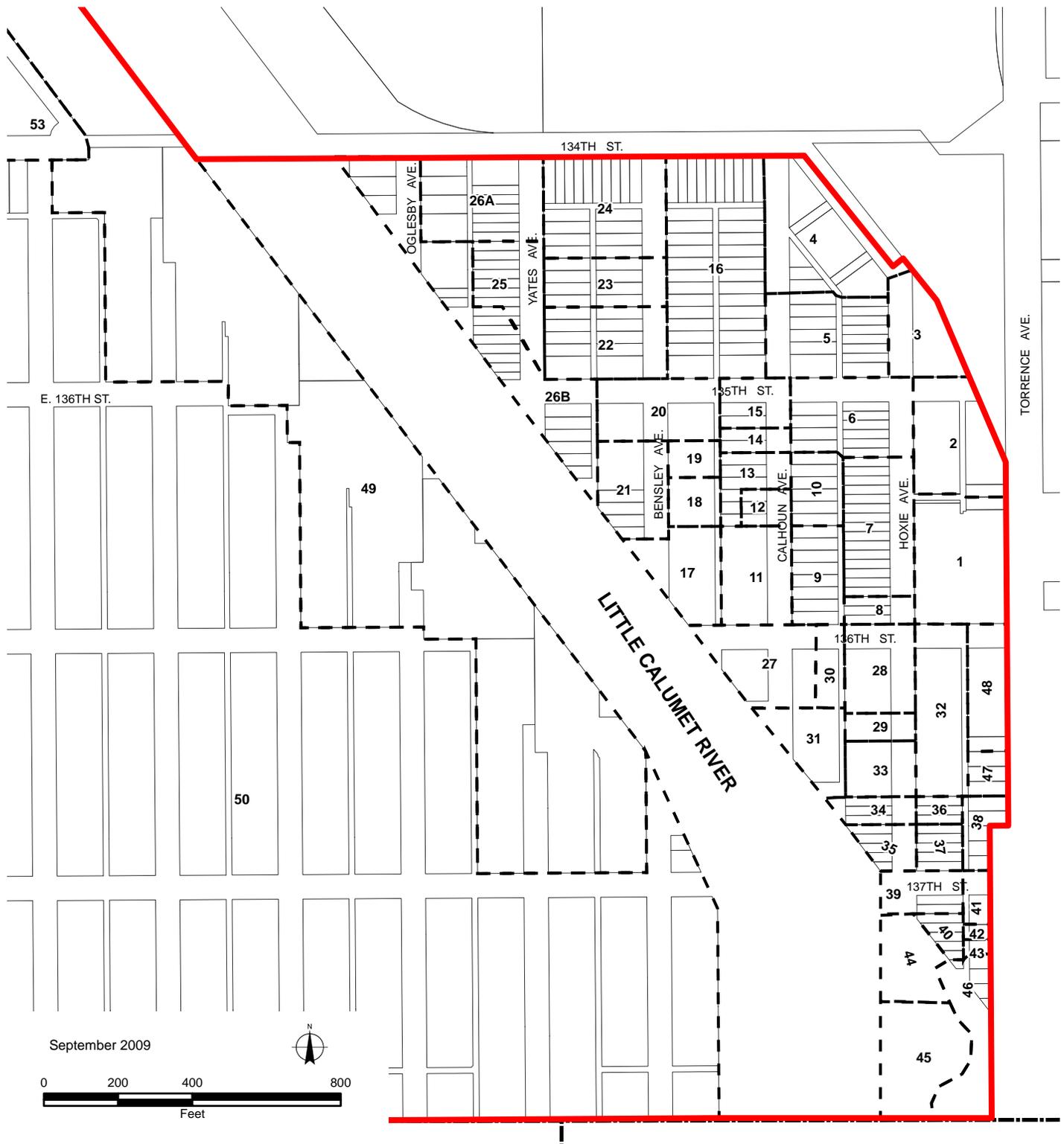
Redevelopment Project Area Boundary

## Boundary Map

## Exhibit A

Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

PGAVURBANCONSULTING



### Legend

- Redevelopment Project Area Boundary
- Sub-Areas (Conditions Groups)
- 48 Sub-Area Number

### Sub-Area Key (East)

Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

### Exhibit B-1



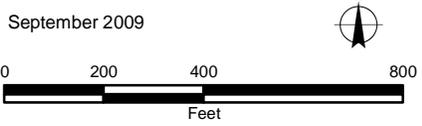
### Legend

- Redevelopment Project Area Boundary
- Sub-Areas (Conditions Groups)
- 48 Sub-Area Number

### Sub-Area Key (West)

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

### Exhibit B-2



**Legend**

- Redevelopment Project Area Boundary
- Commercial
- Residential
- Sub-Areas (Conditions Groups)
- Industrial
- Number of Dwelling Units
- Vacant
- Lock & Dam

**Existing Land Use (East)**

**Exhibit C-1**

Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

PGAVURBANCONSULTING



**Legend**

- Redevelopment Project Area Boundary
- Sub-Areas (Conditions Groups)
- Industrial
- Lock & Dam
- Vacant

**Existing Land Use (West)**

**Exhibit C-2**

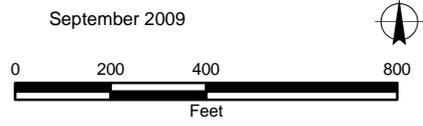
Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

PGAVURBANCONSULTING



**Legend**

- |                                     |   |                                      |
|-------------------------------------|---|--------------------------------------|
| Sub-Areas (Conditions Groups)       | Deteriorated Site                         | Vacant Structure                     |
| Redevelopment Project Area Boundary | Excessive Coverage                        | Parcels with Delinquent Taxes (2006) |
| Over 35 Years of Age                | Obsolete Building                         | 2007 Delinquencies                   |
| Deteriorated Structure              | Obsolete Platting (By Block)              | Deteriorated or Unbuilt R.O.W.       |
| Dilapidated Structure               | Deterioration in Neighboring Areas        |                                      |
|                                     | Structures Below Minimum Codes            |                                      |
|                                     | Deleterious Land Use or Layout (By Block) |                                      |
|                                     | Unused or Illegal Disposal Site           |                                      |



**Existing Conditions (East)**

**Exhibit D-1**

Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

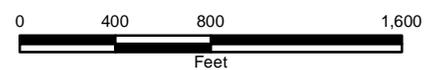
PGAVURBANCONSULTING



**Legend**

- |                                     |   |                                      |
|-------------------------------------|---|--------------------------------------|
| Sub-Areas (Conditions Groups)       | Deteriorated Site                         | Vacant Structure                     |
| Redevelopment Project Area Boundary | Excessive Coverage                        | Parcels with Delinquent Taxes (2006) |
| Over 35 Years of Age                | Obsolete Building                         | 2007 Delinquencies                   |
| Deteriorated Structure              | Obsolete Platting (By Block)              | Deteriorated or Unbuilt R.O.W.       |
| Dilapidated Structure               | Deterioration in Neighboring Areas        |                                      |
|                                     | Structures Below Minimum Codes            |                                      |
|                                     | Deleterious Land Use or Layout (By Block) |                                      |
|                                     | Unused or Illegal Disposal Site           |                                      |

September 2009

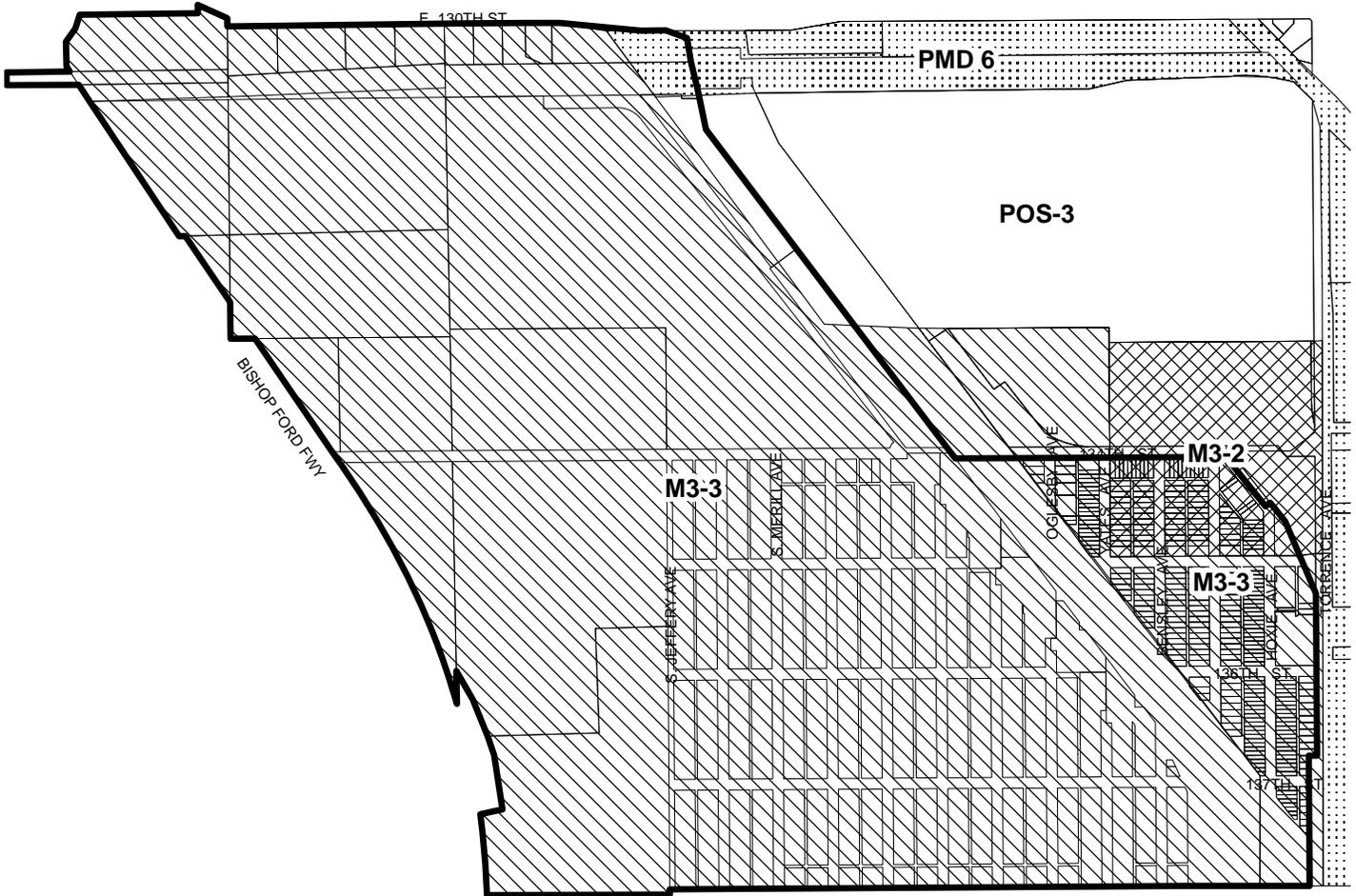


**Existing Conditions (West)**

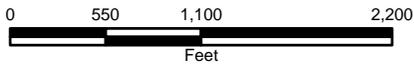
**Exhibit D-2**

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

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September 2009



### Legend

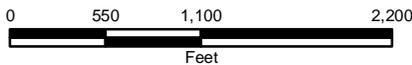
- |   |                                     |   |  |
|---|-------------------------------------|---|--|
|  | Redevelopment Project Area Boundary |  | M3-3 (Heavy Industrial)                |
|  | M3-2 (Heavy Industrial)             |  | PMD 6 (Planned Manufacturing District) |

## Existing Zoning

## Exhibit E



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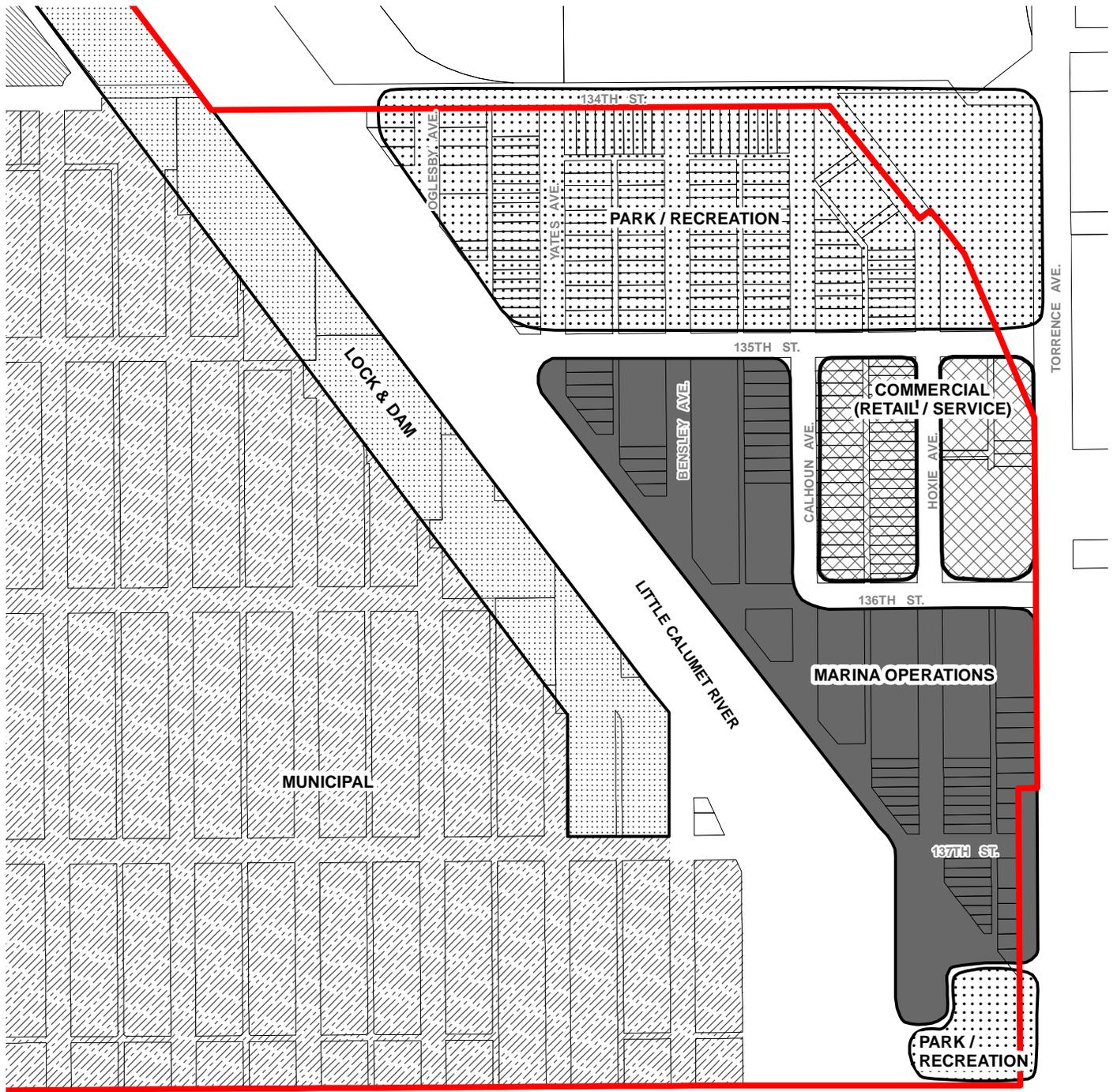
### Legend

- Redevelopment Project Area Boundary
- Enterprise Zone 3
- Lake Calumet Industrial Corridor TIF

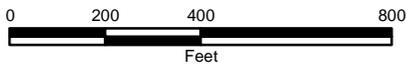
## Adjacent Redevelopment Areas

Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

## Exhibit F



September 2009



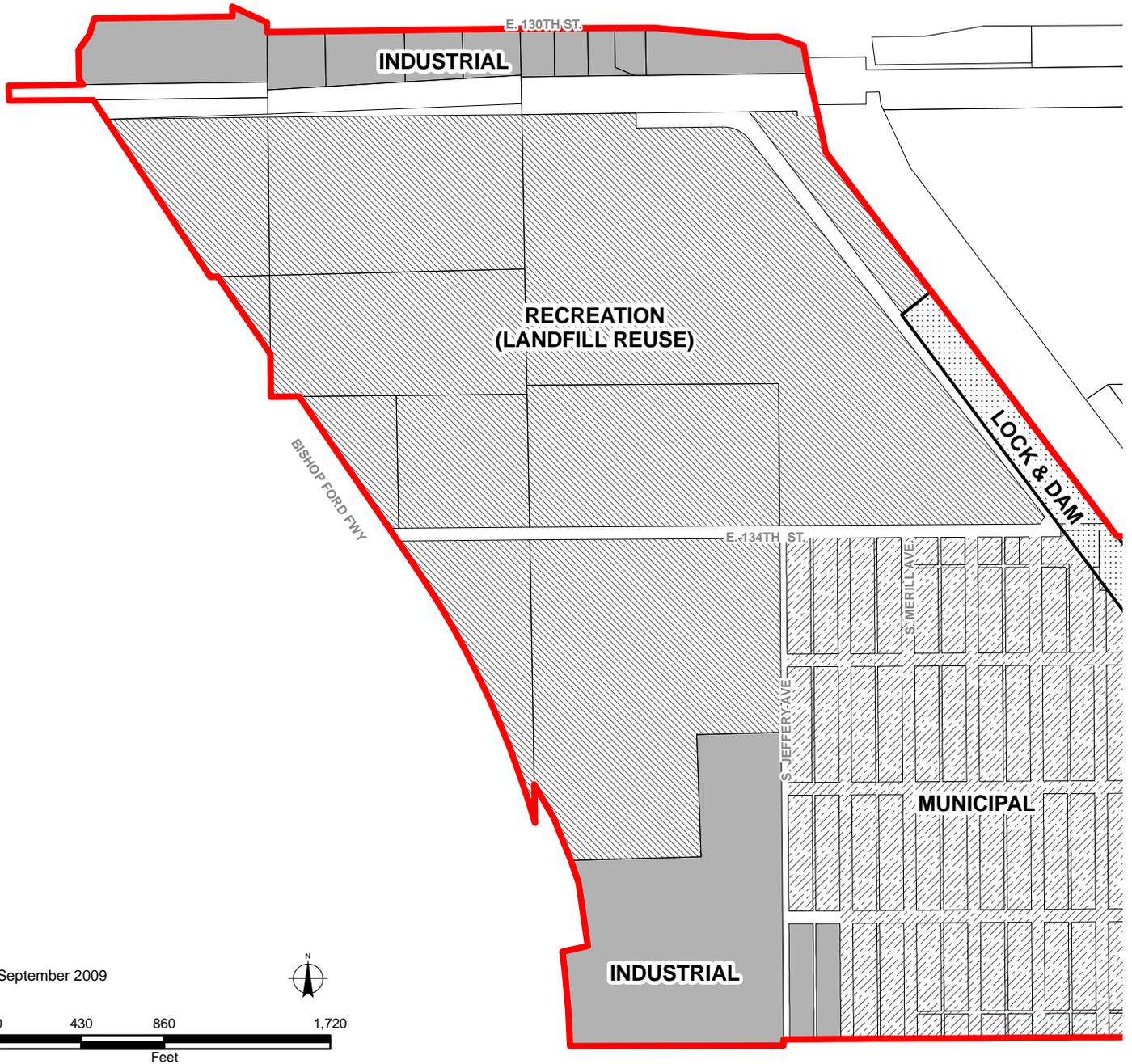
### Legend

 Redevelopment Project Area Boundary

## Generalized Land Use Plan (East)

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

## Exhibit G-1



Legend

 Redevelopment Project Area Boundary



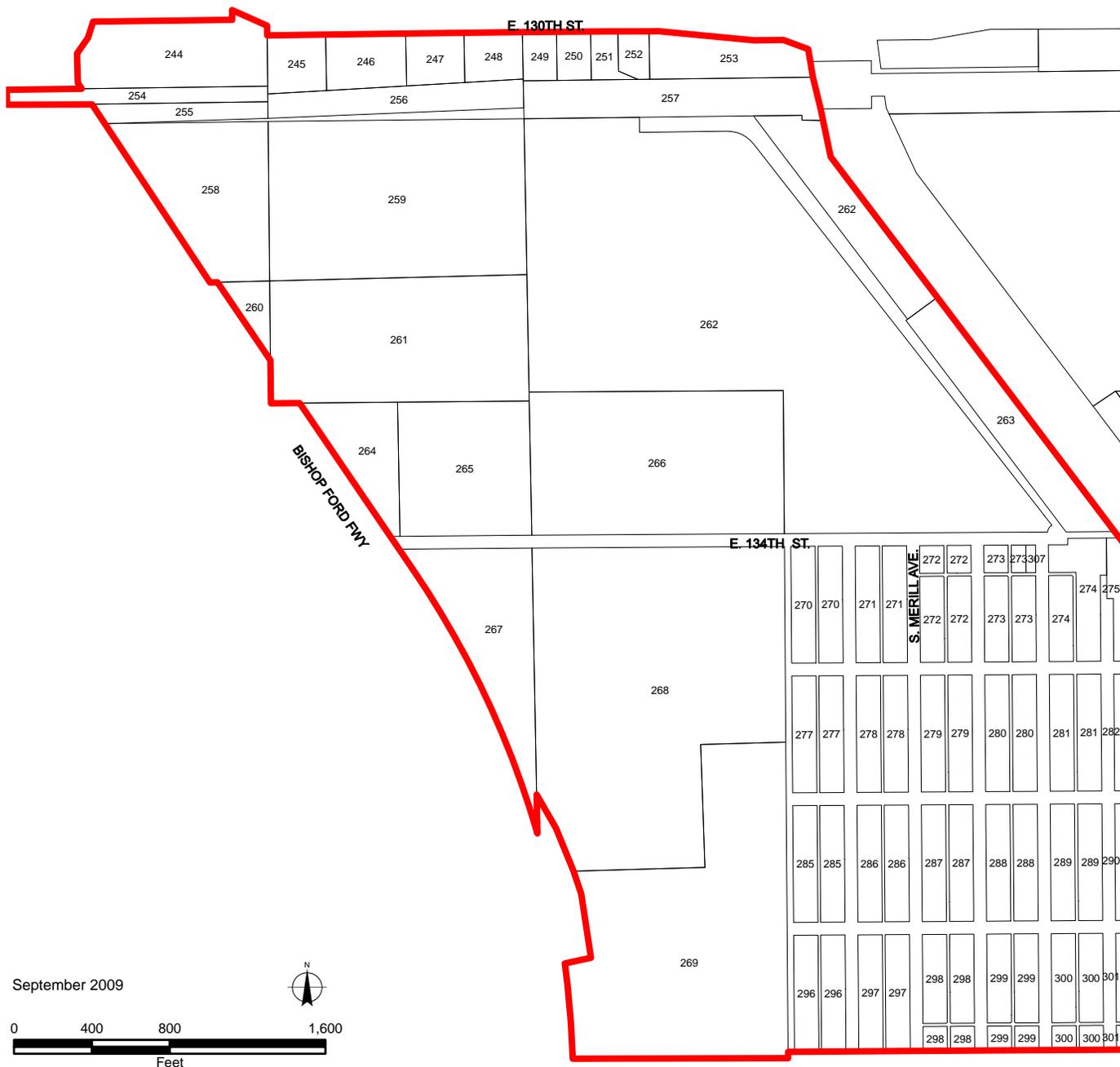
### Legend

- Redevelopment Project Area Boundary
- Property to be Acquired
- 243 Locator Identification Number

## Land Acquisition Map (East)

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

Exhibit H-1



### Legend

- Redevelopment Project Area Boundary
- Property to be Acquired
- 243 Locator Identification Number

## Land Acquisition Map (West)

Exhibit H-2

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

PGAVURBANCONSULTING

**Land Acquisition List**  
 Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
1	25-36-402-008	8,796	Delinquent Taxes in 2006
2	25-36-402-009	7,602	Delinquent Taxes in 2006
3	25-36-402-010	4,926	Delinquent Taxes in 2006
4	25-36-403-028	8,796	Delinquent Taxes in 2006
5	25-36-403-027	8,796	Delinquent Taxes in 2006
6	25-36-403-030	8,796	Delinquent Taxes in 2006
7	25-36-403-031	13,196	Delinquent Taxes in 2006
8	25-36-403-029	21,150	Delinquent Taxes in 2006
11	25-36-403-004	13,196	Delinquent Taxes in 2006
12	25-36-403-005	4,397	Delinquent Taxes in 2006
13	25-36-403-006	4,397	Delinquent Taxes in 2006
14	25-36-403-007	4,397	Delinquent Taxes in 2006
15	25-36-403-008	4,397	Delinquent Taxes in 2006
16	25-36-403-009	4,397	Delinquent Taxes in 2006
17	25-36-403-010	4,397	Delinquent Taxes in 2006
18	25-36-403-011	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
19	25-36-403-012	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
20	25-36-403-013	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
21	25-36-403-014	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
22	25-36-403-015	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
23	25-36-403-016	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
24	25-36-403-017	4,397	Deteriorated Site, Deteriorated Structure, and Obsolete Building
25	25-36-403-018	4,397	Delinquent Taxes in 2006
26	25-36-403-019	4,044	Delinquent Taxes in 2006
27	25-36-403-020	3,413	Delinquent Taxes in 2006
28	25-36-403-021	2,778	Delinquent Taxes in 2006
29	25-36-403-022	2,073	Delinquent Taxes in 2006
30	25-36-403-023	1,371	Delinquent Taxes in 2006
31	25-36-403-024	702	Delinquent Taxes in 2006
32	25-36-403-025	154	Delinquent Taxes in 2006
33	25-36-404-001	5,691	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
34	25-36-404-002	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
35	25-36-404-003	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
36	25-36-404-004	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site

\* Locator ID No. keyed to Land Acquisition Maps  
 09-30-09

**Land Acquisition List**  
 Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
37	25-36-404-005	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
38	25-36-404-006	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
39	25-36-404-007	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
40	25-36-404-008	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
41	25-36-404-009	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
42	25-36-404-010	5,691	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
43	25-36-404-011	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
44	25-36-404-012	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
45	25-36-404-013	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
46	25-36-404-014	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
47	25-36-404-015	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
48	25-36-404-016	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
49	25-36-404-017	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
50	25-36-404-018	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
51	25-36-404-019	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
52	25-36-404-020	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
53	25-36-404-021	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
54	25-36-404-022	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
55	25-36-404-023	10,892	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
56	25-36-404-024	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
57	25-36-404-025	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
58	25-36-404-026	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
59	25-36-404-027	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
60	25-36-404-028	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
61	25-36-404-029	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site

\* Locator ID No. keyed to Land Acquisition Maps  
 09-30-09

**Land Acquisition List**  
 Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
62	25-36-404-030	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
63	25-36-404-031	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
64	25-36-404-032	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
65	25-36-404-033	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
66	25-36-404-034	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
67	25-36-404-035	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
68	25-36-404-036	10,881	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
69	25-36-412-001	6,231	Delinquent Taxes in 2006
70	25-36-412-002	5,108	Delinquent Taxes in 2006
71	25-36-412-003	3,808	Delinquent Taxes in 2006
72	25-36-412-004	2,502	Delinquent Taxes in 2006
73	25-36-412-005	1,206	Delinquent Taxes in 2006
74	25-36-412-006	134	Delinquent Taxes in 2006
76	25-36-412-014	4,320	Deteriorated Structure, Delinquent Taxes in 2006 and Excessive Coverage
77	25-36-412-015	2,972	Deteriorated Structure, Delinquent Taxes in 2006 and Excessive Coverage
78	25-36-412-016	1,718	Deteriorated Structure, Delinquent Taxes in 2006 and Excessive Coverage
79	25-36-412-017	483	Deteriorated Structure, Delinquent Taxes in 2006 and Excessive Coverage
80	25-36-405-001	5,691	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
81	25-36-405-002	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
82	25-36-405-003	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
83	25-36-405-004	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
87	25-36-405-008	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
88	25-36-405-009	4,397	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
89	25-36-405-010	5,691	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
90	25-36-405-011	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
91	25-36-405-012	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
92	25-36-405-013	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site

\* Locator ID No. keyed to Land Acquisition Maps  
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**Land Acquisition List**  
 Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
93	25-36-405-014	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
94	25-36-405-015	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
95	25-36-405-016	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
96	25-36-405-017	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
97	25-36-405-018	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
98	25-36-405-019	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
99	25-36-405-020	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
100	25-36-405-021	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
101	25-36-405-022	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
102	25-36-405-023	10,878	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
103	25-36-405-024	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
104	25-36-405-025	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
105	25-36-405-026	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
106	25-36-405-027	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
107	25-36-405-028	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
108	25-36-405-029	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
109	25-36-405-030	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
110	25-36-405-031	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
111	25-36-405-032	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
112	25-36-405-033	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
113	25-36-405-034	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
114	25-36-405-035	5,759	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
115	25-36-405-036	10,867	Delinquent Taxes in 2006, Deterioration in neighboring Areas and Unused or Illegal Disposal Site
117	25-36-413-019	6,217	Deteriorated Site, Deteriorated Structure and Dilapidated Structure
118	25-36-413-020	5,759	Deteriorated Site, Deteriorated Structure and Dilapidated Structure

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<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
119	25-36-413-021	5,759	Deteriorated Site, Deteriorated Structure, Obsolete Building and Structures Below Minimum Code
120	25-36-413-022	5,759	Deteriorated Site, Deteriorated Structure, Obsolete Building and Structures Below Minimum Code
121	25-36-413-023	5,759	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006
122	25-36-413-024	5,759	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006
123	25-36-413-025	5,759	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006
124	25-36-413-026	5,759	Deteriorated Site, Deteriorated Structure and Obsolete Building
125	25-36-413-027	5,759	Deteriorated Site, Deteriorated Structure and Obsolete Building
126	25-36-413-028	5,759	Deteriorated Site, Deteriorated Structure and Obsolete Building
131	25-36-406-013	4,738	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
132	25-36-406-014	5,543	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
133	25-36-406-015	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
134	25-36-406-016	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
135	25-36-406-017	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
136	25-36-406-018	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
137	25-36-406-019	10,864	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
138	25-36-406-001	13,946	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
139	25-36-406-002	4,397	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
140	25-36-406-028	26,394	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
141	25-36-406-009	4,397	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
142	25-36-406-010	13,216	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
143	25-36-406-020	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
144	25-36-406-021	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
145	25-36-406-022	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
146	25-36-406-023	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
147	25-36-406-024	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site

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 Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
149	25-36-406-026	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
150	25-36-406-027	7,041	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
151	25-36-414-001	6,214	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
152	25-36-414-002	5,759	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
153	25-36-414-003	5,759	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
154	25-36-414-004	24,361	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
155	25-36-414-005	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
156	25-36-414-006	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
157	25-36-414-007	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
158	25-36-414-008	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
159	25-36-414-009	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
160	25-36-414-010	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
162	25-36-414-012	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
163	25-36-414-013	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
164	25-36-414-014	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
165	25-36-414-015	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
166	25-36-414-016	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
167	25-36-414-017	5,759	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
169	25-36-414-019	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
170	25-36-414-020	4,218	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
171	25-36-414-021	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
172	25-36-414-022	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings

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Calumet River TIF Redevelopment Project Area  
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<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
173	25-36-414-023	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
174	25-36-414-024	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Structures Below Minimum Code, Excessive Coverage and Vacant Buildings
175	25-36-414-025	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
176	25-36-414-026	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
177	25-36-414-027	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
178	25-36-414-028	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
179	25-36-414-029	41,555	Deteriorated Site, Deteriorated Structure and Excessive Coverage
180	25-36-414-030	41,555	Deteriorated Site, Deteriorated Structure and Excessive Coverage
181	25-36-414-031	41,555	Deteriorated Site, Deteriorated Structure and Excessive Coverage
182	25-36-414-032	41,555	Deteriorated Site, Deteriorated Structure and Excessive Coverage
183	25-36-414-033	41,555	Deteriorated Site, Deteriorated Structure and Excessive Coverage
184	25-36-414-034	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
185	25-36-414-035	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
186	25-36-414-036	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
187	25-36-414-037	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
188	25-36-414-038	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
189	25-36-414-039	4,363	Deteriorated Site, Deteriorated Structure and Excessive Coverage
190	25-36-414-040	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Obsolete Building, Structures Below Minimum Codes and Vacant Building
191	25-36-414-041	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Obsolete Building, Structures Below Minimum Codes and Vacant Building
192	25-36-414-042	4,363	Deteriorated Site, Deteriorated Structure, Dilapidated Structure, Obsolete Building, Structures Below Minimum Codes and Vacant Building
195	25-36-422-027	4,397	Deteriorated Site, Deteriorated Structure , Dilapidated Building, Obsolete Building, Vacant Building and Structures Below Minimum Code
196	25-36-422-028	4,010	Deteriorated Site, Deteriorated Structure , Dilapidated Building, Obsolete Building, Vacant Building and Structures Below Minimum Code

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**Land Acquisition List**  
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 City of Chicago, Illinois

<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
197	25-36-422-029	3,413	Deteriorated Site, Deteriorated Structure , Dilapidated Building, Obsolete Building, Vacant Building and Structures Below Minimum Code
198	25-36-422-030	2,534	Deteriorated Structure, Dilapidated Building and Excessive Coverage
199	25-36-422-031	10,261	Deteriorated Structure, Dilapidated Building and Excessive Coverage
200	25-36-422-032	8,694	Deteriorated Structure, Dilapidated Building and Excessive Coverage
201	25-36-422-033	350	Deteriorated Structure, Dilapidated Building and Excessive Coverage
202	25-36-422-034	63	Deteriorated Structure, Dilapidated Building and Excessive Coverage
203	25-36-407-006	35,060	Deteriorated Site, Deterioration in Neighboring Areas and Unused or Illegal Disposal Site
204	25-36-415-038	43,600	Deteriorated Site, Deterioration in Neighboring Areas and Unused or Illegal Disposal Site
205	25-36-415-011	1,570	Deteriorated Site, Deterioration in Neighboring Areas and Unused or Illegal Disposal Site
206	25-36-415-025	23,920	Deteriorated Site, Deterioration in Neighboring Areas and Unused or Illegal Disposal Site
211	25-36-423-017	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
212	25-36-423-018	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
213	25-36-423-019	4,363	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
214	25-36-423-020	23,852	Deteriorated Site, Deteriorated Structure and Dilapidated Structure
215	25-36-423-021	23,852	Deteriorated Site, Deteriorated Structure and Dilapidated Structure
216	25-36-423-022	23,852	Deteriorated Site, Deteriorated Structure and Dilapidated Structure
217	25-36-423-023	4,397	Deteriorated Site, Deteriorated Structure and Dilapidated Structure
218	25-36-423-024	4,397	Deteriorated Site, Deteriorated Structure and Dilapidated Structure
220	25-36-423-031	6,023	Vacant Building
221	25-36-423-032	6,023	Deterioration in neighboring Areas
224	25-36-423-035	6,023	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
225	25-36-423-036	6,023	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
226	25-36-423-037	3,208	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
227	25-36-423-038	3,265	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
228	25-36-423-039	3,265	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
229	25-36-430-001	70,148	Deteriorated Structure

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<b>Locator ID No.*</b>	<b>Parcel Identification Number (PIN)</b>	<b>2007 EAV (\$)</b>	<b>Blighting Factors Present</b>
230	25-36-430-002	62,500	Deteriorated Structure
231	25-36-430-003	26,892	Deteriorated Structure, Dilapidated Structure and Obsolete Building
232	25-36-430-004	9,604	Deteriorated Structure, Dilapidated Structure and Obsolete Building
233	25-36-430-005	7,721	Deteriorated Structure, Dilapidated Structure and Obsolete Building
234	25-36-430-006	879	Deteriorated Structure, Dilapidated Structure and Obsolete Building
235	25-36-430-007	3,976	Deteriorated Structure, Dilapidated Structure and Obsolete Building
236	25-36-430-008	202	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
237	25-36-430-017	12,570	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
238	25-36-430-011	8,338	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
239	25-36-430-012	3,265	Deterioration in neighboring Areas and Unused or Illegal Disposal Site
240	25-36-430-013	8,338	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006
241	25-36-430-014	7,189	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006
242	25-36-430-015	5,807	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006
243	25-36-430-016	165	Deterioration in neighboring Areas, Unused or Illegal Disposal Site and Delinquent Taxes in 2006

**Attachment Three**  
Legal Description

**Boundary Description**  
Calumet River TIF Redevelopment Project Area  
City of Chicago

ALL THAT PART OF SECTIONS 26, 35 AND 36 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF UNIMPROVED S. HOXIE AVENUE WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 2 OF HAY, HESS AND GLAESCHER ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF EAST 134<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION OF LOT 1 AND SOUTH LINE OF EAST 134<sup>TH</sup> STREET TO THE WESTERLY DOCK LINE OF THE CALUMET RIVER PER ORDINANCE PASSED JULY 22, 1936;

THENCE NORTHWESTERLY ALONG SAID WESTERLY DOCK LINE OF THE CALUMET RIVER TO AN ANGLE POINT BEING 3725 FEET WEST OF THE EAST LINE AND 705 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE CONTINUING NORTHWESTERLY ALONG SAID WESTERLY DOCK LINE OF THE CALUMET RIVER TO A POINT ON THE SOUTH LINE OF 130<sup>TH</sup> STREET AS WIDENED, BEING 150 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF 130<sup>TH</sup> STREET AS WIDENED, TO AN ANGLE POINT IN SAID SOUTH LINE OF 130<sup>TH</sup> STREET, BEING 50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE CONTINUING WEST ALONG SAID SOUTH LINE OF 130<sup>TH</sup> STREET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH 50 FEET ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTH LINE OF SAID SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE MOST EASTERLY NORTHEAST CORNER OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-200-002;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-200-002 TO THE MOST EASTERLY NORTHWEST CORNER OF SAID PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-200-002, BEING ALSO ITS INTERSECTION WITH A LINE 83 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH 50 FEET ALONG THE MOST EASTERLY WEST LINE OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-200-002 TO A LINE 33 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE WEST ALONG SAID LINE 33 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-200-002;

THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-200-002, TO A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF INTERSTATE 94, BEING ALSO KNOWN AS THE BISHOP FORD FREEWAY;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF INTERSTATE 94 TO THE NORTH LINE OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-501-002;

THENCE WEST ALONG THE NORTH LINE OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-501-002, TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-501-002, BEING ALSO THE WEST LINE OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE SOUTH ALONG SAID WEST LINE OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST LINE OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-501-002, TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-501-002;

THENCE EAST ALONG THE SOUTH LINE OF THE PARCEL OF LAND BEARING PROPERTY INDEX NUMBER 25-35-501-002, TO THE NORTHEASTERLY LINE OF INTERSTATE 94, BEING ALSO KNOWN AS THE BISHOP FORD FREEWAY;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF INTERSTATE 94 TO THE SOUTH LINE OF SAID SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE CENTERLINE OF EAST 138<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF SECTION 36 IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE CENTERLINE OF EAST 138<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH TORRENCE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH TORRENCE AVENUE TO THE EASTERLY DOCK LINE OF THE CALUMET RIVER PER ORDINANCE PASSED JULY 15, 1936;

THENCE NORTHWESTERLY ALONG SAID EASTERLY DOCK LINE OF THE CALUMET RIVER TO THE WEST LINE OF THE EAST 67 FEET OF LOTS 25 THROUGH 32, BOTH INCLUSIVE, IN BLOCK 1 OF FORD ANNEX, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE WEST LINE OF SOUTH TORRENCE AVENUE AS WIDENED;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 67 FEET OF LOTS 25 THROUGH 32 IN BLOCK 1 OF FORD ANNEX SUBDIVISION, AND ALONG SAID WEST LINE OF TORRENCE AVENUE AS WIDENED TO THE NORTH LINE OF LOT 37 IN BLOCK 4 OF SAID FORD ANNEX SUBDIVISION, BEING ALSO THE SOUTH LINE OF LOT 36 IN SAID BLOCK 4 OF FORD ANNEX SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 36 IN BLOCK 4 OF FORD ANNEX SUBDIVISION TO THE WEST LINE OF THE EAST 17 FEET OF LOTS 25 THROUGH 36, BOTH INCLUSIVE IN SAID BLOCK 4 OF FORD ANNEX SUBDIVISION, BEING ALSO THE WEST LINE OF THE EAST 17 FEET OF LOTS 25 THROUGH 36, BOTH INCLUSIVE, OF BLOCK 8 OF HAY, HESS & GLAESCHER ADDITION TO CHICAGO, BEING A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALSO THE WEST LINE OF SOUTH TORRENCE AVENUE AS WIDENED;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH TORRENCE AVENUE AS WIDENED TO THE NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO AFORESAID, BEING ALSO THE MOST EASTERLY NORTHEAST CORNER OF LOT 36 IN BLOCK 8 OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO AFORESAID;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID HEY, HESS & GLAESCHER ADDITION TO CHICAGO, TO THE NORTHEAST CORNER OF LOT 4 IN BLOCK 1 OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO AFORESAID;

THENCE CONTINUING NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO TO THE NORTHWEST CORNER OF SAID LOT 4 IN BLOCK 1 OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO, BEING ALSO THE NORTHEASTERLY LINE OF SOUTH HOXIE AVENUE;

THENCE CONTINUING NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO AND ALONG SAID NORTHEASTERLY LINE OF SOUTH HOXIE AVENUE TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO AND PERPENDICULAR TO SAID NORTHEASTERLY LINE OF SOUTH HOXIE AVENUE, TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO, BEING ALSO THE CENTER LINE OF SOUTH HOXIE AVENUE;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF HEY, HESS & GLAESCHER ADDITION TO CHICAGO, AND SAID CENTERLINE OF SOUTH HOXIE AVENUE, TO THE POINT OF BEGINNING AT THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN BLOCK 2 OF HAY, HESS AND GLAESCHER ADDITION TO CHICAGO;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

**Attachment Four**  
2007 Estimated E.A.V. by Tax Parcel and  
Parcel ID and Locator Identification Maps

**2007 Estimated EAV by Tax Parcel**  
 Calumet River TIF Redevelopment Project Area  
 City of Chicago, Illinois

Locator ID No.*	Parcel Identification Number (PIN)	2007 EAV (\$)	Change in Land Use	Locator ID No.*	Parcel Identification Number (PIN)	2007 EAV (\$)	Change in Land Use
1	25-36-402-008	8,796	YES	50	25-36-404-018	5,759	YES
2	25-36-402-009	7,602	YES	51	25-36-404-019	5,759	YES
3	25-36-402-010	4,926	YES	52	25-36-404-020	5,759	YES
4	25-36-403-028	8,796	YES	53	25-36-404-021	5,759	YES
5	25-36-403-027	8,796	YES	54	25-36-404-022	5,759	YES
6	25-36-403-030	8,796	YES	55	25-36-404-023	10,892	YES
7	25-36-403-031	13,196	YES	56	25-36-404-024	5,759	YES
8	25-36-403-029	21,150	YES	57	25-36-404-025	5,759	YES
9	25-36-403-002	EXEMPT	YES	58	25-36-404-026	5,759	YES
10	25-36-403-003	EXEMPT	YES	59	25-36-404-027	5,759	YES
11	25-36-403-004	13,196	YES	60	25-36-404-028	5,759	YES
12	25-36-403-005	4,397	YES	61	25-36-404-029	5,759	YES
13	25-36-403-006	4,397	YES	62	25-36-404-030	5,759	YES
14	25-36-403-007	4,397	YES	63	25-36-404-031	5,759	YES
15	25-36-403-008	4,397	YES	64	25-36-404-032	5,759	YES
16	25-36-403-009	4,397	YES	65	25-36-404-033	5,759	YES
17	25-36-403-010	4,397	YES	66	25-36-404-034	5,759	YES
18	25-36-403-011	4,397	YES	67	25-36-404-035	5,759	YES
19	25-36-403-012	4,397	YES	68	25-36-404-036	10,881	YES
20	25-36-403-013	4,397	YES	69	25-36-412-001	6,231	YES
21	25-36-403-014	4,397	YES	70	25-36-412-002	5,108	YES
22	25-36-403-015	4,397	YES	71	25-36-412-003	3,808	YES
23	25-36-403-016	4,397	YES	72	25-36-412-004	2,502	YES
24	25-36-403-017	4,397	YES	73	25-36-412-005	1,206	YES
25	25-36-403-018	4,397	YES	74	25-36-412-006	134	YES
26	25-36-403-019	4,044	YES	75	25-36-412-018	314,794	
27	25-36-403-020	3,413	YES	76	25-36-412-014	4,320	
28	25-36-403-021	2,778	YES	77	25-36-412-015	2,972	
29	25-36-403-022	2,073	YES	78	25-36-412-016	1,718	
30	25-36-403-023	1,371	YES	79	25-36-412-017	483	
31	25-36-403-024	702	YES	80	25-36-405-001	5,691	YES
32	25-36-403-025	154	YES	81	25-36-405-002	4,397	YES
33	25-36-404-001	5,691	YES	82	25-36-405-003	4,397	YES
34	25-36-404-002	4,397	YES	83	25-36-405-004	4,397	YES
35	25-36-404-003	4,397	YES	84	25-36-405-005	EXEMPT	YES
36	25-36-404-004	4,397	YES	85	25-36-405-006	EXEMPT	YES
37	25-36-404-005	4,397	YES	86	25-36-405-007	EXEMPT	YES
38	25-36-404-006	4,397	YES	87	25-36-405-008	4,397	YES
39	25-36-404-007	4,397	YES	88	25-36-405-009	4,397	YES
40	25-36-404-008	4,397	YES	89	25-36-405-010	5,691	YES
41	25-36-404-009	4,397	YES	90	25-36-405-011	5,759	YES
42	25-36-404-010	5,691	YES	91	25-36-405-012	5,759	YES
43	25-36-404-011	5,759	YES	92	25-36-405-013	5,759	YES
44	25-36-404-012	5,759	YES	93	25-36-405-014	5,759	YES
45	25-36-404-013	5,759	YES	94	25-36-405-015	5,759	YES
46	25-36-404-014	5,759	YES	95	25-36-405-016	5,759	YES
47	25-36-404-015	5,759	YES	96	25-36-405-017	5,759	YES
48	25-36-404-016	5,759	YES	97	25-36-405-018	5,759	YES
49	25-36-404-017	5,759	YES	98	25-36-405-019	5,759	YES

\* See Parcel ID map

09/30/09

Locator ID No.*	Parcel Identification Number (PIN)	2007 EAV (\$)	Change in Land Use	Locator ID No.*	Parcel Identification Number (PIN)	2007 EAV (\$)	Change in Land Use
99	25-36-405-020	5,759	YES	152	25-36-414-002	5,759	YES
100	25-36-405-021	5,759	YES	153	25-36-414-003	5,759	YES
101	25-36-405-022	5,759	YES	154	25-36-414-004	24,361	YES
102	25-36-405-023	10,878	YES	155	25-36-414-005	5,759	YES
103	25-36-405-024	5,759	YES	156	25-36-414-006	5,759	YES
104	25-36-405-025	5,759	YES	157	25-36-414-007	5,759	YES
105	25-36-405-026	5,759	YES	158	25-36-414-008	5,759	YES
106	25-36-405-027	5,759	YES	159	25-36-414-009	5,759	YES
107	25-36-405-028	5,759	YES	160	25-36-414-010	5,759	YES
108	25-36-405-029	5,759	YES	161	25-36-414-011	EXEMPT	YES
109	25-36-405-030	5,759	YES	162	25-36-414-012	5,759	YES
110	25-36-405-031	5,759	YES	163	25-36-414-013	5,759	YES
111	25-36-405-032	5,759	YES	164	25-36-414-014	5,759	YES
112	25-36-405-033	5,759	YES	165	25-36-414-015	5,759	YES
113	25-36-405-034	5,759	YES	166	25-36-414-016	5,759	YES
114	25-36-405-035	5,759	YES	167	25-36-414-017	5,759	YES
115	25-36-405-036	10,867	YES	168	25-36-414-018	EXEMPT	YES
116	25-36-413-037	249,012		169	25-36-414-019	4,363	YES
117	25-36-413-019	6,217	YES	170	25-36-414-020	4,218	YES
118	25-36-413-020	5,759	YES	171	25-36-414-021	4,363	YES
119	25-36-413-021	5,759	YES	172	25-36-414-022	4,363	YES
120	25-36-413-022	5,759	YES	173	25-36-414-023	4,363	YES
121	25-36-413-023	5,759	YES	174	25-36-414-024	4,363	YES
122	25-36-413-024	5,759	YES	175	25-36-414-025	4,363	YES
123	25-36-413-025	5,759	YES	176	25-36-414-026	4,363	YES
124	25-36-413-026	5,759	YES	177	25-36-414-027	4,363	YES
125	25-36-413-027	5,759	YES	178	25-36-414-028	4,363	YES
126	25-36-413-028	5,759	YES	179	25-36-414-029	41,555	YES
127	25-36-413-038	87,595		180	25-36-414-030	41,555	YES
128	25-36-421-006	61,491		181	25-36-414-031	41,555	YES
129	25-36-406-011	EXEMPT	YES	182	25-36-414-032	41,555	YES
130	25-36-406-012	EXEMPT	YES	183	25-36-414-033	41,555	YES
131	25-36-406-013	4,738	YES	184	25-36-414-034	4,363	YES
132	25-36-406-014	5,543	YES	185	25-36-414-035	4,363	YES
133	25-36-406-015	5,759	YES	186	25-36-414-036	4,363	YES
134	25-36-406-016	5,759	YES	187	25-36-414-037	4,363	YES
135	25-36-406-017	5,759	YES	188	25-36-414-038	4,363	YES
136	25-36-406-018	5,759	YES	189	25-36-414-039	4,363	YES
137	25-36-406-019	10,864	YES	190	25-36-414-040	4,363	YES
138	25-36-406-001	13,946	YES	191	25-36-414-041	4,363	YES
139	25-36-406-002	4,397	YES	192	25-36-414-042	4,363	YES
140	25-36-406-028	26,394	YES	193	25-36-422-035	190,268	
141	25-36-406-009	4,397	YES	194	25-36-422-036	202,491	
142	25-36-406-010	13,216	YES	195	25-36-422-027	4,397	
143	25-36-406-020	4,363	YES	196	25-36-422-028	4,010	
144	25-36-406-021	4,363	YES	197	25-36-422-029	3,413	
145	25-36-406-022	4,363	YES	198	25-36-422-030	2,534	
146	25-36-406-023	4,363	YES	199	25-36-422-031	10,261	
147	25-36-406-024	4,363	YES	200	25-36-422-032	8,694	
148	25-36-406-025	EXEMPT	YES	201	25-36-422-033	350	
149	25-36-406-026	4,363	YES	202	25-36-422-034	63	
150	25-36-406-027	7,041	YES	203	25-36-407-006	35,060	YES
151	25-36-414-001	6,214	YES	204	25-36-415-038	43,600	YES

\* See Parcel ID map

09/30/09

Locator ID No.*	Parcel Identification Number (PIN)	2007 EAV (\$)	Change in Land Use	Locator ID No.*	Parcel Identification Number (PIN)	2007 EAV (\$)	Change in Land Use
205	25-36-415-011	1,570		258	25-35-200-004	81,264	YES
206	25-36-415-025	23,920	YES	259	25-35-201-014	333,416	YES
207	25-36-415-026	4,968	YES	260	25-35-202-003	10,503	YES
208	25-36-415-040	4,983		261	25-35-203-001	169,471	YES
209	25-36-415-039	432,873		262	25-36-100-026	637,693	YES
210	25-36-423-040	93,169		263	25-36-100-005	EXEMPT	
211	25-36-423-017	4,363		264	25-35-203-007	30,836	YES
212	25-36-423-018	4,363		265	25-35-203-003	80,499	YES
213	25-36-423-019	4,363		266	25-36-100-002	160,996	YES
214	25-36-423-020	23,852		267	25-35-400-003	75,267	YES
215	25-36-423-021	23,852		268	25-36-300-002	356,659	YES
216	25-36-423-022	23,852		269	25-36-300-003	5,244,409	
217	25-36-423-023	4,397		270	25-36-301-001	EXEMPT	
218	25-36-423-024	4,397		271	25-36-302-001	EXEMPT	
219	25-36-423-041	48,176		272	25-36-303-039	EXEMPT	
220	25-36-423-031	6,023	YES	273	25-36-304-036	EXEMPT	
221	25-36-423-032	6,023	YES	274	25-36-400-039	EXEMPT	
222	25-36-423-033	EXEMPT	YES	275	25-36-401-031	EXEMPT	
223	25-36-423-034	EXEMPT	YES	276	25-36-402-007	EXEMPT	
224	25-36-423-035	6,023		277	25-36-305-001	EXEMPT	
225	25-36-423-036	6,023		278	25-36-306-001	EXEMPT	
226	25-36-423-037	3,208		279	25-36-307-034	EXEMPT	
227	25-36-423-038	3,265		280	25-36-308-036	EXEMPT	
228	25-36-423-039	3,265		281	25-36-408-036	EXEMPT	
229	25-36-430-001	70,148		282	25-36-409-052	EXEMPT	
230	25-36-430-002	62,500		283	25-36-410-055	EXEMPT	
231	25-36-430-003	26,892		284	25-36-411-026	EXEMPT	
232	25-36-430-004	9,604		285	25-36-309-001	EXEMPT	
233	25-36-430-005	7,721		286	25-36-310-001	EXEMPT	
234	25-36-430-006	879		287	25-36-311-034	EXEMPT	
235	25-36-430-007	3,976		288	25-36-312-032	EXEMPT	
236	25-36-430-008	202		289	25-36-416-036	EXEMPT	
237	25-36-430-017	12,570		290	25-36-417-034	EXEMPT	
238	25-36-430-011	8,338		291	25-36-418-032	EXEMPT	
239	25-36-430-012	3,265		292	25-36-419-045	EXEMPT	
240	25-36-430-013	8,338		293	25-36-420-038	EXEMPT	
241	25-36-430-014	7,189		294	25-36-421-001	563	
242	25-36-430-015	5,807		295	25-36-421-002	2,924	
243	25-36-430-016	165		296	25-36-313-001	99,340	
244	25-35-200-002	558,209		297	25-36-314-001	EXEMPT	
245	25-35-201-009	126,252	YES	298	25-36-315-035	EXEMPT	
246	25-35-201-010	209,288		299	25-36-316-037	EXEMPT	
247	25-35-201-011	124,196	YES	300	25-36-424-036	EXEMPT	
248	25-35-201-012	123,326	YES	301	25-36-425-039	EXEMPT	
249	25-36-100-014	228,172		302	25-36-426-039	EXEMPT	
250	25-36-100-016	436,152		303	25-36-427-041	EXEMPT	
251	25-36-100-024	238,842		304	25-36-428-039	EXEMPT	
252	25-36-100-025	EXEMPT		305	25-36-429-016	EXEMPT	
253	25-36-100-017	135,725		306	25-36-429-017	EXEMPT	
254	25-35-501-002	EXEMPT		307	25-36-304-008	EXEMPT	
255	25-35-200-003	EXEMPT					
256	25-35-501-004	EXEMPT					
257	25-36-500-003	EXEMPT					
<b>TOTAL</b>						<b>\$12,845,787</b>	

\* See Parcel ID map



September 2009



### Legend

Redevelopment Project Area Boundary

243 Locator Identification Number

### Locator Identification (East)

### Attachment 4

Calumet River TIF Redevelopment Project Area  
City of Chicago, Illinois

PGAU**URBAN**CONSULTING



### Legend

- Redevelopment Project Area Boundary
- 243 Locator Identification Number

## Locator Identification (West)

## Attachment 4

**Attachment Five**  
Photo Appendix of Existing Conditions



Looking west along 134th Street (toward the river). Note boat storage encroaching on south edge of right-of-way and overgrown vegetation on the north.



An example of right-of-way conditions in the Area (135th Street right-of-way west of Calhoun Ave.).



Abandoned construction equipment and semi-trailers on vacant area north of 135th Street right-of-way.



Example of apparently abandoned boat surrounded by overgrown vegetation and debris.



Partially dismantled semi-trailer and scattered debris.



This pile of concrete and building debris is an example of the illegal disposal sites documented in the Area.



This vacant mobile home in the Area is surrounded by junk vehicles, tires and garbage. This is one of several dilapidated, obsolete structures in the Area.



Abandoned automobile and assorted junk located near the south edge of the Area. Note vacant trailer in background.



Evidence of major structural damage to a load-bearing wall (dilapidation).



An example of deteriorated building components (roofing material, siding and fascia, etc.) documented in the Area.



Apparently abandoned boat, now overgrown with vegetation, surrounded by disposed building material and junk.



Looking northeasterly from south edge of Area. This area is public right-of-way, but is covered with boats, inoperable vehicles and dumped materials..



Example of deteriorated building components. This occupied mobile home is located entirely on the public right-of-way at the south edge of the Area.



Much of the service areas surrounding the marinas are deteriorated gravel surfaces. This photo also shows an example of the use of trailers as storage buildings.



Dilapidated building frame surrounded by overgrown pile of debris.



Due to encroachments, it is difficult to distinguish right-of-way from private property in many parts of the Area. Note the deteriorated sign in the foreground.



A semi-trailer has been attached to the side of this deteriorated building.



An example of illegal disposal of construction materials and other waste debris. This overgrown pile was found at the south edge of the Area.



Security fencing has been installed within the last year at Sunset Bay Marina to prevent theft and vandalism. Note deteriorated right-of-way surface in foreground.



Recent improvements to docks draw contrast with the waste concrete used on the shoreline for bank stabilization.



A portion of a recently demolished marina building remains.



In addition to the minor changes pictured above and at left, construction of a boat storage building has been completed since initial field investigation in October 2007.



The 135th St. right-of-way is one of several street sections that were never properly constructed. Note improvised fence at left constructed from shipping containers.



An example of junk storage and debris found in the area.



Another example of debris piles in the Area.



Outdoor storage of tires and materials at the industrial use north of 135th Street.



One of several dilapidated structures located on the southernmost marina operator's property.



This illegal dumping site is on public right-of-way at the south edge of the Area.



Both of these deteriorated mobile homes are located on right-of-way on the Area's southern edge. The one at right is occupied; the one on the left is abandoned.



Debris and junk storage on the west side of Calhoun between 135th and 136th Street.



Example of deteriorated building along 130th Street, west of the Little Calumet River.



Some of the unimproved lots along 130th Street are used for storage. This lot is used by a portable toilet business.



Deteriorated site improvements, including parking lots and fencing, are found throughout the Area, including this property along 130th Street.



A pile of debris, including waste concrete, found on vacant land west of the river.



Deteriorated buildings and site improvements north of 130th Street are adjacent to and constitute a blighting influence on vacant land in the Area.



More examples of deteriorated site improvements and buildings adjacent to vacant land in the Area. This is a view of the entrance to property north of 130th Street.



View of the inactive landfill from the unimproved lot along 130th Street.



View of inactive landfill parcel north of 134th Street, west of the river. Note vents, electrical box and other appurtenances associated with the closed landfill.



Another view of gas venting equipment found on the inactive landfill site. Reuse of the inactive landfill would require safely accommodating monitoring equipment.



Looking southeast at MWRD property west of the river. Though screened by trees and secured by gates, land south of this is used for storage of Deep Tunnel dig spoils.



This secured gate on 134th Street west of the river provides controlled access to the MWRD property and active landfill parcels.



Looking west at active landfill property west of the river.